

THE CITY OF
North
CHICAGO
HISTORY. HARMONY. HOME.

Sheridan Crossing Development Site – Informational Meeting – August 20, 2026

Introductions

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Mayor

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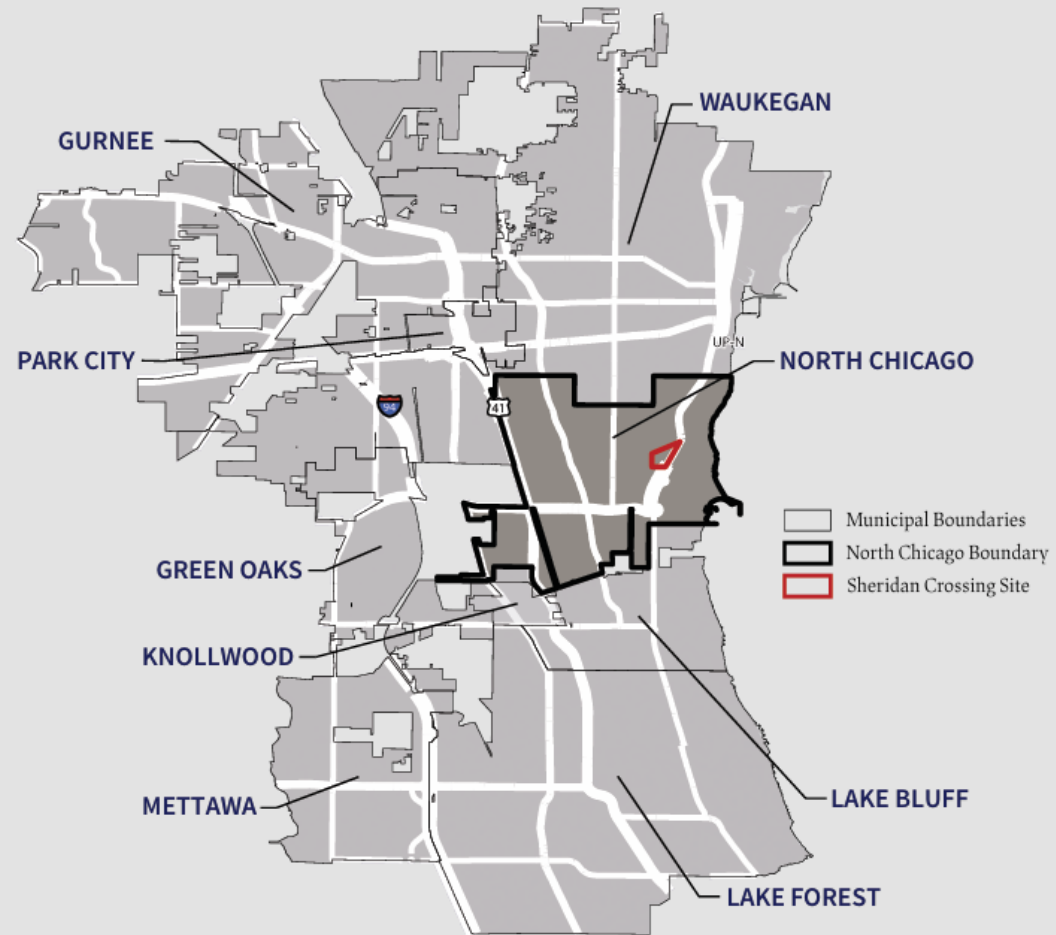
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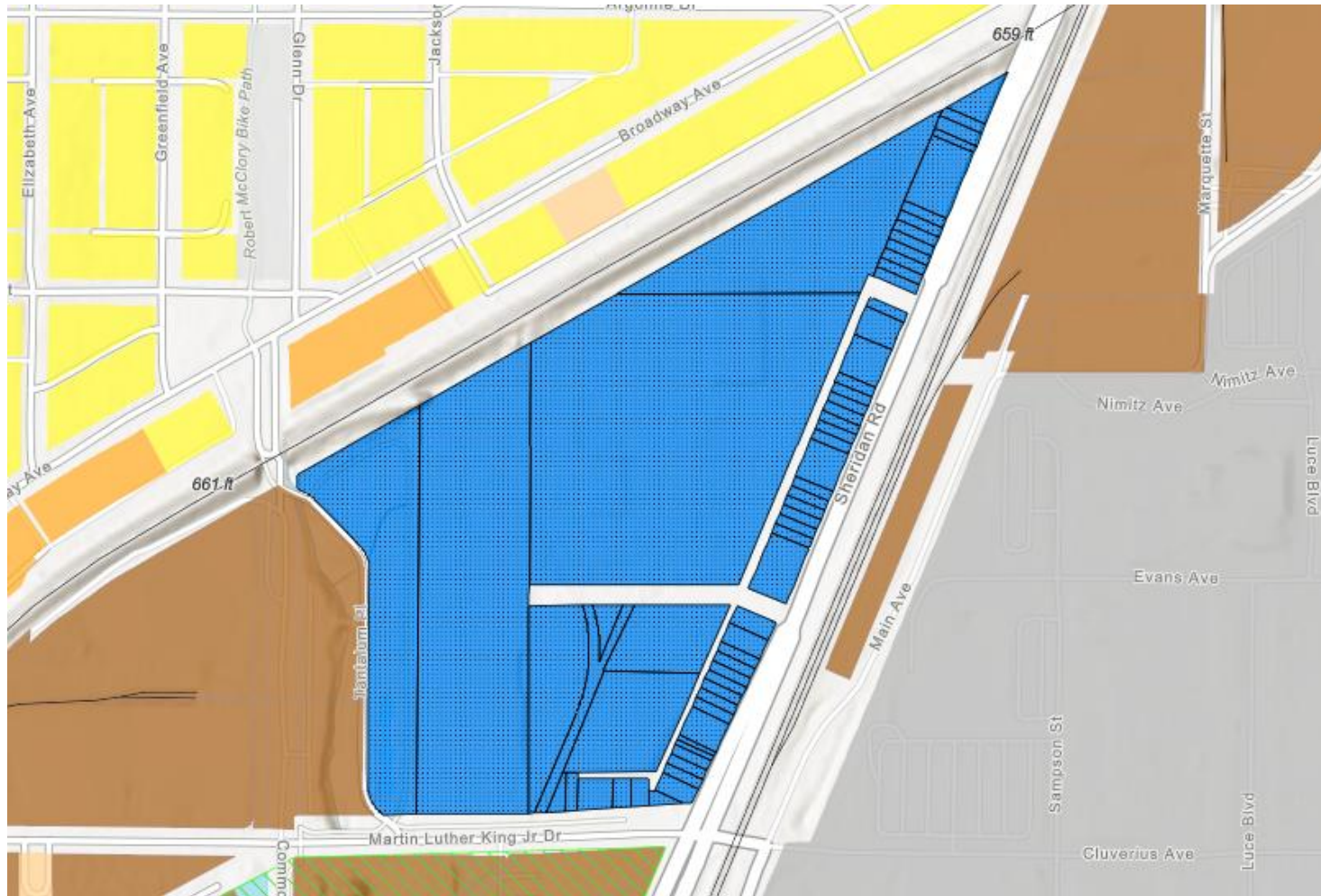
Location



