

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

**1.0 Roll Call**

7:00 PM

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

ABSENT: None

**2.0 Approval of February 9, 2017 Minutes**

Motion by Commissioner Grimes and seconded by Commissioner Haug to approve the minutes of the February 9, 2017 Planning & Zoning Commission meeting.

AYES: All    NAYES: None

Motion by Commissioner Grimes and seconded by Commissioner Dye to seat Commissioner Anderson.

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)

Commissioner Kolber recuses himself from discussion and voting as he has previously worked with the attorneys representing the petitioner.

Staff presents and explains the rezoning request. The property was rezoned from R1 to B3 in 2005, since that time no development has taken place. According to Section 3.10-9 of The Waukegan Zoning Ordinance, the city may rezone the property to a more appropriate zoning if no zoning certificate or building permit has been applied for within one year of the original rezoning. Thus the city is seeking to rezone the property from B3 to B1, a more appropriate zoning for the neighborhood.

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

Bill Braithwaite, attorney for the property owner requests that the meeting be continued for 4 months as there is a developer that is interested in a possible development on the site and needs time to get everything in order. Bill explains that the proposed development will not take place with B1 zoning and B3 zoning is necessary for any development to take place on that site.

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

Jim Bakshis, the President of the Homeowners Associations of Traditions at Glen Flora restates what was submitted within the letter from the Homeowners Association, that they believe that B1 zoning is more appropriate than B3 zoning, but the most appropriate zoning is R1 Single Family Residential.

William Graft also an attorney for the property owner explains that the current owner of the property originally listed the property for development with a local residential real estate broker, the market crashed and that is the reason there has been no activity. The owner recently hired a national real estate broker and immediately received interest for development from a firm in Florida, Palm Beach Development. We intend to work with city staff and the neighbors and Palm Beach Development to iron out details for the next 4 months.

Motion by Commissioner Dye and seconded by Commissioner Grimes to refer the item to Corporation Counsel for review of the conditions that the property cannot be developed or sold before July. If it is determined that these conditions are unenforceable, this agenda item shall return to the next scheduled meeting for action.

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

## **5.0 New Business**

### **5.1 Zoning Calendar #V-2-17**

Petitioner:      Jose & Iris Arreola

Request:        Vacation of 240' of Vermont Avenue, west of Bayonne Avenue

Petitioner representative Tom Healy presents and explains that proposed vacation of the right of way. He explains that the owner of the adjacent property Jose, owns a number of properties in the area which is zoned I2 Industrial intends to build a building for his construction company.

Staff recommends approval with the conditions listed and the fee based upon surrounding property assessments.

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

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

Motion by Commissioner Griffin and seconded by Commissioner Bartos to recommend to the City Council the approval of Zoning Calendar #V-2-17 Vacation of 240' of Vermont Avenue, west of Bayonne Avenue

AYES: All      NAYES: None

## **6.0 Conditional Use Permit Reviews**

None

## **7.0 Adjournment**

Chairman Rodriguez reiterates to staff as the Planning & Zoning Commission has requested a number of times, that legal counsel be present at the meetings.

Motion by Commissioner Anderson and seconded by Commissioner Garcia to adjourn the March 9, 2017 Planning & Zoning Commission meeting.

AYES: All      NAYES: None

8:30PM