

WAUKEGAN PLANNING & ZONING COMMISSION
July 13, 2017
MINUTES

1.0 Roll Call

7:02 PM

PRESENT: Anderson, Rodriguez, Grimes, Kolber, Bartos

ABSENT: Dye, Haug, Griffin

2.0 Approval of June 8, 2017 Minutes

Commissioner Bartos and Commissioner Kolber were not present during last meeting and must abstain from approval of minutes, therefore there is not a quorum to approve the minutes.

Motion by Commissioner Anderson and seconded by Commissioner Grimes to hold over the minutes till next meeting.

AYES: All

NAYES: None

3.0 Audience Time

NONE

4.0 Old Business

NONE

5.0 New Business

5.1 Zoning Calendar #2537

Petitioner: Delia De La Cruz

Location: 701 Pine Street

Request: Conditional Use Permit for a Banquet Facility

Petitioner representative Delia De La Cruz presents and explains her proposed Conditional Use Permit. Delia explains that she was under the impression that she was following the process correctly obtaining building permits and licenses until she was notified that the banquet facility needs to go through the Conditional Use Permit process. Delia explains that she has purchased the building and is in the process of rehabbing and occupying the vacant spaces.

Commissioner Bartos- I am concerned about the process here, it seems that she has already remodeled the location and started having banquets, I am not necessarily opposed to this but am concerned about the process.

Commissioner Kolber- To clarify though, she was under the impression that she was doing this properly and was then notified of the correct process.

Staff- That is correct, she was notified that she needs the Conditional Use Permit in order to operate legally.

Chairman Rodriguez opens the hearing up to anybody in opposition.
None present

Chairman Rodriguez opens the hearing up to anybody in support.

None present, but there was one letter of support received.

Staff Report- Staff recommends approval with the conditions listed.

Commissioner Kolber- There are 22 conditions listed is the applicant aware and able to comply with all.

Delia De La Cruz- Yes.

Motion by Commissioner Bartos and seconded by Commissioner Kolber to recommend to the City Council approval of Zoning Calendar #2537 a Conditional Use Permit for a Banquet Facility located at 701 Pine Street subject to the conditions outlined by staff.

AYES: All

NAYES: None

6.0 Conditional Use Permit Reviews

NONE

7.0 Adjournment

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

AYES: All NAYES: None

7:20PM