

MINUTES OF THE REGULAR MEETING OF THE ZONING PLANNING & APPEALS COMMISSION OF THE VILLAGE OF METTAWA, LAKE COUNTY, ILLINOIS, HELD AT THE HOUR OF 7:00 P.M. ON TUESDAY, OCTOBER 1, 2024 IN THE COTTONWOOD ROOM

I. CALL TO ORDER:

Village Clerk Gallo called the meeting to order at 7:00 PM.

II. ROLL CALL:

Upon a Call of the Roll, the following persons were:

Present: Commissioners Carruthers, Fantus, Meluso, Palmer and Witten

Absent: Chairman Leonard and Commissioner Pickell

Village Clerk Gallo declared a quorum present.

Also, present were: Village Attorney, Jim Rhodes of Klein, Thorpe & Jenkins, Ltd; Village Administrator, Mandi Florip

A motion was made to appoint a Chairman Pro Tem Witten. The motion was made by Commissioner Carruthers and seconded by Commissioner Fantus.

Aye: Commissioners Carruthers, Fantus and Palmer

Nay: None

Village Clerk Gallo declared the motion carried.

III. APPROVAL OF MINUTES:

The Zoning, Planning and Appeals Commission regular minutes for June 4, 2024 were reviewed. It was moved by Commissioner Carruthers and seconded by Commissioner Palmer that the meeting minutes of the June 4, 2024 be placed on file.

Upon a Call of the Roll, the following persons voted:

Aye: Commissioners Carruthers, Fantus, Palmer and Chairman Pro Tem Witten

Absent: Chairman Leonard and Commissioner Pickell

Chairman Pro Tem Witten declared the motion carried and that the meeting minutes be placed on file.

IV. CALL OF CASES:

Chairman Pro Tem Witten indicated the work of the Zoning, Planning, and Appeals Commission consists of reviewing matters brought before us that affect zoning and planning in the Village. The Commission is a fact-finding body and has no final authority. As a result, the Commission makes no final decisions regarding any matter, but only makes recommendations to the President and Board of Trustees of the Village of Mettawa based upon the testimony presented.

- a. CASE No: 24-ZA-1 An Application for a Zoning Map Amendment rezoning five parcels of property from the R-1 Residential District to OS Open Space District.

The public hearing on Case No: 24-ZA-1 was opened.

Upon a Call of the Roll, the following persons voted:

Aye: Commissioners Carruthers, Fantus, Palmer and Chairman Pro Tem Witten
Absent: Chairman Leonard and Commissioner Pickell
Chairman Pro Tem Witten declared a quorum present.

Chairman Pro Tem Witten Case No: 24-ZA-1 arises from the request by the Village of Mettawa for the Zoning Map Amendment to rezone five parcels of property owned by the Village for R-1 Residential to OS Open Space. The following documentation is being entered as exhibits: **Exhibit 1**, the notice of the public hearing posted in the Daily Herald on August 31, 2024 in the manner required by law as; Also, signs were posted on the five properties giving notice of the public hearing as required by the village's zoning code; **Exhibit 2**, the Affidavit of Proof provided proof of mailings; **Exhibit 3**, the Memorandum from the Village Attorney dated September 23, 2024; **Exhibit 4**, the Village Zoning Map

No written objections were received. No objectors were present at the meeting.

Village Attorney Rhodes stated there are five parcels this evening being rezoned from R1 to OS.
1st Parcel: Located at 25960 N. St. Marys Road, this parcel was acquired by the village in 2013. This parcel is approximately 3.95 acres in size.
2nd Parcel: Located at 24880 N. Riverwoods Road, this parcel was acquired by the village from W.W. Grainger in July of 2023. This parcel is approximately 69.392 acres in size.
3rd Parcel: Located at 24881 N. Riverwoods Road, this parcel was acquired by the village from W.W. Grainger in July of 2023. This parcel is approximately 30.926 acres in size.
4th Parcel: Located at 300 Riverwoods Road, this parcel was acquired by the village from W.W. Grainger in July of 2023. This parcel is approximately 13.7 acres in size.
5th Parcel: Located at 15085 W Old School Road, this parcel was acquired by the village in February of 2024. This parcel is approximately 4.5 acres in size.

Village Attorney Rhodes added the only permitted use allowed within an Open Space District includes; park land, forest preserve or conservatories. No residential or commercial use such as office or hotel are permitted in this open space district. The standard for the map amendment is consistent with the Comprehensive Plan. Zoning these parcels is a conservation and stewardship of open space within the village. This will assure the protection and preservation of the rural residential community.

Resident, Peter Ritsos located at 400 Riverwoods Road asked if rezoning these parcels into open space could be changed at a later date. Village Attorney Rhodes replied yes, rezoning is not perpetual. If the land was to be rezoned, it would require a ZPA public hearing and the recommendation of the Village Board to be approved.

No further questions were received.

Commissioner Meluso remarked he was under the assumption rezoning was perpetual but it can be changed. Village Attorney Rhodes stated every parcel can be rezoned with a public hearing.

A motion was made that the Village's Zoning Map be amended to provide that the properties at 25960 W N. St. Marys Road, 24880 and 24881 N. Riverwoods Road, 300 Riverwoods Road and 15085 W Old School Road be zoned to Open Space District.

The motion was moved by Commissioner Palmer and seconded by Commissioner Carruthers.
Upon a Call of the Roll:

Aye: Commissioners Carruthers, Fantus, Palmer and Chairman Pro Tem Witten

Nay: None

Absent: Chairman Leonard and Commissioner Pickell

Chairman Pro Tem Witten declared the motion carried.

A motion was made to authorize the Chairman Pro Tem Witten to draft the Findings and Facts on this matter and report the Zoning, Planning and Appeals recommendations to the Mayor and Board of Trustees of the Zoning.

The motion was moved by Commissioner Palmer and seconded by Commissioner Carruthers.
Upon a Call of the Roll, the following persons were present:

Aye: Commissioners Carruthers, Fantus, Palmer and Chairman Pro Tem Witten

Nay: None

Absent: Chairman Leonard and Commissioner Pickell

Chairman Pro Tem Witten declared the motion carried.

V. COMMUNICATIONS:

VI. REVIEW OF REPORTS OF COMMISSION COMMITTEES:

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

IX. ADJOURNMENT:

With no further business to discuss, it was moved by Commissioner Fantus seconded by Commissioner Palmer that the meeting be adjourned.

Upon a Call of the Roll:

Aye: Commissioners Carruthers, Fantus, Palmer and Chairman Pro Tem Witten

Absent: Chairman Leonard and Commissioner Pickell

Chairman Pro Tem Witten declared the motion carried and the meeting adjourned at 7:17 pm.

Sandy Gallo, Village Clerk