Location



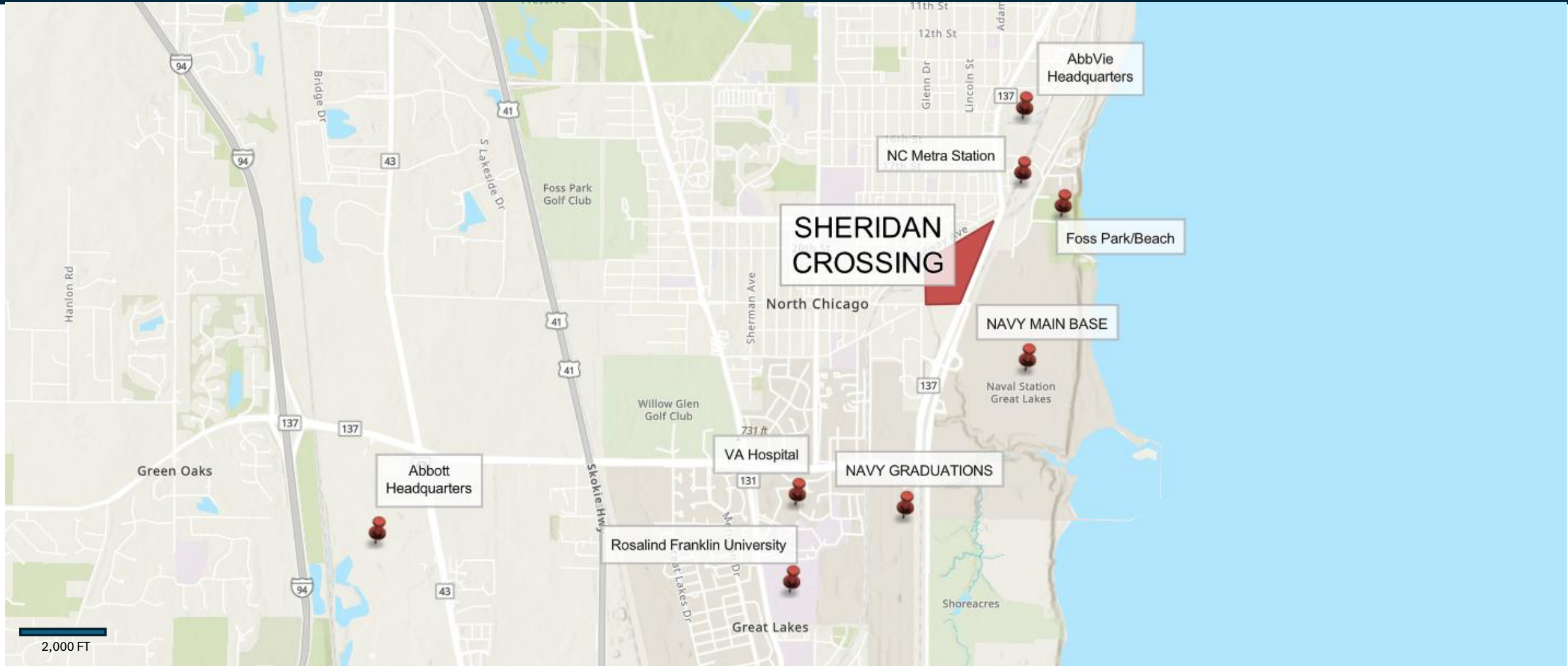
Zoning



Zoning District

- B1 - Neighborhood Business
- B2 - General Business
- CW - Commercial and Wholesale
- M1 - Limited Industrial
- M2 - General Industrial
- M3 - Intensive Industrial
- OR - Office and Research
- PL - Public Land (Federal)
- PL - Public Land (Municipal)
- R1 - Single Family Residence
- R2 - Single Family Residence
- R3 - Single Family Residence
- R4 - Limited Multi-Family
- R5 - General Residence

