

**Planning and Zoning Commission
Meeting Minutes
December 8, 2025**

The North Chicago Planning & Zoning Commission met on Monday, December 8, 2025, at 6:09 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

Present: Antonio Jackson (Chairman), GeanNell Jackson, Renee Jones, Virginia Gibbs

Absent: Angelica Douglass

Staff Present: Taylor Wegrzyn, Director of Economic and Community Development; Ian Chenoweth, Associate Planner

II. Approval of Meeting Minutes

Meeting Minutes for November 10, 2025

Motion by V. Gibbs, seconded by G. Jackson, to approve Meeting Minutes for November 10, 2025

Ayes: V. Gibbs, G. Jackson, R. Jones, A. Jackson

Nays:

Abstain:

Absent: A. Douglass

Motion passed (4-0)

III. Old Business

IV. New Business

Motion by G. Jackson, seconded by R. Jones to open the public hearing for PZC2025-11 and PZC2025-24 regarding petitions by C Force Construction Inc for a Special Use Permit and Variations at O Cable Pl.

Ayes: G. Jackson, R. Jones, V. Gibbs, A. Jackson

Nays:

Abstain:

Absent: A. Douglass

Motion passed (4-0)

Cleveland Givens presented on behalf of C Force Construction.

C. Givens said the desired use of the property is material storage for his company that does asphalt and gravel work.

A. Jackson asked for clarification on the presence of vehicles on site. C. Givens replied that there will not be vehicles parked there.

A. Jackson asked for more details on the petitioner's construction company's operations. C. Givens replied that they mainly do asphalt and paving work.

A. Jackson asked what materials will be stored at the site. C. Givens said gravel, rock salt, and other usable construction materials.

A. Jackson asked about security measures at the property. C. Givens said it was fenced and gated.

A. Jackson asked about possible fly dumping at the site. C. Givens said it was a problem at the site before it was gated but currently it is not.

A. Jackson asked about previous ownership interests, and C. Givens said they did work for AC Properties, the current property owner.

A. Jackson asked about the potential for new security features. C. Givens said they would invest in new security cameras.

I Chenoweth presented on the pertinent zoning standards and zoning ordinance sections the petitioner was requesting relief from.

Motion by V. Gibbs, seconded by R. Jones to approve PZC2025-11 and PZC2025-24 regarding petitions by C Force Construction Inc for a Special Use Permit and Variations at O Cable Pl. and approve the Findings of Fact.

Ayes: V. Gibbs, R. Jones, G. Jackson, A. Jackson

Nays:

Abstain:

Absent: A. Douglass

Motion passed (4-0)

Motion by G. Jackson, seconded by R. Jones to close the public hearing for PZC2025-11 and PZC2025-24 regarding petitions by C Force Construction Inc for a Special Use Permit and Variations at O Cable Pl.

Ayes: G. Jackson, R. Jones, V. Gibbs, A. Jackson

Nays:

Abstain:

Absent: A. Douglas

Motion passed (4-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

a. City/Staff Updates

T. Wegrzyn gave an update on new Department of Economic and Community Development hires and the new Building Inspections Manager.

T. Wegrzyn said a Rosatti's is going to open on Green Bay Rd.

b. Workshop Discussion - Detached Accessory Dwelling Units

T. Wegrzyn gave a history on 1434 Greenfield Ave and introduced the discussion on accessory dwelling units.

Cristobal Navarro and Cristobal Navarro Sanchez presented to the Commission.

A. Jackson asked what type of use the Navarros purchased the property as. C. Navarro said the property was for one family.

A. Jackson asked why the Navarros brought this topic to the Commission. C. Navarro said they wished to make sure everything was

up to code.

A. Jackson asked if the seller told them they could live in the accessory building. C. Navarro said yes.

A. Jackson asked if the City had told them something different than the seller. C. Navarro said they were informed of some code infractions.

T. Wegrzyn clarified that there is not an active petition for 1434 Greenfield Ave and that their property was what prompted the discussion on accessory dwelling units in general.

T. Wegrzyn clarified that approval of an accessory dwelling unit at 1434 Greenfield Ave would open the door for accessory dwelling units across the R3 zoning district.

G. Jackson asked if there were safety updates made to the property, would it then be permitted. T. Wegrzyn said existing inspections look for life-safety issues but do not do zoning checks.

T. Wegrzyn highlighted the comprehensive plan's promotion of owner-occupancy and promotion of investigating alternative housing strategies.

A. Jackson asked how long zoning verification letters have been required, T. Wegrzyn clarified that they are not currently required.

V. Gibbs spoke in favor of accessory dwelling units with some parameters.

T. Wegrzyn explained that the City has required residents to decommission accessory dwelling units in the past.

G. Jackson said it might stress the utility system and spoke in favor of quadplexes.

R. Jones asked about form and said she was not for accessory dwelling units because they traditionally haven't been present in town.

A. Jackson voiced concern about individuals unknowingly buying residences with more dwelling units than are permitted and asked for more people to be made aware of their ability to request zoning verification letters from the City.

T. Wegrzyn gave examples of other accessory dwelling units the City has encountered and explained how staff have been working to find

solutions to complex residential zoning issues.

T. Wegrzyn summarized the opinions voiced during the workshop session and informed the Navarros that staff will be following up with them to discuss their particular situation.

T. Wegrzyn highlighted possible potential state legislation that might prevent municipalities from completely banning accessory dwelling units.

VIII. Adjournment

Motion by G. Jackson, seconded by V. Gibbs, to adjourn the PZC meeting.

Ayes: G. Jackson, V. Gibbs, R. Jones, A. Jackson

Nays:

Abstain:

Absent: A. Douglass

Motion Passed (4-0)

The meeting adjourned at 8:03 P.M.