

JUDICIARY COMMITTEE

**April 4, 2016
MINUTES**

1.0 Roll Call

Present: Alderman Taylor, Alderman Newsome, Alderman Moisio, Alderman Valko

Absent: Alderman TenPas

2.0 Approval of March 7, 2016 Minutes

Motion by Alderman Valko, seconded by Alderman Taylor to approve the Minutes of the March 7, 2016 Judiciary Committee meeting.

AYES: All NAYES: None

3.0 Old Business

None

4.0 New Business

4.1 Zoning Calendar #2487

Petitioner: City of Waukegan

Request: Text Amendment to Section 13.2 redefining "Lot Line, Front".

City staff explains that the current ordinance does not clearly define the front lot line in cases of corner lots; the text amendment will determine which corner frontage should be the front lot line.

Motion by Alderman Valko and seconded by Alderman Taylor to recommend to the City Council approval of the Text Amendment to Section 13.2 redefining "Lot Line, Front"

AYES: All NAYES: None

4.2 Zoning Calendar #2488

Petitioner: City of Waukegan

Request: Text Amendments to Articles 8 and 13 regarding Inline Retail Developments

City staff explains that the text amendment will create guidelines for future inline retail developments, the lot size will determine how many retail units are allowed.

Motion by Alderman Taylor and seconded by Alderman Valko to recommend to the City Council approval of the Text Amendments to Articles 8 and 13 regarding Inline Retail Developments.

AYES: All NAYES: None

4.3 Zoning Calendar #2489

Petitioner: City of Waukegan
Location: 0 E. Sea Horse Drive
Request: Map Amendment from R8 General Residence to M-CR Marine-Commercial Recreation

Alderman Moisio explains that the map amendment is related to a court ordered judgment.

Motion by Alderman Newsome and seconded by Alderman Valko to recommend to the City Council approval of the Map Amendment from R8 General Residence to M-CR Marine-Commercial Recreation.

AYES: All NAYES: None

4.4 Zoning Calendar #2490

Petitioner: Arnold Isakhanian/Lakehurst Investments, LLC
Location: 300 Lakehurst Road
Request: Preliminary and Final Plat of the Lakehurst 300 Resubdivision

Petitioner, Arnold Isakhanian presents and explains his goal of subdividing the front portion of the existing lot for future development. He explains that he is going in a different direction with the current business at Sundance and will be downsizing. Arnold hopes to be able to subdivide three lots and sell them for future development, acknowledging that future development will affect the current parking of Sundance.

Motion by Alderman Newsome and seconded by Alderman Taylor to recommend to the City Council approval of the Preliminary and Final Plat of the Lakehurst 300 Resubdivision.

AYES: All NAYES: None

4.5 Zoning Calendar #2492

Petitioner: PR Amhurst Lake, LLC/Ron Finch
Location: 1411 S White Oak Drive
Request: Conditional Use Permit for a Day Care Center

City staff explains that the building was originally built for a day care center, the original day care center closed a couple of years ago. The petitioner is an experienced day care provider that runs two other day care centers.

Motion by Alderman Newsome and seconded by Alderman Taylor to recommend to the City Council approval of the Conditional Use Permit for a Day Care Center.

AYES: All NAYES: None

4.6 Zoning Calendar #2493

Petitioner: City of Waukegan
Request: Approval of the 2016 Zoning Map

City staff explains that the updated 2016 Zoning Map reflects all of the zoning changes that have taken place within the past year.

Motion by Alderman Newsome and seconded by Alderman Taylor to recommend to the City Council approval of the 2016 Zoning Map.

AYES: All NAYES: None

4.7 Zoning Calendar #2494

Petitioner: Orlando Celis/3375 West Grand, LLC
Location: 3375 Grand Avenue
Request: Conditional Use Permit for a Car Wash

Petitioner representative Irene Edger presents and explains items 4.7 and 4.8 as they are related. Irene states that both businesses have been operating at the location for the past few years under the impression that they had a license with the car dealership. When they discovered that they did not have the proper approvals they applied for the Conditional Use Permits to come into compliance with city regulations.

Motion by Alderman Newsome and seconded by Alderman Valko to recommend to the City Council approval of Conditional Use Permit for a Car Wash.

AYES: All NAYES: None

4.8 Zoning Calendar #2495

Petitioner: Abelardo Lobos/3375 West Grand, LLC
Location: 3375 Grand Avenue
Request: Conditional Use Permit for an Auto Repair

Motion by Alderman Taylor and seconded by Alderman Valko to recommend to the City Council approval of Conditional Use Permit for an Auto Repair.

AYES: All NAYES: None

4.9 Zoning Calendar V-1-16

Petitioner: Waukegan Park District
Request: Vacation of Jensen Court

Alderman Moision explains that the vacations proposed by the Waukegan Park District are to benefit the neighboring King Park, and the future improvements that will take place there.

Motion by Alderman Valko and seconded by Alderman Newsome to recommend to the City Council approval of Vacation of Jensen Court.

AYES: All NAYES: None

4.10 Zoning Calendar V-2-16

Petitioner: Waukegan Park District
Request: Vacation of East Alley

Motion by Alderman Valko and seconded by Alderman Newsome to recommend to the City Council approval of Vacation of East Alley.

AYES: All NAYES: None

4.11 Zoning Calendar V-3-16

Petitioner: Waukegan Park District
Request: Vacation of West Alley

Motion by Alderman Newsome and seconded by Alderman Taylor to recommend to the City Council approval of Vacation of West Alley.

AYES: All NAYES: None

5.0 Adjournment

Motion by Alderman Valko, seconded by Alderman Newsome to adjourn the April 4, 2016 Judiciary Committee meeting.

AYES: All NAYES: None