Location



Quick Facts

- Lot Size: 33.89 acres
- Appraised Value: \$3,300,000 (2017)
- ADT: 14,500 VPD (Sheridan Road) + 11,100 VPD (Martin Luther King Jr. Drive)
- \$9,000,000+ soil remediation project underway
- Zoning: B2, General Business (URO - Urban Redevelopment Overlay)

Zoning

Minimum Lot Standards:

- Uses in this district are exempted from all minimum lot size, setback and yard requirements
- 2.2 Maximum Floor Area Ratio
- 75% Maximum Lot Coverage
- Subject to People Over Parking Act – No parking minimums

Permitted Uses:

- retail, restaurant, office, drive-thru, health clubs, sports training facilities, hotel, movie theater, medical office, etc.

Unpermitted Uses:

- Auto-oriented uses (car repair, car sales, etc.), manufacturing, outdoor storage, contractor yards, etc.

*A Planned Unit Development (PUD) is being contemplated as a possible means of accommodating unique and appropriate uses and/or site designs (such as residential or stadium uses).

Quick History

Mineral Point Zinc Company – ~1906

Chicago and Milwaukee Electric Railroad – ~1906

R. Lavin & Sons - ~1941

Produced bronze and brass ingots from scrap metal

Vulcan-Louisville Smelting Co – ~1912

Fansteel Inc. – 1914

Manufacturer of specialty-metals products. The Fansteel site was used for industrial waste disposal. In 1998, EPA conducted a \$3.1 million cleanup, removing 49,475 cubic yards of contaminated soil and sediment from the vacant lot. In 2002, Fansteel filed for bankruptcy.

Quick History



Quick History



CONGRATULATIONS
MIDWAY TAVERN
2018 Sheridan Road
Stanley (Slim) Symusiak
and John Stack
WATCH THE TRIBUNE FOR
ANNOUNCEMENT OF OUR
GRAND OPENING SOON

