

**WAUKEGAN PLANNING & ZONING COMMISSION**  
**February 11, 2016**  
**MINUTES**

**1.0 Roll Call**

PRESENT: Anderson, Rodriguez, Dye, Garcia, Griffin, Grimes, Haug  
ABSENT: Bartos, Kolber

**2.0 Approval of January 14, 2016 Minutes**

Motion by Commissioner Anderson and seconded by Commissioner Grimes to approve the minutes of the January 14, 2016 Planning & Zoning Commission meeting.  
AYES: All NAYES: None

**3.0 Audience Time**

None

**4.0 Old Business**

None

**5.0 New Business**

**5.1 Zoning Calendar #2483**

Petitioner: Bay Marine/Waukegan Port District  
Location: 0 E. Madison, 3 E. Madison, 0 N. Harbor Place  
Request: Downtown/Lakefront Overlay District Conditional Use Permit

Bay Marine representative Matt Felhofer presents the proposed development of a marine retail and boat service building on port district property. Matt describes the history of Bay Marine, being a family owned business that has been in operation for over 50 years with headquarters in Sturgeon Bay Wisconsin and a sales office in Waukegan for the past few years. The company would like to establish a permanent home in Waukegan to better serve the Chicagoland area and Southern half of Lake Michigan. Matt explains that the Bay Marine company will be investing over 5 million dollars towards the construction, equipment, and infrastructure related to the proposed project. Matt also displayed a power point presentation showing the proposed location and design of the 40,000sqft sales and showroom building, as well as the 7,000sqft office and possible 2<sup>nd</sup> and 3<sup>rd</sup> phases of the development.

Commissioner Dye- Commends the petitioner on the proposed development and also states that he would like to see more glass incorporated into the design of the exterior walls of the building as this will be a very prominent development within the lakefront area. Commissioner Dye also asks how pedestrian traffic throughout the site will be affected with the addition of the lift well.

Matt Felhofer- Explains that the design of the building has gone through a number of revisions and we will take suggestions into account. Also the pedestrian traffic will not be affected, except that they are planning on moving the fish cleaning area to have enough clearance for moving boats in and out.

Chairman Rodriguez- What about taxes since this is on Waukegan Port District property.

Russ Tomlin- Because it is being leases to a commercial entity, there will be taxes generated, both real estate and retail/sales taxes.

Commissioner Griffin- Is the petitioner financially ready to take on this investment and begin construction.

Matt Felhofer- Yes, we are eager to get started.

Chairman Rodriguez opens the meeting up to anybody in Favor of the application.

None present

Chairman Rodriguez opens the meeting up to anybody in opposition of the application.

None present

Staff report- Staff recommends approval of the application. We agree with some of the commissioner comments related to the design of the building and we have been working with the applicant on those matters. Overall this is a good project and we recommend approval.

Motion by Commissioner Dye and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2483 a Downtown/Lakefront Overlay District Conditional Use Permit

AYES: All      NAYES: None

## **5.2      Zoning Calendar #2484**

Petitioner:      Gloria Harris/NorStates Bank

Location:      1605 Garden Place

Request:      Conditional Use Permit for a Day Care Center

Petitioner Gloria Harris describes her proposed use of 1605 Garden Place as a day care center. 1605 Garden Place is a former medical facility and located on a dead end street next to a school. Gloria explains that she has been a home day care provider for the past 15 years and would like to expand her business. Gloria explains her disagreement with some of the conditions listed by staff especially the removal of the circular drive as she would like to use the circular drive in front as a possible drop off and pick up location.

Commissioner Anderson- How many children will you be able to care for at this proposed facility.

Gloria Harris- Between 75-100.

Chairman Rodriguez opens the meeting up to anybody in favor of the application.

Annie Mae- This is a good area for a day care center, I know Gloria Harris very well, this is her passion and she will do her best to make this a top notch day care center.

David Johnson- I think this is a good project for the community.

Chairman Rodriguez opens the meeting up to anybody in opposition to the application.

