

**WAUKEGAN PLANNING & ZONING COMMISSION
MINUTES
September 8, 2016**

1.0 Roll Call

7:00 PM

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

ABSENT: Kolber

2.0 Approval of July 14, 2016 Minutes

Motion by Commissioner Grimes and seconded by Commissioner Anderson to approve the minutes of the July 14, 2016 Planning & Zoning Commission meeting.

AYES: Anderson, Garcia, Rodriguez, Dye, Griffin, Grimes, Haug

NAYES: None

ABSTAIN: Bartos

3.0 Audience Time

None

4.0 Old Business

None

5.0 New Business

Chairman Rodriguez explains that the city text amendments will be heard after the other items.

5.1 Zoning Calendar #2505

Petitioner: Northshore Management Group/Rich Laskowski, Jr.

Location: 3232 N. Lewis Avenue

Request: Final Plat of Richard's Subdivision

Petitioner representative Jim Duerr explains that the item was previously heard at the last meeting as a preliminary plat and that the petitioners agree to comply with all of the conditions outlined.

Commissioner Dye- At the last meeting there were a number of people complaining about people driving over the parkway and excessive noise, have you come to any solutions.

Jim Duerr- Yes we are working with Ace on installing landscaping and trees or bushes.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

None present.

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

None present.

Staff Report- Staff recommends approval with the conditions outlined.

Motion by Commissioner Anderson and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2505 the Final Plat of Richard's Subdivision at 3232 N. Lewis Ave.

AYES: All NAYES: None

5.2 Zoning Calendar #2506

Petitioner: City of Waukegan

Request: Text Amendment to Section 8.4-3, Permitted Uses of the B3 General Commercial District, eliminating the use "Mini-warehouse"

Staff explains items 5.2,5.3, and 5.4 that the term "Mini-warehouse" is antiquated and that it makes sense to eliminate this use and term and replace it with more modern language and a more suitable use for the zoning districts. Self-Storage Facility is more of a common term and business model and more suitable to have them as permitted in industrial districts and conditional within the B3 Commercial district.

Motion by Commissioner Griffin and seconded by Commissioner Bartos to recommend to the City Council the approval of the Text Amendment to Section 8.4-3, Permitted Uses of the B3 General Commercial District, eliminating the use "Mini-warehouse"

AYES: All NAYES: None

5.3 Zoning Calendar #2507

Petitioner: City of Waukegan

Request: Text Amendment to Section 13.2, Definitions, adding the term "Self-Storage Facility" and its definition

Motion by Commissioner Dye and seconded by Commissioner Haug to recommend to the City Council the approval of the Text Amendment to Section 13.2, Definitions, adding the term "Self-Storage Facility" and its definition

AYES: All NAYES: None

5.4 Zoning Calendar #2508

Petitioner: City of Waukegan

Request: Text Amendment to Section 8.4-4, Conditional Uses of the B3 General Commercial District, Section 10.3-3 Permitted Uses of the I1 Restricted Industrial District, and Section 10.4-3, Permitted Uses of the I2 General Industrial District, adding the use "Self-Storage Facility"

Motion by Commissioner Anderson and seconded by Commissioner Garcia to recommend to

The City Council the approval of the Text Amendment to Section 8.4-4, Conditional Uses of the B3 General Commercial District, Section 10.3-3 Permitted Uses of the I1 Restricted Industrial District, and Section 10.4-3, Permitted Uses of the I2 General Industrial District, adding the use “Self-Storage Facility”

AYES: All NAYES: None

5.5 Zoning Calendar #2509

Petitioner: A & L’s Construction
Location: 0 and 575 Benny Place
Request: Map Amendment from B3 General Commercial to I2 General Industrial

Petitioner Representative Bill Seits and Duane Cook explain items 5.5 and 5.6 as they are related. Bill states that the property is currently zoned B3 and had been requesting to change it to I2 General Industrial but after conversations with staff realize I1 zoning makes sense as well. The property is about 2.5 acres and would be used for a garage construction business and small scale concrete mixing plant.

