

**Planning and Zoning Commission
Meeting Minutes
March 23, 2026**

The North Chicago Planning & Zoning Commission met on Monday, March 23, 2026, at 6:07 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

Present: Antonio Jackson (Chair), Josh Franklin, Virginia Gibbs, GeanNell Jackson, Renee Jones

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 March 9, 2026

Motion by G. Jackson, seconded by R. Jones, to approve Meeting Minutes for March 9, 2026

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

Nays:

Abstain:

Absent: A. Douglass

Motion passed (5-0)

III. Old Business

None.

IV. New Business

Motion by V. Gibbs, seconded by J. Franklin to open the public hearing for PZC2025-17 and PZC2026-09 regarding the petitions by Rainbow Enterprises for a Special Use Permit and Variations at 2929 23rd Pl.

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

Nays:

Abstain:

Absent: A. Douglass

Motion passed (5-0)

A. Jackson stated that both cases would be heard together, but commissioners could vote on each one separately if they wished.

John Wilson, architect for Yoshio Kabayama and Rainbow Enterprises, spoke on behalf of the petitioner.

J. Wilson stated the special use permit is to memorialize the current use of the property for a contractor shop/yard - concrete. The request for a variation is to accommodate areas of the property where the proposed buffer yard expansion is not feasible. A future expansion of the building structure is planned to grow the business.

A. Jackson asked if the engine repair shop on the property had anything to do with the requests being considered. J. Wilson said it was only pertinent to the conditions staff were recommending be placed on the special use permit.

A. Jackson clarified the orientation of the property and the work being proposed by the petitioner.

T. Wegrzyn presented pertinent zoning regulations requiring the petitions being sought and the history of the current tenants at the property. There has previously been unpermitted work done on the property and work done under an expired permit.

T. Wegrzyn highlighted the petitioner's proposed site plan including all proposed improvements and work to the property.

T. Wegrzyn presented staff's eight recommended conditions to be placed on the special use permit, including limitations on the storage and orientation of vehicles and bulk materials, requirements for a buffer yard and a fence, the non-transferability of the special use permit, terms for the expiration of the special use permit, limits on vehicle repair and maintenance areas, and limitations on double-stacked parking of vehicles.

A. Douglass arrived at 6:31 PM.

J. Wilson asked if Rainbow Enterprises would be able to double-park their vehicles behind their building. T. Wegrzyn stated it is up to the commission to determine what they feel is appropriate for the property.

Yoshio Kabayama, president of Rainbow Enterprises, clarified where Rainbow Enterprises currently park their trucks on the property in relation to where various landscaping tenants park their vehicles.

J. Franklin asked if the parked trucks were junk trucks. Y. Kabayama clarified that they are used daily.

T. Wegrzyn stated that the presence of landscaping contractors on the property was previously unknown to staff and that use areas of the property should be defined. T. Wegrzyn recommended to the commission that a ninth condition requiring the petitioner to provide a site plan showing all leased areas prior to a vote on final approval by City Council be added.

G. Jackson asked for clarification on what double-stacked parking meant. T. Wegrzyn clarified.

Bruce Horrigan spoke in favor of the two petitions. They were previously a tenant of Yoshio Kagayama and stated he is a good neighbor.

Jim Secklemann spoke in favor of the two petitions as a neighbor of Yoshio Kagayama. They would love to see improvements along and on the street shared by the adjacent properties.

Motion by V. Gibbs, seconded by R. Jones to recommend approval of PZC2025-17 and PZC2026-09 regarding the petitions by Rainbow Enterprises for a Special Use Permit and Variations at 2929 23rd PI with the following conditions:

1. Vehicle Condition. All vehicles stored or parked on the subject property shall have a valid vehicle registration sticker and be in a good and working condition.
2. Bulk Material Storage. Bulk materials shall be stored in designated material bins surrounded on no less than three sides

with concrete block walls and located on a paved surface or inside a building structure.

3. Screening Wall. An obscuring fence or wall no less than six (6) feet in height shall be constructed by the petitioner along the north property line, as shown in the petitioner's site plan, within twelve (12) months of approval of the special use permit.
4. Bufferyard. A seven (7) foot landscaped area pursuant to the Type "E" Bufferyard requirements of the North Chicago Zoning Ordinance shall be installed along the north property line by the petitioner, as shown in the petitioner's site plan, within twelve (12) months of approval of the special use permit.
5. Non-Transferability. The Special Use Permit shall be non-transferable and shall expire upon sale or transfer of the property.
6. Discontinuation of Use. The Special Use Permit shall expire upon termination or discontinuation of use of the property as a contractor storage yard for a period of sixty days or more. Failure by the owner to renew or obtain an annual business license shall constitute a discontinuation of the business.
7. Vehicle Maintenance. No vehicle repair or maintenance shall occur outside of a building structure.
8. Vehicle Parking. Vehicles parked or stored on the premises shall be parked in designated parking stalls, and under no circumstances shall vehicles be parked so as to block access to another vehicle parked on the premises (e.g. no double-stacked parking) with the exception that the petitioner may park their own vehicles for Rainbow Concrete within the interior fenced portion of the property.
9. Site Plan. The petitioner shall provide staff with a site plan delineating tenants and uses on the subject property, including the petitioner's parking area.

and to approve the Findings of Fact.