None present.

Staff report- Staff recommends approval with the elimination of condition #1 the elimination of the circular drive in the front.

Motion by Commissioner Anderson and seconded by Commissioner Grimes to recommend to the City Council the approval of Zoning Calendar #2484 a Conditional Use Permit for a Day Care Center at 1605 Garden Place subject to all listed conditions except for the elimination of condition #1 the elimination of the front circular drive.

AYES: All      NAYES: None

### 5.3 Zoning Calendar #2485

Petitioner: Yesenia Albarran/Megara Properties  
Location: 1725 N. Lewis Avenue  
Request: Map Amendment from B2 Community Shopping to B3 General Commercial

Chairman Rodriguez explains that items 5.3 and 5.4 are related and will be discussed at the same time but voted on separately.

Petitioner representative Cozumel Albaran explains that he would like to open an auto sales facility at 1725 N. Lewis Ave. Cozumel explains that the building has been vacant for a number of years and he wants to bring business to Waukegan.

Chairman Rodriguez- How would the business be set up on site, what portion of the building/property would you be using?

Cozumel Albaran- Cars would be lined up in the front parking lot along Lewis Ave.

Commissioner Griffin- This is a very large building, what space inside would you use?

Cozumel Albaran- I would have an office in the front part of the building.

Commissioner Dye- What makes this building attractive or an ideal spot for this business?

Cozumel Albaran- There is a lot of traffic on Lewis Ave. and there aren't any other car sales lots around, and it has been vacant for a long time.

Chairman Rodriguez opens the meeting up to anybody in favor of the applications for items 5.3 and 5.4

Jerry Aguilara- I have owned several businesses and have known Cozumel Albaran for many years. He is honest and a good business man. There is great traffic and exposure at this location, there will be many car sales and revenue for the city. I support this application.

Chairman Rodriguez opens the meeting up to anybody in opposition to the application for items 5.3 and 5.4

Chairman Rodriguez reads a letter from neighboring property owner Nor States Bank stating their opposition to the proposed use.

Staff report- Staff recommends denial of both 5.3 and 5.4. The zoning change and the car sales use would set a bad precedent and change the character of the business district. We prefer to have the B3 zoning districts and the car sales along the other major corridors such as Green Bay Rd.

Commissioner Dye- Has city staff discussed other possible locations with the applicant.

Russ Tomlin- Yes we have been in contact with the applicant and are always willing to help find appropriate locations.

Chairman Rodriguez- Our task here at the Planning & Zoning Commission is to provide the public hearing, listen to the facts and make a non-binding recommendation to the City Council, so no matter what our vote is here tonight, this application still moves on to the next step and they vote as well.

Motion by Commissioner Dye and seconded by Commissioner Anderson to recommend to the City Council the denial of Zoning Calendar #2485 a Map Amendment from B2 Community Shopping to B3 General Commercial at 1725 N. Lewis Avenue.

AYES: All NAYES: None

**5.4 Zoning Calendar #2486**

Petitioner: Yesenia Albarran/Megara Properties  
Location: 1725 N. Lewis Avenue  
Request: Conditional Use Permit for an Outdoor Used Car Sales Lot

Motion by Commissioner Anderson and seconded by Commissioner Griffin to recommend to the City Council the denial of Zoning Calendar #2486 a Conditional Use Permit for an Outdoor Used Car Sales Lot at 1725 N. Lewis Avenue.

AYES: All NAYES: None

**6.0 Conditional Use Permit Reviews**

**6.1 Zoning Calendar #2337**

Petitioner: Grand Auto, Inc.  
Location: 840 Grand Avenue  
Request: Conditional Use Permit for an Auto Repair Establishment

The owner/operator of the auto repair at 840 Grand Ave. has been notified of various violations at the facility and is working towards fixing the issues.

**7.0 Adjournment**

Motion by Commissioner Grimes and seconded by Commissioner Anderson to adjourn the February 11, 2016 Planning & Zoning Commission meeting.

AYES: All NAYES: None