

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

The North Chicago Planning & Zoning Commission met on Tuesday, June 9, 2026, at 6:06 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

Present: Angelica Douglass, Josh Franklin, David Hudson, GeanNell Jackson, Renee Jones, Antonio Jackson (Chair)

Absent: Virginia Gibbs

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

II. Approval of Meeting Minutes

Meeting Minutes for May 11, 2026

Motion by A. Douglass, seconded by G. Jackson, to approve Meeting Minutes for May 11, 2026

Ayes: A. Douglass, G. Jackson, J. Franklin, D. Hudson, R. Jones, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (6-0)

III. Old Business

Public hearing for PZC2026-07 regarding the petition by Be Spoiled, LLC for Variations at 1210 Park Ave.

Joel Goldblatt, legal representation for the petitioner; Darrel Hayes, realtor for the petitioner; and Jimmette D. Franklin Parker Sr, representative of the petitioner, were sworn in.

J. Goldblatt stated that the petitioner had improved 15 properties in the City of North Chicago.

D. Hayes showed photos of the subject property and the surroundings and stated that the city is driving out good investors.

J. Parker stated they were taking accountability for their mistakes and that they want to work with the city.

J. Franklin asked if the project was a new construction home or a renovation and how many permits had been pulled for the project. J. Parker replied that it was a total rehab and that 6 or 7 permits had been pulled.

A. Jackson asked what the cost would be to bring the garage into compliance. J. Parker replied that it would be approximately \$10,000-\$15,000 to demolish the garage, and approximately \$20,000-\$25,000 to move it.

A. Jackson asked when the petitioner bought the property. J. Parker replied that they bought it in 2024.

A. Jackson asked when the garage was built. J. Parker said it was built at the end of 2024 and beginning of 2025.

Ian Chenoweth and Taylor Wegrzyn presented on the context of the property and case and gave staff's recommendation from the previous meeting.

J. Franklin stated they believed the petitioner's intent was likely not to disobey ordinance and asked whether they can be fined rather than made to bring the garage into compliance. T. Wegrzyn stated that if the garage was not brought into compliance they would go through the adjudication court process for the violation.

G. Jackson asked the petitioner what they felt would be appropriate. J. Parker replied whatever the commission decides.

Motion by D. Hudson, seconded by J. Franklin, to recommend approval of PZC2026-07 regarding the petition by Be Spoiled, LLC for Variations at 1210 Park Ave.

Ayes: D. Judson, J. Franklin

Nays: G. Jackson, R. Jones, A. Jackson

Abstain: A. Douglass

Absent: V. Gibbs

Motion failed (2-3-1)

Motion by R. Jones, seconded by G. Jackson to deny PZC2026-07 regarding the petition by Be Spoiled, LLC for Variations at 1210 Park Ave.

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

Nays: J. Franklin, D. Hudson

Abstain: A. Douglass

Absent: V. Gibbs

Motion passed (3-2-1)

Motion by R. Jones, seconded by G. Jackson to approve the Findings of Fact for PZC2026-07 regarding the petition by Be Spoiled, LLC for Variations at 1210 Park Ave.

Ayes: R. Jones, G. Jackson, A. Douglass, J. Franklin, D. Hudson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (6-0)

IV. New Business

Motion by R. Jones, seconded by D. Hudson to open the public hearing for PZC2026-13 regarding the petition by Robel Daniel appealing a decision by the City Building Official concerning 1801 Glenn Dr.

Ayes: R. Jones, D. Hudson, A. Douglass, J. Franklin, G. Jackson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (6-0)

Michael Furlong, legal representation for the petitioner, summarized the history of the 4-unit building and stated that the appeal was only challenging the finding that the ceiling must be raised.

Robel Daniel, petitioner, stated they bought the property in 2022, did upgrades to get a landlord license, and stated raising the ceilings would cost more than the property would be worth.

Katie Daniel from Dillon Realty stated they manage approximately 30 units in North Chicago currently and that they got a letter from Nimrod Warda confirming the status of 1801 Glenn Dr as a 4-unit building. They estimated it would cost approximately \$100,000 to raise the ceiling height.

