

WAUKEGAN PLANNING & ZONING COMMISSION
April 13, 2017
MINUTES

1.0 Roll Call

7:00 PM

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

ABSENT: Griffin

2.0 Approval of March 9, 2017 Minutes

Chairman Rodriguez explains that the minutes did not reflect the motion on the floor for Zoning Calendar #2525. Commissioner Dye confirms as he was the one to make the motion that it should have read: "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."

Motion by Commissioner Grimes and seconded by Commissioner Anderson to accept the minutes as corrected of the March 9, 2017 Planning & Zoning Commission meeting.

AYES: All NAYES: None

3.0 Audience Time

NONE

4.0 Old Business

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

AYES: All NAYES: None

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)

Chairman Rodriguez explains that at the end of the March hearing there was a motion to refer the item to corporation counsel for review, corporation counsel reviewed the item with the conditions listed and deemed that the conditions were unenforceable, therefore the item is back before the commission for action.

Commissioner Bartos asks for clarification from Corporation Counsel on whether or not the conditions were enforceable?

Corporation Counsel Steve Martin explains that the conditions are not enforceable.

Bill Braithwait explains that he and his firm represent the seller and the buyer on this deal and that the buyer is under contract to purchase the property. Mr. Braithwait asks for a motion of continuance until July.

William Graft also an attorney with the firm representing the seller and the buyer passes out a document to the commission members with a proposed motion, a proposed site plan, and a resume for the proposed developer.

Chairman Rodriguez asks corporation counsel if the document produced by Mr. Braithwait and Mr. Graft changes anything.

Steve Martin Corporation Counsel states that the document does not change anything, the vote tonight should either be approval or denial of the zoning calendar.

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

Jim Bakshis states that he is the president of the homeowner's association for Traditions at Glen Flora and that he supports the rezoning and the B1 zoning is much more appropriate for the area.

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

Mr. Braithwait asks Mr. Bakshis how he found out about the meeting, Mr. Bakshis states that he lives at the Traditions at Glen Flora and received a notice.

Chairman Rodriguez asks for a motion on Zoning Calendar#2525

Mr. Braithwait claims that there hasn't been a proper hearing.

Chairman Rodriguez states that a proper hearing was held last month and this month and that the Planning & Zoning Commission is a recommending body to the Judiciary Committee of the City Council, so there will be two more public hearings after this one.

Motion by Commissioner Anderson and seconded by Commissioner Dye to recommend to the City Council the approval of Zoning Calendar #2525 Map Amendment (Rezoning) from B3 General Commercial to B1 Neighborhood Convenience (Repeal of Map Amendment granted in Zoning Calendar #2062)

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

NAYES: None

RECUSED: Kolber

5.0 New Business
NONE

6.0 Conditional Use Permit Reviews
NONE

7.0 Adjournment

Motion by Commissioner Dye and seconded by Commissioner Anderson to adjourn the April 13, 2017 Planning & Zoning Commission meeting.

AYES: All NAYES: None

7:32PM