**SWALBY'S
TAVERN**
"Good Drinks in a
Congenial Atmosphere
2046 Sheridan Road



TED'S Cocktail Lounge and Restaurant



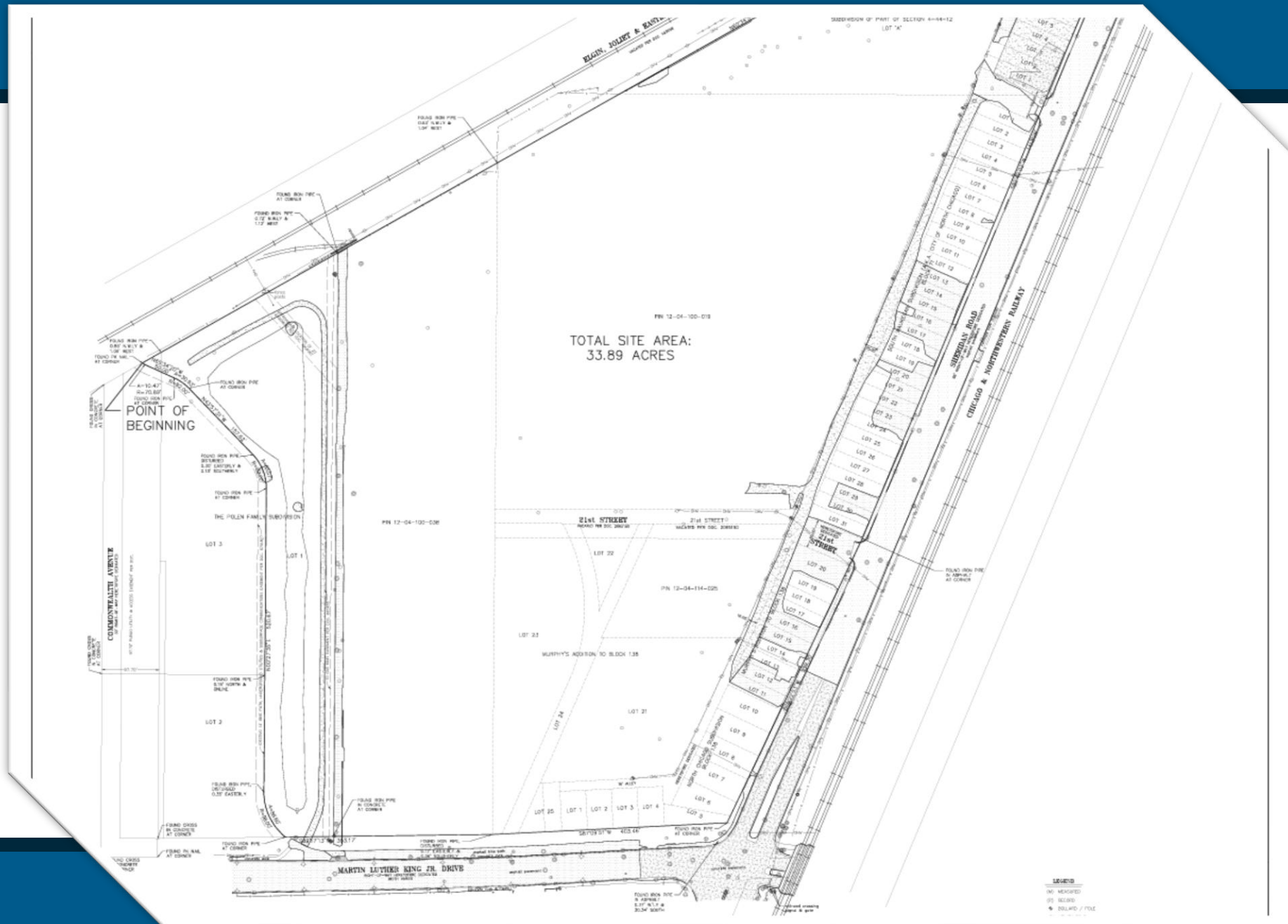
Reputation
For Fine Foods
Since 1934



Good Choice Liquors
and Attractive Atmosphere



Plat



Environmental

Table A

Property (Proposed for Development)	Former Historic Land Uses (now all vacant and owned/maintained by City of North Chicago)
Eastern Area	Frontage Property along Sheridan Rd. and 22 nd St.—Past commercial/retail uses including hobby shop, taverns, liquor stores, drycleaner/tailor shop, offices, restaurants, scrap recycler.
North/Central Area	R. Lavin & Sons/North Chicago Refiners —Past heavy industrial use including metals refining, smelting and conversion of ores to raw materials and products.
Central/Western Area	Fansteel/V.R. Wesson —Past heavy industrial use including processing of specialty metals and production of a variety of metals products for industry, aerospace, and defense.
Western Area	Vacant Lot —Undeveloped lot that adjoins Pettibone Creek, a tributary to Lake Michigan.



Environmental

LIVE



Mostly Clear, Temp: 75F (Feels like: 77F), RH: 68%
Dew Point: 63F, Wind: 8.3mph NNE, Gust: 10.5mph
Pressure: 29.29in, PCPN: hr 0in / day 0in

Environmental

Table B

Property Area	RECs	Action(s) to Address REC
Frontage	1. PCE (solvent) release to soil from drycleaner 2. Petroleum release to soil from scrap yard 3. Heavy metals release to soil from adjoining smelter site	Soil excavation and off-site disposal completed. Small area requires surface barrier . IEPA NFR Letter.
Former Lavin	1. Heavy metals (primarily lead) release to soil, sediment and groundwater. 2. PCBs release to soil. 3. Past heavy industrial use.	RCRA clean closure with all waste removal to off-site landfills will achieve industrial/commercial standards. Estimated completion October 2026.* Groundwater use restriction.
Former Fansteel	1. TCE (solvent) release to soil and groundwater. 2. Heavy metals (primarily lead) release to soil. 3. PCBs release to soil.	USEPA cleanup action for soil completed. Surface barriers, vapor intrusion barrier, and soil management plan (+). Groundwater use restriction.
Vacant Lot	1. TCE (solvent) release to soil and groundwater. 2. Heavy metals (primarily lead) release to soil.	USEPA cleanup action for soil completed. Surface barriers, vapor intrusion barrier, and soil management plan. Groundwater use restriction. Site has been developed as bicycle trail and storm water detention for Sheridan Crossing.

