

**WAUKEGAN PLANNING & ZONING COMMISSION
MINUTES
February 9, 2017**

1.0 Roll Call

7:00 PM

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

ABSENT: None

2.0 Approval of January 12, 2017 Minutes

Motion by Commissioner Grimes and seconded by Commissioner Griffin to approve the minutes of the January 12, 2017 Planning & Zoning Commission meeting.

AYES: All NAYES: None

3.0 Audience Time

None

4.0 Old Business

4.1 Zoning Calendar #2525

Petitioner: City of Waukegan/Thomas Capria

Address: 100 W. Blanchard Road

Request: Map Amendment (Rezoning) from B3 General Commercial to B1 Neighborhood Convenience (Repeal of Map Amendment granted in Zoning Calendar #2062)

HELD OVER

Motion by Commissioner Dye and seconded by Commissioner Griffin to seat Commissioner Kolber at 7:05.

AYES: All NAYES: None

5.0 New Business

5.1 Zoning Calendar #2528

Petitioner: Elizabeth Vaca/Need a Broker Company

Address: 814 Washington Street

Request: Conditional Use Permit for a Banquet Facility

Petitioner Elizabeth Vaca presents and explains that she is the owner of the building, the owner of an insurance office within the building and would also like to operate a small banquet facility within the building. Elizabeth passes out photos of the interior space where the existing offices are and where the proposed banquet space will be. Elizabeth explains that the banquet space is very small and more conducive to dinner parties, baby showers, and meetings.

Commissioner Bartos- Asks if there is enough parking on site to accommodate the existing businesses and the proposed banquet use.

Staff- Responds that there is enough parking for existing and proposed uses.

Chairman Rodriguez opens the meeting up to anybody in support of the application.
Joe Legat- Explains that he owns property adjacent to 814 Washington St. and he thinks it is a welcome addition to the neighborhood. Joe supports the approval of the Conditional Use Permit, and states that he would allow the use of his parking lot if needed.

Chairman Rodriguez opens the meeting up to anybody in opposition of the application.
None present

Motion by Commissioner Garcia and seconded by Commissioner Kolber to recommend to the City Council the approval of Zoning Calendar #2528 Conditional Use Permit for a Banquet Facility at 814 Washington St.

AYES: All NAYES: None

6.0 Conditional Use Permit Reviews

None

Commissioner Griffin commented on a rezoning item from the previous meeting and wanted to make sure that commissioners visit each property before they make their vote.

7.0 Adjournment

Motion by Commissioner Bartos and seconded by Commissioner Griffin to adjourn the February 9, 2017 Planning & Zoning Commission meeting.

AYES: All NAYES: None

7:30PM