

**JUDICIARY COMMITTEE
MINUTES
September 19, 2016**

1.0 Roll Call 5:00PM

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

Absent: Alderman TenPas

2.0 Approval of August 1, 2016 Minutes

Motion by Alderman Newsome and seconded by Alderman Taylor to approve the Minutes of the August 1, 2016 Judiciary Committee meeting.

AYES: All NAYES: None

3.0 Old Business

None

4.0 New Business

4.1 Zoning Calendar #2511

Petitioner: City of Waukegan

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

Russ Tomlin introduces the South Sheridan Revitalization Plan and explains that at this point there is no review of a specific development to vote on, the vote today is for a plan much like the downtown lakefront master plan that will guide future development.

Mike Higbee of Development Concepts INC presents and explains the South Sheridan Revitalization Plan and the timeline that has brought us to this point, beginning with the City of Waukegan issuing an RFP for bids on city owned land on South Sheridan Rd. Mike describes the study area and historical and current physical characteristics and demographics of the area. Mr. Higbee then presents the South Sheridan Revitalization Plan as a plan to set the framework for future development along a dynamic corridor.

Alderman Taylor-This is a great undertaking with a lot of time and work put into it, do you think there will be investors willing to put up money for future development.

Mike Higbee- The odds significantly increase when there is a well thought out plan in place, so the investor or developer knows what to expect.

Alderman Moisio opens the meeting for any public comment about item 4.1

Public question- How would the reconfiguration of the properties and the roadway affect Trinity Church?

Mike Higbee- The changes should actually be for the better and not hinder Trinity Church, there should be better traffic flow and we have explored extra off site parking.

Public question- I commend the work that has been done on this plan it is great to have something like this in place for the future, I was wondering if this area is within in TIF district?

Mike Higbee- Yes, this is within a TIF district.

Public question- What about displacement of residents, if new development comes in?

Mike Higbee- The only “displacement” as part of this plan is for Barwell Manor, and it’s more of a replacement instead of displacement as a new building will be built for those residents and other residents.

Public question- How much would the initial redevelopment cost?

Mike Higbee- Approximately \$45million for phase one.

Alderman Valko- What is the mix of rental vs purchase and market rate vs affordable housing?

Mike Higbee- There is a mix of 6 different building types for phase 1, that will have a mix of rental, affordable rental, and market rate for sale.

Alderman Cunningham- Do you expect to accept vouchers for the phase one development?

Mike Higbee- We do expect that some of the replaced residents of Barwell Manor will most likely have vouchers.

Motion by Alderman Newsome and seconded by Alderman Valko to recommend to the City Council approval of the Adoption of the South Sheridan Revitalization Plan as an Amendment to Comprehensive Plan.

AYES: All NAYES: None

5.0 Public Comment

None

6.0 Adjournment

Motion by Alderman Taylor and seconded by Alderman Valko to adjourn the September 19, 2016 Judiciary Committee meeting.

AYES: All NAYES: None

5:45 PM