() work in progress*

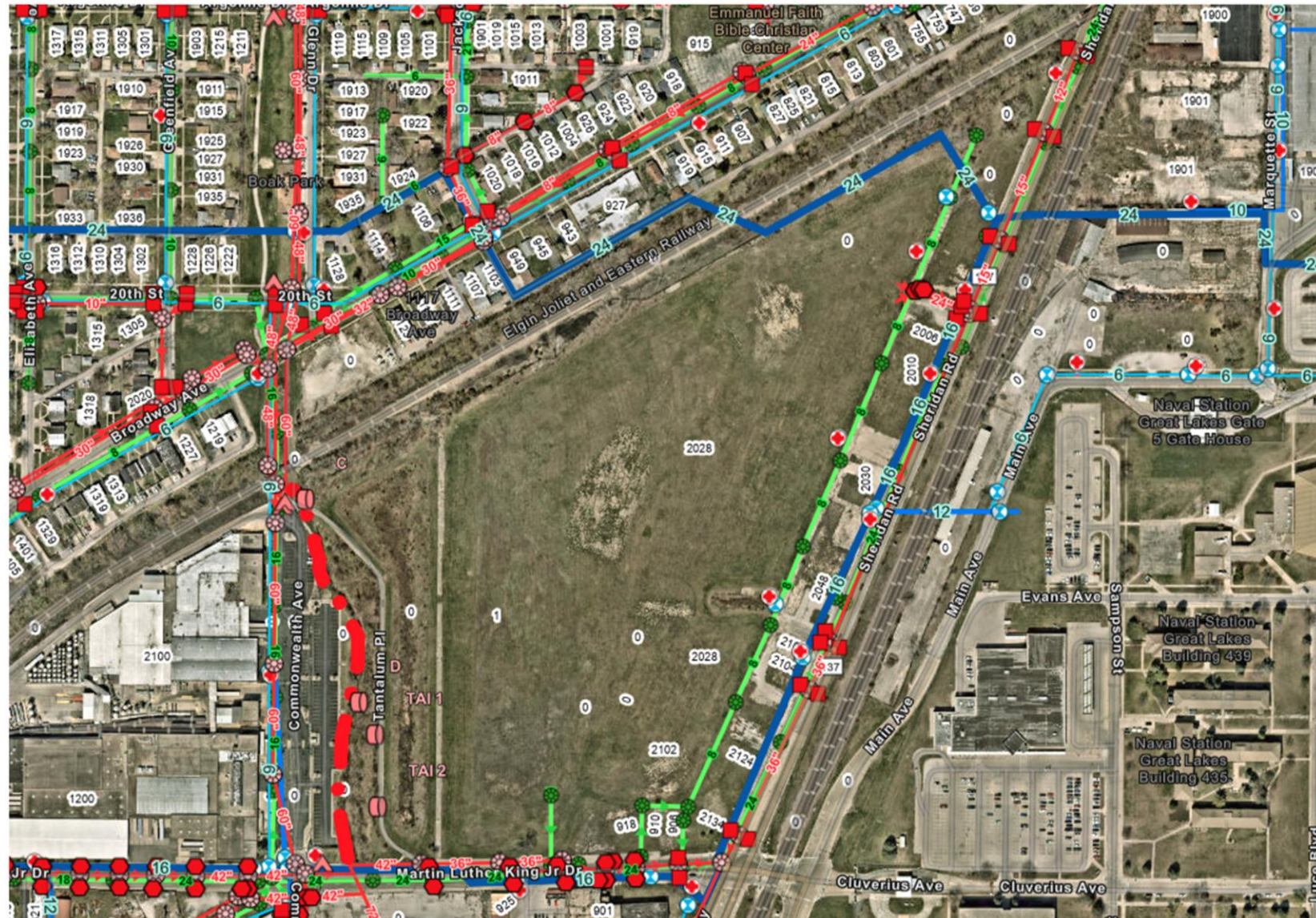
(+) Item that will be put in place via site development

Environmental

Table C

Property Area	Environmental Regulatory Program to Promote Redevelopment
All properties within Sheridan Crossing Towne Center	Located within City of North Chicago's Groundwater Use Restriction Ordinance Area which prohibits the withdrawal and use of groundwater from the property as a potable water source.
Frontage Properties Area	Enlisted in the Illinois EPA Voluntary Site Remediation Program (SRP). The City has obtained a "No Further Remediation" (NFR) letter . Future owners and/or tenants will be subject to conditions of the NFR letter, including a construction worker safety plan, and a limited area requiring a surface barrier (parking lot or building foundation).
Former Lavin & Sons Area	Current RCRA Clean Closure work contracted by the City will remove the regulatory restrictions on this property once completed in October 2026. Industrial/commercial or restricted residential land uses may result.
Former Fansteel Area	Subject to a post-cleanup settlement agreement with USEPA that requires a review of proposed site development plans, a construction worker safety plan, a soil management plan, limited groundwater monitoring, vapor intrusion barriers for buildings, and a surface barrier (parking lot or building foundation). Once reviewed USEPA will issue a "comfort letter".
Vacant Lot Area	Subject to the same USEPA post-cleanup settlement agreement as described above for Former Fansteel Property Area.

