

**Planning and Zoning Commission
Meeting Minutes
March 9, 2026**

The North Chicago Planning & Zoning Commission met on Monday, March 9, 2026, at 6:05 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

Present: Antonio Jackson (Chairman), Renee Jones, Angelica Douglass, GeanNell Jackson

Absent: Virginia Gibbs

Staff Present: Ian Chenoweth, Associate Planner

II. Approval of Meeting Minutes

Meeting Minutes for February 23, 2026

Motion by A. Douglass, seconded by R. Jones, to approve Meeting Minutes for February 23, 2026

Ayes: A. Douglass, R. Jones, G. Jackson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (4-0)

III. Old Business

None.

IV. New Business

Motion by R. Jones, seconded by G. Jackson to open the public hearing for PZC2026-03 regarding the petition by NICASA, NFP for a Special Use Permit at 2031 Dugdale Rd.

Ayes: R. Jones, G. Jackson, A. Douglass, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (4-0)

Durran Wright presented on behalf of the petitioner.

D. Wright gave a synopsis of the plan to expand the existing building on the south end. They would like the special use permit to be able to do the proposed expansion.

A. Jackson asked what the expansion was going to entail. D. Wright said the expansion would attach to the existing building where a double-wide trailer was previously. The expansion would be approximately 50ft from the current building line.

A. Jackson asked for clarification on the existing services provided. D. Wright gave an overview of the services and clarified that this location did not focus on resources for homelessness.

A. Jackson asked if the services offered would be expanded. D. Wright said the services would not be expanded; they need more space for the existing services.

A. Jackson asked for confirmation that there were not any overnight services. D. Wright confirmed that there was not.

A. Jackson asked where the clientele came from. D Wright said clients came from referrals and outreach efforts.

A. Jackson asked how someone could refer an individual to NICASA. D Wright said there is intake information on their website, or people are welcome to go knock on the door.

R. Jones asked if they were getting more traffic for their existing services. D Wright said they just needed more room for their current operations and meeting space.

G. Jackson asked for clarification on whether there were addiction resources at the property. D. Wright explained that NICASA does have addiction resources at this particular location.

Ian Chenoweth presented the reason for the need for a special use permit; the zoning ordinance prevents the expansion of legal

nonconforming uses. Because NICASA has a letter from previous city staff confirming their status as a legal nonconforming use, they need a special use permit to become a legal use and to allow the building expansion.

I. Chenoweth explained that the property is in the R3 - Single Family Residential zoning district and that the proposed use of a Community Resource Center is a special use.

I. Chenoweth explained that staff are recommending approval of the special use permit with the condition that the special use permit not be transferable to any other or future uses or owner of the property.

Colette Pullum gave public comments. They explained that they are a neighbor and were wondering about the construction timeline and the potential for Dugdale Rd being partially blocked or impeded. D. Wright explained that there is enough room for all of the equipment to be kept on-site during construction and that traffic won't increase after the expansion is completed. D. Wright estimated that the expansion would be completed approximately 5 or 6 months after approval. They will have excavation equipment on-site at the initial part of the project.

C. Pullum commented that it would have been nice to have a representative from NICASA at the meeting to comment on their future plans and the scope of their services.

Motion by G. Jackson, seconded by A. Douglass to recommend approval of PZC2026-03 regarding the petition by NICASA, NFP for a Special Use Permit at 2031 Dugdale Rd and to approve the Findings of Fact.

Ayes: G. Jackson, A. Douglass, R. Jones, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (4-0)

Motion by R. Jones, seconded by A. Douglass to close the public hearing for PZC2026-03 regarding the petition by NICASA, NFP for a Special Use Permit at 2031 Dugdale Rd.

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

Motion passed (4-0)

Motion by R. Jones, seconded by A. Douglass to open the public hearing for PZC2026-04 regarding the petition by ReNew Communities, NFP for Variations at O Kemble Ave.

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

Motion passed (4-0)

John Revenaugh presented on behalf of the petitioner. They acquired the 75ft lot from the local school district. They are asking for permission to create two 37.5ft lots on the site and build a new home on each lot.

R. Jones asked for clarification on the location of the property. J. Revenaugh explained that the lot is at 23rd and Kemble just north of South School.

I Chenoweth clarified that the parcel has not been assigned an address yet. The variations are necessary because the R3 zoning district requires a minimum lot width for single-family homes of 50ft and an area of 6,000sqft. The zoning ordinance prevents the creation of new nonconforming lots, so the variations are needed before the lot can be subdivided.

John Price, superintendent of North Chicago schools, gave public comments. They commented on the reported housing deficit in Lake County and the need for new housing development. New housing would be a recruiting advantage for new district staff members. New housing development increases property tax revenue for the school district.

Raymond McQueen gave public comments. They stated they are the next-door neighbor to the property in question. They have concerns

about a pile of dirt dropped adjacent to their driveway off the rear alley and the alley potentially being disrupted during construction. J. Revenaugh clarified that the dirt was from another project in town. They were trying to keep it out of the way and inadvertently caused an inconvenience.

J. Revenaugh said their goal is to have the exterior wrapped and grass planted in a two-week period during Abbvie's week of possibility. They offered to put up a privacy fence between the properties.

R. Jones asked for clarification on the lot width requirement for newly built homes. I. Chenoweth explained that 50ft is the requirement for the zoning district, but there are many existing homes in the neighborhood and town that are on lots smaller than 50ft.

R. Jones asked how much room there would be between the two homes. J. Revenaugh said it would look similar to the existing homes on the block. I. Chenoweth explained that there would be large enough side setbacks to comply with the zoning regulations.

G. Jackson asked if ReNew had already built homes in North Chicago. J. Revenaugh said this would be their first two-story homes but they have built or have in progress 19 single-story homes in town.

G. Jackson asked where the single-story homes are. J. Revenaugh gave the addresses of some of the homes.

Motion by R. Jones, seconded by G. Jackson to recommend approval of PZC2026-04 regarding the petition by ReNew Communities, NFP for Variations at 0 Kemble Ave and to approve the Findings of Fact.

Ayes: R. Jones, G. Jackson, A. Douglass, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (4-0)

Motion by R. Jones, seconded by A. Douglass to close the public hearing for PZC2026-04 regarding the petition by ReNew Communities, NFP for Variations at 0 Kemble Ave.

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

Motion passed (4-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

a. City/Staff Updates

I Chenoweth gave updates on ongoing department projects including the development of a non-residential Appearance Code and a market study for the Sheridan Crossing site.

VIII. Adjournment

Motion by R. Jones, seconded by A. Douglass, to adjourn the PZC meeting.

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

Motion Passed (4-0)

The meeting adjourned at 7:15 P.M.