

WAUKEGAN PLANNING & ZONING COMMISSION
May 11, 2017
MINUTES

1.0 Roll Call

7:00 PM

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

ABSENT: None

Chairman Rodriguez reads Porfirio Garcia's letter of resignation from the Planning & Zoning Commission. Chairman Rodriguez also explains that City of Waukegan Corporation Counsel representative Douglas Dorando will be present at Planning & Zoning Commission meetings. Chairman Rodriguez thanks Mayor Cunningham for his attention in having legal counsel present at these meetings.

2.0 Approval of April 13, 2017 Minutes

Motion by Commissioner Grimes and seconded by Commissioner Anderson to accept the minutes of the April 13, 2017 Planning & Zoning Commission meeting.

AYES: All NAYES: None

3.0 Audience Time

None

4.0 Old Business

None

5.0 New Business

5.1 Zoning Calendar #2529

Petitioner: Gregorio Hernandez

Location: 17 & 19 S. Dilger Avenue

Request: Map Amendment (Rezoning) from R3 Single-Family Residence to B3 General Commercial

WITHDRAWN

5.2 Zoning Calendar #2530

Petitioner: Gregorio Hernandez

Location: 17 & 19 S. Dilger Avenue

Request: Preliminary and Final Plat of Subdivision Consolidation

WITHDRAWN

5.3 Zoning Calendar #2531

Petitioner: Oportun, Inc./2000 Grand Avenue, LLC

Location: 2000 W. Grand Avenue

Request: Conditional Use Permit for a Financial Institution

HELD OVER

5.4 Zoning Calendar #2532

Petitioner: Felix Orlando Celis Ruiz/Belvidere Benny, LLC
Location: 1405 Belvidere Road
Request: Conditional Use Permit for a Hand Wash and Detailing Car Wash

Petitioner representative William Ochoa presents and explains the reuse of a long vacant warehouse as a hand detail car wash. William states that the warehouse was previously occupied by Acme Brick and it has been vacant for some time. William also explains that the owner Felix has had a hand detailing business in Waukegan for many years at a car dealership on Grand Ave.

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

None present

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

None present

Chairman Rodriguez read three letters of opposition and one letter of support.

Staff report- Staff recommends approval of the Conditional Use Permit, staff spoke with the individual who turned in three letters of support and answered for the concerns raised. The hand detail wash will all be operated within the building, there is enough circulation inside to accommodate cars so there is not a line of cars or traffic issues.

Commissioner Griffin states that Benny Ave. is in very bad condition and should be repaired.

Motion by Commissioner Kolber and seconded by Commissioner Anderson to recommend to the City Council approval with the conditions outlined of Zoning Calendar #2532 a

Conditional Use Permit for a Hand Wash and Detailing Car Wash located at 1405 Belvidere Rd.

AYES: Kolber, Anderson, Bartos, Rodriguez, Grimes, Haug, Griffin

NAYES: None

Motion by Commissioner Bartos and seconded by Commissioner Griffin to seat Commissioner Dye.

AYES: All

NAYES: None

7:20

5.5 Zoning Calendar #2535

Petitioner: Nyle Hendricks/Visual Pak/McGaw, LLC
Location: 1275 Bridge Drive
Request: Site Plan Approval per the McGaw Business Center Overlay District

Petitioner representative Nyle Hendricks the facilities manager for Visual Pak presents the proposed building, its massing, location, and site plan. Nyle explains that approximately 25 employees will be moved to the new facility.

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

None present

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

None present

Staff report- Staff recommends approval with the conditions outlined, specifically increased landscaping and a revised color scheme of the exterior walls.

Motion by Commissioner Griffin and seconded by Commissioner Anderson to recommend to the City Council approval with the conditions outlined of Zoning Calendar #2535 a Site Plan Approval per the Western Gateway Redevelopment Overlay District for 1275 Bridge Drive, Visual Pak.

AYES: Kolber, Anderson, Dye, Bartos, Rodriguez, Grimes, Haug, Griffin

NAYES: None

5.6 Zoning Calendar #2536

Petitioner: Bassam Ziada/Murphy Oil

Location: 3850 Fountain Square Place

Request: Site Plan Approval per the Western Gateway Redevelopment Overlay District

Petitioner representative Pov Chin presents and explains the proposed site plan and new building. Pov explains that this is an existing Murphy Oil gas station at Fountain Square, and corporate would like to demolish the existing building and replace it with a new more modern prototype. Pov states that the proposed site plan included a propane sales storage rack which they have decided to eliminate.

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

None present

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

None present

Staff report- Staff recommends approval of the petition, the new site plan will have increased landscaping, the new building will be more modern and allow for expanded retail sales, it will be a welcomed addition to the area.

Motion by Commissioner Anderson and seconded by Commissioner Bartos to recommend to the City Council approval with the conditions outline of Zoning Calendar #2536 a Site Plan Approval per the Western Gateway Redevelopment Overlay District for 3850 Fountain Square Place, a Murphy Oil gas station.

AYES: Kolber, Anderson, Dye, Bartos, Rodriguez, Grimes, Haug, Griffin

NAYES: None

6.0 Conditional Use Permit Reviews

NONE

7.0 Adjournment

Motion by Commissioner Grimes and seconded by Commissioner Kolber to adjourn the May 11, 2017 Planning & Zoning Commission meeting.

AYES: All NAYES: None

7:30PM