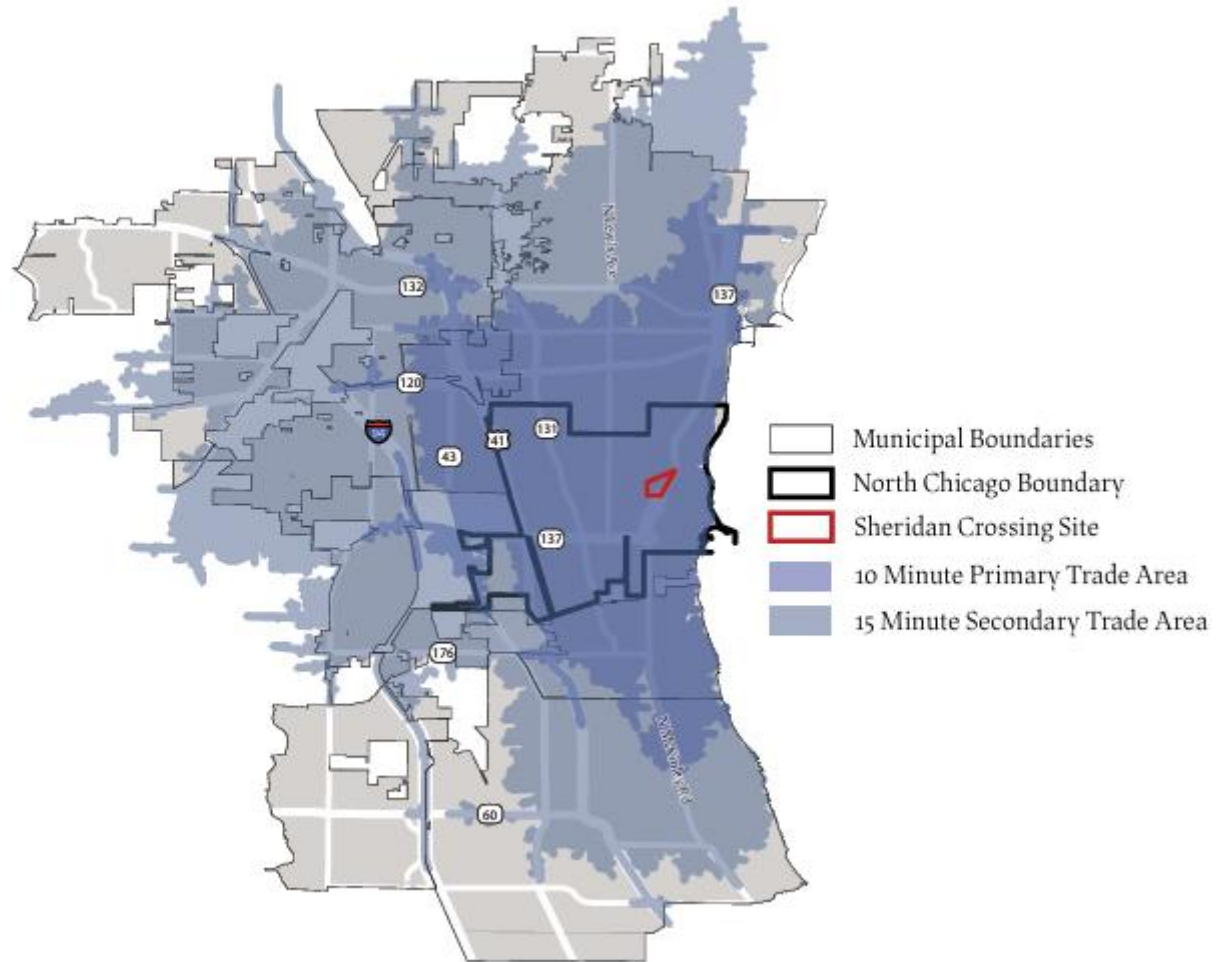
Utilities



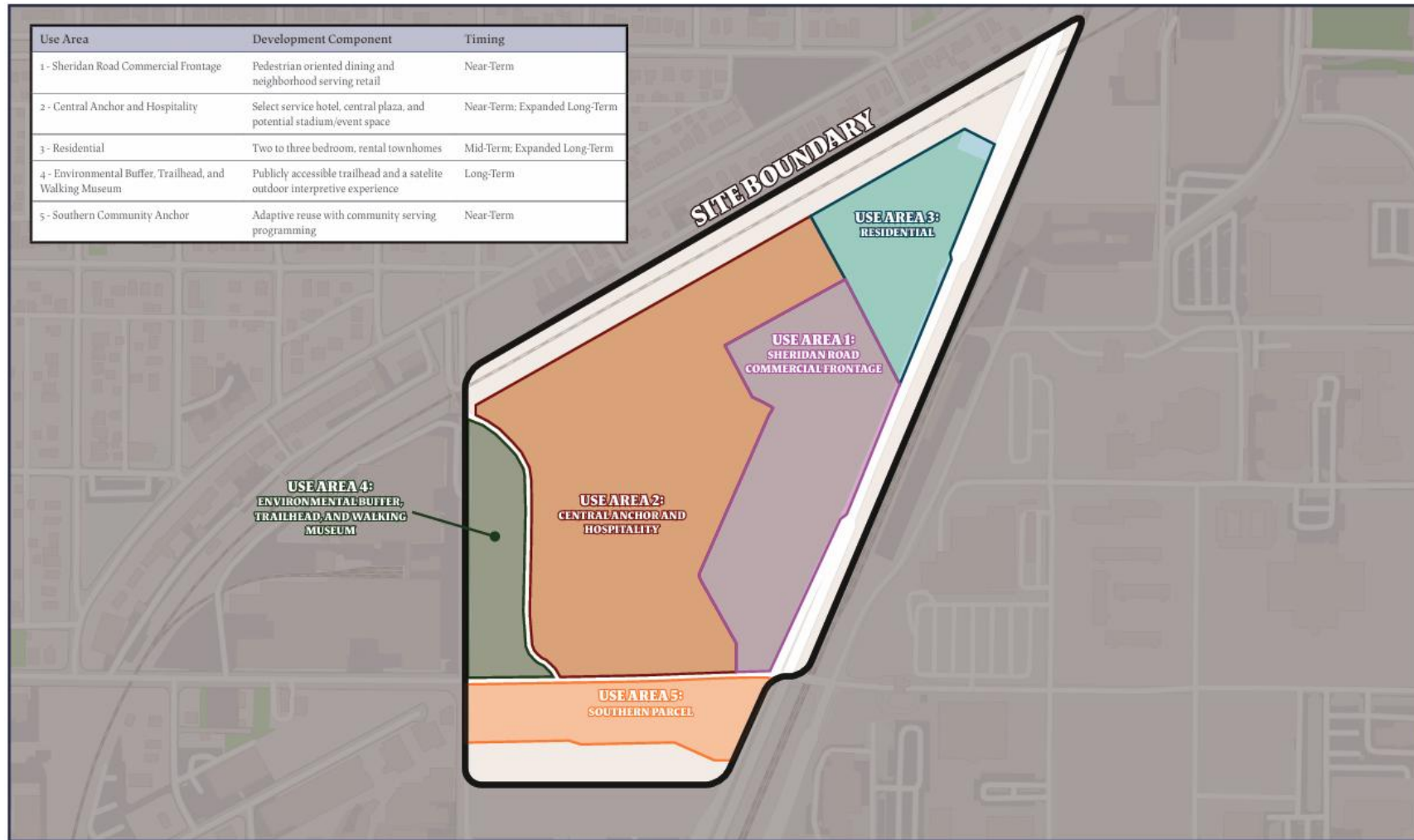
Market Study

- Performed by Development Planning Partners (2026)
- Uses Supported:
 - Hospitality (select service or upper-midscale, 120-145 rooms)
 - Restaurant (10-15,000 sf, mixed-dining cluster)
 - Retail and Services (25,000 sf day-to-day visitor needs)
 - Entertainment uses (4-6,500 sf)
 - Residential (15-25 townhomes, more if early absorption supports)
 - Stadium (supplemental catalyst)
- Uses Not Supported:
 - Large-format or destination retail (Gurnee Mills or Fountain Square)
 - For-sale housing
 - Office

Market Study



Market Study



Visibility

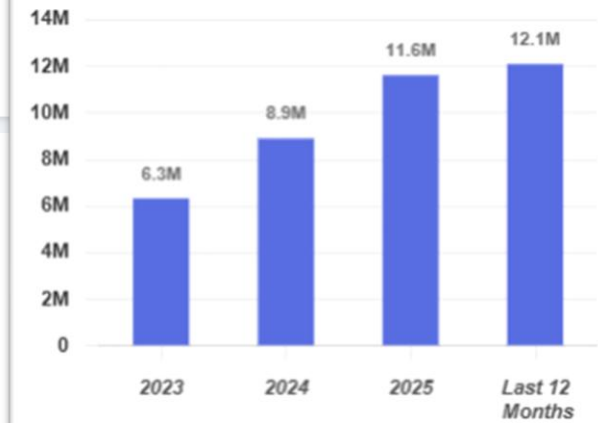
Metrics ?

Bobby E. Thompson Expressway & Martin Luther King Jr. Drive, North Chicago
Martin Luther King Jr. Drive, North Chicago, IL



Impressions	12.1M
Viewers	806.9K
Impression Frequency	9.25
Panel Impressions	222.4K

Impressions YoY	+13.3%
Impressions Yo2Y	+37.3%
Impressions Yo3Y	+402.7%



Visibility

Favorite Places ?

Bobby E. Thompson Expressway & Martin Luther King Jr. Drive, North Chicago
Martin Luther King Jr. Drive, North Chicago, IL

Category:

All Categories ▾

Min. Visits

1

Rank	Name	Distance	Visitors (%)
1	 O'Hare International Airport 10000 W O'Hare Ave, Chicago, IL 60666	23.8 mi	462.2K (57.3%)
2	 Gurnee Mills 6170 W Grand Ave, Gurnee, IL 60031	7.6 mi	344K (42.6%)
