

JUDICIARY COMMITTEE
January 3, 2017
MINUTES

1.0 Roll Call 6:00PM

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

2.0 Approval of December 5, 2016 Minutes

Motion by Alderman Valko and seconded by Alderman Newsome to approve the Minutes of the December 5, 2016 Judiciary Committee meeting.

AYES: All NAYES: None

3.0 Old Business

None

4.0 New Business

4.1 Zoning Calendar #2521

Petitioner: City of Waukegan/Arthur Brumfield
Address: 634 Kennard Street
Request: Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence

Alderman Taylor asks to hear Alderman Cunningham's opinion on the matter.

Alderman Cunningham states that he understands certain properties will need to be rezoned as part of the South Sheridan Revitalization Plan, but doesn't feel it is appropriate to rezone this specific property against the owners wishes.

Alderman Moisio explains that if the zoning is not changed it will be the only property in the middle of all of the other properties that are being rezoned. And industrial zoning is not appropriate for a residential use. There isn't much that can be done on such a small lot with industrial zoning.

Alderman Newsome asks if the owner could build a home under the current I2 Industrial zoning or if the zoning is changed to R6 General Residence.

Staff explains that a home could technically not be built under the current I2 Industrial zoning but could if the zoning is changed to R6 Residential.

Petitioner Representative Bob Masini explains that the rezoning of these properties probably should have been taken care of long ago, they were rezoned at some point to make way for an industrial development that never took place, they should have been rezoned back to residential when the industrial development did not happen. Mr. Masini explains that there is a plan in place, the South Sheridan Revitalization Plan, there is a Developer that is willing to take on the project, and there is an opportunity to change the zoning to the appropriate and best use to complete the revitalization plan. Mr. Masini explains that he and his client understand that this specific property is a special situation and that a zoning change doesn't mean that the owner needs to sell his property.

Motion by Alderman Valko and seconded by Alderman Newsome to recommend to the City Council approval of Zoning Calendar #2521 the Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence at 634 Kennard Street.

AYES: Newsome, Valko, Moisio NAYES: Taylor

4.2 Zoning Calendar #2522

Petitioner: City of Waukegan/Illinois Department of Transportation

Address: 601 and 605 S. Genesee Street

Request: Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence

Motion by Alderman Newsome and seconded by Alderman Valko to recommend to the City Council approval of Zoning Calendar #2522 the Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence at 601 and 605 S. Genesee Street.

AYES: All NAYES: None

4.3 Zoning Calendar #2523

Petitioner: City of Waukegan/ Illinois Department of Transportation

Address: 0 S. Genesee Street (PIN #08-28-408-005)

Request: Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence

Motion by Alderman Newsome and seconded by Alderman Valko to recommend to the City Council approval of Zoning Calendar #2523 the Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence at 0 S. Genesee Street (PIN #08-28-408-005).

AYES: All NAYES: None

4.4 Zoning Calendar #2524

Petitioner: M.D. Higbee/Sheridan Partners, LLC

Address: 680, 678, 676, 674, 670, 666, 662, 658, 646, 645, 638, 630 Kennard; PIN #08-28-408-015, #08-28-403-005; 622, 618, 614 and 602 Hill Street; 607, 617, 619, 623, 633, 651, 655, 661, 671, 673 and 677 S. Genesee Street; PIN #08-28-232-003, #08-28-400-008, #08-28-403-004, #08-28-408-003, #08-28-408-004, #08-28-400-018, and #08-28-400-020

Request: Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence

Motion by Alderman Newsome and seconded by Alderman Valko to recommend to the City Council approval of Zoning Calendar #2524 the Map Amendment (Rezoning) from I2 General Industrial to R6 General Residence at 680, 678, 676, 674, 670, 666, 662, 658, 646, 645, 638, 630 Kennard; PIN #08-28-408-015, #08-28-403-005; 622, 618, 614 and 602 Hill Street; 607, 617, 619, 623, 633, 651, 655, 661, 671, 673 and 677 S. Genesee Street; PIN #08-28-232-003, #08-28-400-008, #08-28-403-004, #08-28-408-003, #08-28-408-004, #08-28-400-018, and #08-28-400-020.

AYES: All NAYES: None

4.5 Zoning Calendar #V-6-16

Petitioner: A & L's Construction

Request: Vacation of Alley east of Benny Avenue and south of Belvidere Road

Staff explains that the unimproved and unused alley is in the middle of the property which is now A&L's Construction concrete mixing plant, which was approved by a Conditional Use Permit recently. As part of the approval, the owners were required to vacate the alley.

Motion by Alderman Valko and seconded by Alderman Taylor to recommend to the City Council approval of Zoning Calendar #V--16 the Vacation of an Alley east of Benny Avenue and south of Belvidere Road.

AYES: All NAYES: None

5.0 Public Comment

John Quinn- States that the South Sheridan Revitalization Plan sounds like a great project, but the city needs to ensure the citizens of our community get the opportunity to work on the development, there is talented labor in Waukegan and we need to put pressure on the developer to hire local.

Charles Pitts- The South Sheridan Revitalization Plan and development is a big project that could change the community if it's done right. And while the gentlemen might be sentimental about his property and not want things to change, the city has the right to do so, and it may be worth more money to have the zoning changed.

6.0 Adjournment

Motion by Alderman Newsome and seconded by Alderman Valko to adjourn the January 3, 2017 Judiciary Committee meeting.

AYES: All NAYES: None

6:30 PM