Commissioner Anderson- States that Belvidere Rd. is a main corridor coming into downtown and we would like to make sure the corridor is inviting and attractive.

Duane Cook- Responds that he will be installing a new fence along Benny Ave. and will make a number of improvements to the property.

Commissioner Bartos- Asks if the concrete plant is for his garage business only.

Duane Cook- States that the primary function of the mixing plant is for his garage company, but he would accept small jobs from outside as well, to install a sidewalk or driveway, but it doesn’t have the capacity for large construction jobs.

Commissioner Bartos- States that the road condition is very bad and with more trucks it will get worse.

Commissioner Griffin- States that it is a dedicated city owned road and that the city needs to maintain the upkeep on it.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

Ronald Stillman- Explains that he is an owner of a number of properties in the area and that this will be a welcome business to the area, it’s good to see new businesses coming into town.

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

None present.

Staff report- Staff explains that the property and the surrounding area has long been industrial, the zoning change will align with what exists historically and currently. Staff recommends approval of changing the zoning from B3 to I1 instead of I2 with the conditions outlined. Staff also recommends approval of the Conditional Use Permit with the conditions outlined.

Motion by Commissioner Garcia and seconded by Commissioner Anderson to recommend to the City Council the approval of Zoning Calendar #2509 Map Amendment from B3 General Commercial to I1 Restricted Industrial at 0 and 575 Benny Place.

AYES: All NAYES: None

5.6 Zoning Calendar #2510

Petitioner: A & L's Construction
Location: 0 and 575 Benny Place
Request: Conditional Use Permit for a Concrete Mixing Plant

Motion by Commissioner Haug and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2510 a Conditional Use Permit for a Concrete Mixing Plant at 0 and 575 Benny Place.

AYES: All NAYES: None

5.7 Zoning Calendar #2511

Petitioner: City of Waukegan
Request: Adoption of the South Sheridan Revitalization Plan as an Amendment to Comprehensive Plan

Commissioner Garcia recused himself from the presentation and vote on this Zoning Calendar item.

Mayor Wayne Motley presents and explains the work that has gone into developing the South Sheridan Revitalization Plan. After about two years of preparation and countless meetings with planning staff and HUD and the Waukegan Housing Authority, and a series of neighborhood meetings at local churches, we are proud to present this plan that will not only stimulate and redevelop the block but the whole South side of Waukegan. Mayor Motley then introduced Mike Higbee of Development Concepts, Inc.

Mike Higbee explains his personal development history and the work that he has done in Waukegan previously with the ULI panel and working on the downtown lakefront master plan. Mike explains that Waukegan has always been a place that he wanted to do a redevelopment project and when the City of Waukegan put out an RFP to bid for a development on city owned property he wanted to be sure to respond. Mike states that the development project is an amazing opportunity but that it should be done as part of a larger plan, therefore the request to adopt the South Sheridan Revitalization Plan. Mike explains the history of the study area, the current conditions, and the principles of the plan that would guide future development in the area.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

None present.

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

None present.

Staff Report- Staff recommends approval to adopt the South Sheridan Revitalization Plan as an Amendment to Comprehensive Plan. We have been working on this for quite some time and

have had numerous public meetings to iron out the final product. This plan will set the stage for future development within the South Sheridan area.

Motion by Commissioner Anderson and seconded by Commissioner Grimes to enthusiastically recommend to the City Council the approval of Zoning Calendar #2511 Adoption of the South Sheridan Revitalization Plan as an Amendment to the Comprehensive Plan.

AYES: Anderson, Bartos, Dye, Griffin, Grimes, Haug, Rodriguez NAYES: None
ABSTAIN: Garcia

5.8 Zoning Calendar #V-5-16

Petitioner: Waukegan Port District

Request: Vacation of Harbor Place south of Madison Street

HELD OVER

6.0 Conditional Use Permit Reviews

None

7.0 Adjournment

Motion by Commissioner Anderson and seconded by Commissioner Griffin to adjourn the September 8, 2016 Planning & Zoning Commission meeting.

AYES: All NAYES: None

9:00 PM