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

Nays:
Abstain: A. Douglass
Absent:

Motion passed (5-0)

Motion by R. Jones, seconded by V. Gibbs to close the public hearing for PZC2025-17 and 2026-09

Ayes: R. Jones, V. Gibbs, A. Douglass, J. Franklin, G. Jackson, A. Jackson
Nays:
Abstain:
Absent:

Motion passed (6-0)

Motion by R. Jones, seconded by J. Franklin to open the public hearing for PZC2026-05 and PZC2026-06 regarding the petitions by Bumpin, Inc for a Map Amendment and Variations at 812 Audrey Nixon Blvd.

Ayes: R. Jones, J. Franklin, A. Douglass, V. Gibbs, G. Jackson, A. Jackson
Nays:
Abstain:
Absent:

Motion passed (6-0)

Riley Barnett spoke on behalf of the petitioner. They own two properties to the west. They purchased the vacant property with the intent of building a parking lot there for when they have too many vehicles to park in their current space.

R. Jones asked for clarification on where the vacant lot was. R. Barnett stated it is at 812 Audrey Nixon Blvd and that there used to be a house on the property.

R. Jones stated there are a lot of cars in the area. R. Barnett stated that was the situation they were hoping to address.

A. Jackson asked for clarification on where each style of fence will be located. R. Barnett stated the decorative fence will be on the Audrey Nixon Blvd frontage and the wood fence will be along the alley.

A. Jackson asked if the parking area would be concrete or blacktop. R. Barnett stated it would be blacktop.

T. Wegrzyn clarified that there would be access to the parking lot from both Audrey Nixon Blvd and the alley according to the proposed plans.

A. Jackson asked if the parking lot would be lit and whether one of the parking spaces in the proposed lot would be dedicated to handicap parking. T. Wegrzyn stated parking area lighting is a requirement of the zoning ordinance and that while handicap stall signage specifications were included in the plans, an accessible parking space was not delineated in the parking lot plan.

R. Jones asked what side of the lot the steel fence would be on. R. Barnett said it would be on the Audrey Nixon Blvd side of the lot.

A. Jackson asked if the gates would be able to open and close and if they would be closed on a daily basis. R. Barnett said they would be closed and locked at night.

G. Jackson asked if they had any handicap accessible parking spots on the auto shop's property. R. Barnett said they did not, and that there used to be handicap accessible parking along the street before the street was redone.

J. Franklin stated the petitioner would likely not be required to have handicap accessible parking in the proposed parking lot if it was solely for the storage of vehicles, but they would if the lots were open for employees to park.

T. Wegrzyn agreed and stated the parking lot would be reviewed for compliance with the Illinois Accessibility Code upon permitting.

T. Wegrzyn presented on the history of the property being sold to the petitioner by the City of North Chicago and the pertinent zoning regulations necessitating a map amendment and variations.

T. Wegrzyn stated that staff were recommending approval of both petitions.

A. Jackson asked if the business was in the same building as the

apartment building that the petitioner owns. R. Barnett said no, they are in two separate buildings both owned by the petitioner.

J. Franklin asked if there had been any pushback from the neighbors about the proposal. R. Barnett said that the only complaint they had from a neighbor was about cars parking on the street, which they were hoping to address through their proposed parking lot.

T. Wegrzyn clarified that the proposed use of the property was a private parking lot, which would not allow for long-term storage of vehicles or materials.

Motion by J. Franklin, seconded by G. Jackson to recommend approval of PZC2026-05 and PZC2026-06 regarding the petitions by Bumpin, Inc for a Map Amendment and Variations at 812 Audrey Nixon Blvd and to approve the Findings of Fact.

Ayes: J. Franklin, G. Jackson, A. Douglass, V. Gibbs, R. Jones, A. Jackson
Nays:
Abstain:
Absent:

Motion passed (6-0)

Motion by G. Jackson, seconded by A. Douglass to close the public hearing for PZC2026-05 and PZC2026-06.

Ayes: G. Jackson, A. Douglass, J. Franklin, V. Gibbs, R. Jones, A. Jackson
Nays:
Abstain:
Absent:

Motion passed (6-0)

Motion by R. Jones, seconded by J. Franklin to open the public hearing for PZC2026-08 regarding the petition by The Mulch Center, LLC for a Sign Variation at 3100 N Skokie Hwy.