A. Jackson asked if they had a bid on the work to raise the ceilings. K. Daniel stated they had two architectural quotes, and the architect told them their quote would be roughly 1/10 of the total cost.

A. Jackson asked if they had worked on other repairs. K. Daniel said they had and that they had previously acquired a landlord license.

T. Wegrzyn presented imagery of the property, clarified the scope of the appeal, and gave staff's recommendation for denial of the appeal.

Adam Simon, attorney with Ancel Glink, questioned Dean Cushing, Building Inspections Manager, on the 2006 and 2021 IPMC requiring 7ft ceiling heights and stated that the requirement was not a zoning code, so there was no zoning violation.

A. Simon stated that municipalities cannot be stopped from enforcing their codes due to employee mistakes.

M. Furlong stated that the email was not solely a zoning determination.

A. Simon stated that the buyer of a property has a responsibility to know the codes, and that Nimrod Warda was not a building official.

A. Jackson asked when the petitioner purchased the property. R. Daniel stated they purchased it in 2022. A. Jackson asked when they had full occupancy of the building. R. Daniel stated it was already fully occupied when they purchased it.

A. Jackson asked D. Cushing if he thought it was feasible to do the repairs required by code. D. Cushing gave examples of possible ways to remedy the ceiling height issue depending on the exact construction of the building.

A. Jackson asked for clarification on the scope of the letter from Nimrod Warda. T. Wegrzyn explained that the letter stated the property was a legal nonconforming 4-unit building in the B1 zoning district as defined in the zoning code. The letter did not address any building code items.

The commission and petitioners discussed what could potentially happen to the current tenants of the second floor if the appeal was denied.

Motion by J. Franklin, seconded by G. Jackson to deny PZC2026-13 regarding the petition by Robel Daniel appealing a decision by the City Building Official concerning 1801 Glenn Dr with a 90-day stay.

Ayes: J. Franklin, G. Jackson, A. Douglass, D. Hudson, R. Jones, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (6-0)

Motion by J. Franklin, seconded by D. Hudson to close the public hearing for PZC2026-1.

Ayes: J. Franklin, D. Hudson, A. Douglass, G. Jackson, R. Jones, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (6-0)

Renee Jones left at 8:42 P.M.

Motion by G. Jackson, seconded by A. Douglass to open the public hearing for PZC2026-14 regarding the petition by the City of North Chicago for a text amendment to the zoning ordinance concerning a non-residential appearance code.

Ayes: G. Jackson, A. Douglass, J. Franklin, D. Hudson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs, R. Jones

Motion passed (5-0)

Alyssa Flandermeyer, Planner with Kimley Horn, presented on behalf of the petitioner.

A. Flandermeyer gave some background on the code formulation and public input processes.

A. Flandermeyer commented on the scope and applicability of the new appearance code and gave some examples of new codes.

T. Wegrzyn stated that the goal with the new appearance code was to raise the bar for new construction without discouraging development in town.

J. Franklin commented on the importance of code enforcement on existing properties.

Motion by A. Douglass, seconded by D. Hudson to approve PZC2026-14 regarding the petition by the City of North Chicago for a text amendment to the zoning ordinance concerning a non-residential appearance code and approve the Findings of Fact.

Ayes: A. Douglass, D. Hudson, J. Franklin, G. Jackson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs, R. Jones

Motion passed (5-0)

Motion by G. Jackson, seconded by J. Franklin to close the public hearing for PZC2026-14.

Ayes: G. Jackson, J. Franklin, A. Douglass, D. Hudson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs, R. Jones

Motion passed (5-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

a. City/Staff Updates

T. Wegrzyn stated that the Sheridan Crossing market study would be finished that month. Compass Fuel Center on Skokie Highway continues to progress. Rosati's is due to open soon. A new business is finalizing a lease on the former KFC property at MLK Dr and Green Bay Rd. A new stormwater retention pond is going in on Lewis Ave.

VIII. Adjournment

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

Ayes: G. Jackson, A. Douglass, J. Franklin, D. Hudson, A. Jackson

Nays:

Abstain:

Absent: V. Gibbs, R. Jones

Motion Passed (5-0)

The meeting adjourned at 9:09 P.M.