3	 Walmart 3900 Fountain Square Pl, Waukegan, IL 60085	3.3 mi	208.8K (25.9%)
4	 Grand Hunt Center Outlot 6601 Grand Ave, Gurnee, IL 60031	7.7 mi	198.1K (24.6%)
5	 Woodfield Mall 5 West Dr, Schaumburg, IL 60173	21.3 mi	190.8K (23.7%)
6	 Rivertree Court 700 N Milwaukee Ave, Vernon Hills, IL 60061	7.5 mi	169.7K (21%)
7	 36276 Hunt Club Rd Shopping Center 36276 Hunt Club Rd, Gurnee, IL 60031	7.8 mi	160.4K (19.9%)
8	 Gurnee Plaza 6405 Grand Ave, Gurnee, IL 60031	7.5 mi	156.2K (19.4%)
9	 Pleasant Prairie Premium Outlets 11211 120th Ave, Pleasant Prairie, WI 53158	14.7 mi	137.1K (17%)
10	 Westfield Old Orchard 4905 Old Orchard Center, Skokie, IL 60077	18.6 mi	136.8K (17%)

“What does the City want?”

1. Uses that positively contribute to the quality of life of North Chicago residents and guests
2. Development that unites Navy personnel and guests with local residents through mutual needs and services
3. Development that creates a regional attraction for visitors from outside the city
4. A site layout that is aesthetically inviting and easily accessible for both local residents and out-of-town visitors

Comprehensive Plan – ALT 1

A Football Stadium

81,000 sf

Parking = 735 cars

B Retail Mall

8 Buildings - Avg. 14,000 sf / each

Total Commercial = 127,400 sf

Parking = 147 total (1.1 cars/1,000 sf)

C Boutique Hotel

3 Stories (GF Parking) = 233 Keys

~99 keys / floor - Avg. 190 sf / room

Parking = 120 total (0.6 cars/key)