Ayes: V. Gibbs, A. Douglass, J. Franklin, G. Jackson, R. Jones, A. Jackson
Nays:
Abstain:
Absent:

Motion passed (6-0)

Jim Secklemann presented on behalf of the petitioner. They gave an overview of the proposed sign in relation to another proposed to be put up for the Compass travel center.

J. Secklemann stated that they had worked out an agreement with the property owner to have the Mulch Center sign on their property.

R. Jones asked whether the sign issue had been resolved between the petitioner and Compass. J. Secklemann said yes, they had come to an agreement.

T. Wegrzyn presented on the applicable regulations necessitating a variation for the petitioner to construct an off-premises sign and on the history of the project and sign negotiations between various involved parties.

T. Wegrzyn summarized staff's recommended conditions to the variation, including non-transferability, the termination of the variation due to damage or destruction of the sign, and the discontinuation of the use of the sign.

Bruce Horrigan spoke in favor of the proposed variation.

J. Secklemann asked if the variation would still be valid under the proposed conditions if the mulch business were passed to his heirs. T. Wegrzyn said that his interpretation would be yes, it would.

J. Secklemann asked if that language could be explicitly written into the conditions.

J. Secklemann stated it did not seem fair that he could lose the variation if a truck or vehicle struck and destroyed the sign.

A. Jackson clarified that the proposed conditions would only necessitate that they go back through the variation process before reconstructing their sign were it to be destroyed.

J. Franklin asked whether the descendants of the petitioner could change the sign to advertise a different business in the future. T. Wegrzyn stated that as long as the Mulch Center as a business entity

existed and controlled the sign, the variation would persist.

J. Franklin stated there would potentially be future issues with competing interests advertising on the Compass property if the sign could be changed to advertise another business. J. Secklemann stated their agreement with Compass has language written in it that would prevent that.

A. Jackson stated that if the owner of the sign changes to a new business in the future, they should have to request new approvals for the sign.

T. Wegrzyn proposed allowing transferability of the variation upon approval by City Council.

G. Jackson asked if there was insurance the petitioner could get through the City for potential damages to the sign. T. Wegrzyn said there was not.

V. Gibbs said the petitioner should not have to go through the variation process again just to replace the sign after damage outside their control.

A. Jackson clarified the condition on discontinuation of use and asked that minimum time frame be written in.

J. Franklin proposed only making damage and destruction due to the owner's neglect cause for expiration of the variation.

T. Wegrzyn proposed allowing transfer of the variation upon approval of City Council, expiration of the variation upon damage or neglect under the power or control of the owner, and expiration of the variation after discontinuation of use for a time period determined by the commission.

J. Secklemann asked if it would be possible to include a "not reasonably refused" clause to the conditions where the City would not refuse transfer to a similar use. T. Wegrzyn stated that they could not obligate a future City Council to make a certain decision on a matter.

Motion by R. Jones, seconded by V. Gibbs to recommend approval of

PZC2026-08 regarding the petition by The Mulch Center, LLC for a Sign Variation at 3100 N Skokie Hwy with the following conditions:

1. Transferability. The variation shall only be transferable upon approval by the North Chicago City Council.
2. Damage and Destruction. The variation shall expire upon damage, neglect, or destruction of the sign beyond 50% of the structure or its value by means under the power and control of the sign owner.
3. Discontinuation of Use. The variation shall expire upon discontinuation of use of the sign for a period of six consecutive months.

and to approve the Findings of Fact.

Ayes: R. Jones, V. Gibbs, A. Douglass, J. Franklin, G. Jackson, A. Jackson

Nays:

Abstain:

Absent:

Motion passed (6-0)

Motion by V. Gibbs, seconded by A. Douglass to close the public hearing for PZC2026-08.

Ayes: V. Gibbs, A. Douglass, J. Franklin, G. Jackson, R. Jones, A. Jackson

Nays:

Abstain:

Absent:

Motion passed (6-0)

V. Questions and Comments

R. Jones asked if it would be beneficial to the commission for staff to give their presentation before the petitioner's. T. Wegrzyn said the ordering of the presentations is up to the chair. A. Jackson said the order can be changed if the commission wishes. The commission discussed whether to put the staff report before the petitioner's presentation.

J. Franklin asked if petitions could be turned away if the petitioner had been doing work without a permit or operating in violation of codes. T.

Wegrzyn said that staff address those violations and concerns before the petition makes it to the commission.

T. Wegrzyn reasserted that the commission must weigh their decisions against the facts of a case.

VI. Public Commentary

None.

VII. Other Business

a. City/Staff Updates

T. Wegrzyn stated that Rosatti's pizza was in the process of finishing interior work before they can open.

VIII. Adjournment

Motion by G. Jackson, seconded by A. Douglass, to adjourn the PZC meeting.

Ayes: G. Jackson, A. Douglass, J. Franklin, V. Gibbs, R. Jones, A. Jackson

Nays:

Abstain:

Absent:

Motion Passed (6-0)

The meeting adjourned at 8:34 P.M.