D Museum of American Sailor

2 Story Museum

Total sf = 54,000 sf

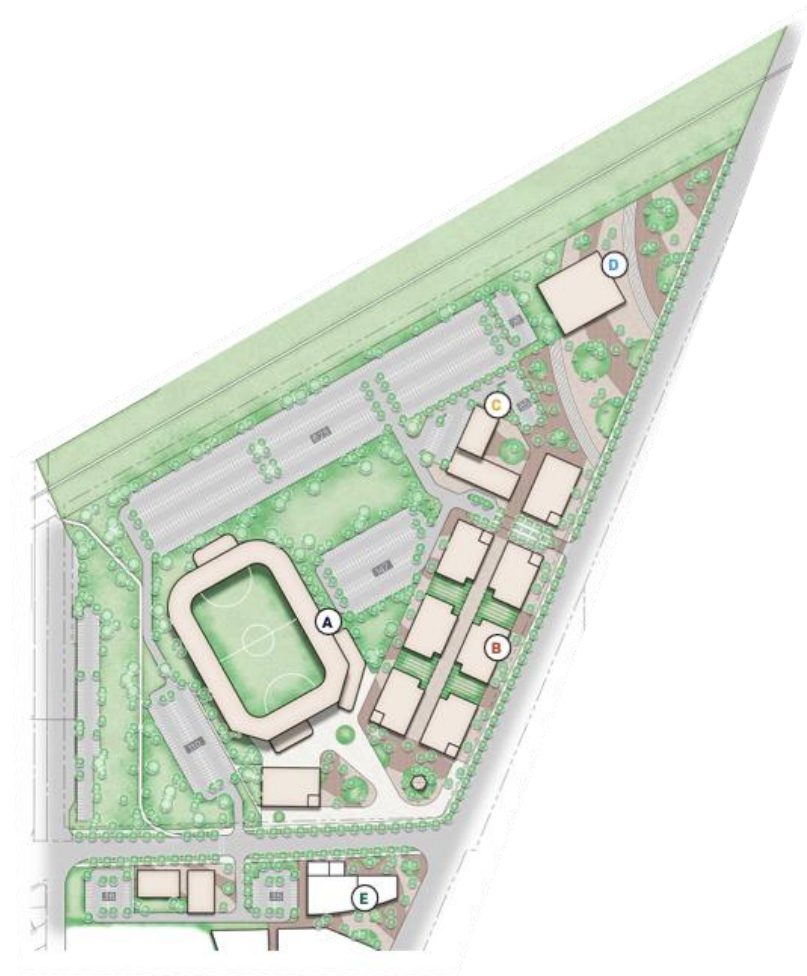
Parking = 28 cars

E Community Facility

2 to 3 Stories Existing Building

Total sf = 37,800 sf

Parking = 35 cars



Comprehensive Plan – ALT 2

A Luxury Hotel

7 Stories (GF Parking) = 368 Keys
70 keys / floor - Avg. 190 sf / room
Parking = 120 total (0.3 cars/key)

B Retail Mall

13 Buildings - Avg. 10,000 sf / each
Total Commercial = 132,090 sf
Parking = 455 total (3.4 cars/1,000 sf)

C Multi-Family Dev.

4 Buildings = 148 Dwelling Units
3 Stories & ~1,000 sf / unit
Parking = 279 total (1.8 cars/unit)

D Rental Rowhomes

Rear-loaded Rowhomes 2 to 3 Stories
30 Units Total & ~2,500 sf / unit
2 Car Garage & Apron

E Community Facility

2 to 3 Stories Existing Building
Total sf = 37,800 sf
Parking = 35 cars



Comprehensive Plan



2.4.1 Redevelop the Sheridan Crossing Site

1. Create a market-based redevelopment master plan for the Sheridan Crossing site.
2. Consider a sports and entertainment concept that includes indoor sports venues, hotel, and restaurants.
3. Consider clean/green industrial uses for less accessible portions of the site, such as server farm, brewery/distillery or vertical agriculture. The proximity of the site to the City's water plant and capacity to pump lake water may provide unique opportunities for water-heavy users.
4. Connect the site with improved pathways and sidewalks to existing assets such as the downtown, Foss Park, Robert McClory Bike Trail, and Naval Station Great Lakes.



“Why here? Why North Chicago?”

1. Existing Market Drivers
 1. Naval Station Great Lakes (20,000+ daily military and staff population + 300,000-400,000 annual visitors)
 2. Abbott Park Campus (9,000+ employees)
 3. AbbVie Headquarters (1,500+ employees)
 4. Cpt. James A. Lovell (539 beds + >100,000 visitors per year)
 5. Rosalind Franklin University (2,100 students + 900 faculty)
2. TIF District
3. Enterprise Zone – Building Materials Sales Tax Exemption Certificate eligible
4. Census Tract Submitted for Opportunity Zone 2.0
5. City-owned site
6. Access – 3 ½ mi to 94

Next Steps

1. Statement of Qualifications due September 18th
2. Late September/October - Selection Committee conducts interviews as needed
3. October - Shortlist of Qualified Developer/Teams is announced
4. October – Request for Proposals released
5. November – Individual Site Tours/Virtual Meetings with Qualified Developers/Teams
6. December – Selection and Negotiations
7. 2027 – Development Agreements, Plan Development, and Entitlements

Q & A

- No addenda as of today
- Transcript will be provided through Microsoft Teams
- PowerPoint will be posted on City Website > Services > Bids or available upon request
- Deadline for submittals is September 18th at 5:00 PM CT
- Label submittals “RESPONSE – SHERIDAN CROSSING RFQ” (1) hard copy, (1) digital on USB drive

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