

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, MARCH 4, 2025 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

III. APPOINTMENT OF VICE CHAIRMAN:

A motion was made to appoint a Vice Chairman Witten. The motion was made by Commissioner Palmer and seconded by Commissioner Fantus.

Aye: Commissioners Carruthers, Fantus, Meluso and Palmer

Nay: None

Village Clerk Gallo declared the motion carried.

IV. APPROVAL OF MINUTES:

The Zoning, Planning and Appeals Commission regular minutes for October 1, 2024 were reviewed. It was moved by Commissioner Palmer and seconded by Commissioner Fantus that the meeting minutes of the October 1, 2024 be placed on file.

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

Aye: Commissioners Carruthers, Fantus, Palmer, Meluso and Vice Chairman Witten

Absent: Chairman Leonard and Commissioner Pickell

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

V. NEW BUSINESS:

a. Chairman's Report on the Application for a Lot Consolidation by Robert Price and Sarah Daehnert to consolidate Lots 1 and 2 in Jean S. Schulze Subdivision into one lot with One Proposed Building

Vice Chairman Witten indicated a lot consolidation of two lots into one may be approved as a minor subdivision by section 16.301 of the Village's subdivision code where no variations are being requested and no waivers of the building code will be sought. The Village's Engineers have fully reviewed the application for consolidation and the plat of subdivision and have recommended approval of the plat of consolidation. In accordance with Subsection D of Section 16.301, on behalf of the Zoning Planning and Appeals Commission, I will sign the plat of consolidation and

recommend approval to the President and Board of Trustees.

A motion was made to accept the Vice Chairman's report and recommendation to the President and Board of Trustees. The motion was made by Commissioner Palmer and seconded by Commissioner Fantus.

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

Aye: Commissioners Carruthers, Fantus, Palmer, Meluso and Vice Chairman Witten

Nay: None

Absent: Chairman Leonard and Commissioner Pickell

Vice Chairman Witten declared the motion carried.

VI. 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: 25-V-1 The Applicant Sangston and Carey Walmsley Woodruff is seeking a variation from Section 15.403 of the Village of Mettawa Zoning Ordinance, which requires a minimum rear yard setback of seventy-five (75) feet, in order to permit a tree house and deck located ten feet (10) feet from the rear lot line on the property located at 14655 Westwoods Lane, Mettawa, Illinois.

The public hearing on Case No: 25-V-1 was opened.

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

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

Absent: Chairman Leonard and Commissioner Pickell

Vice Chairman Witten declared a quorum present.

Vice Chairman Witten Case No: 25-V-1 arises from an application filed by Sangston and Carey Woodruff. The Applicants seek a variation from the code provision that requires a rear yard of at least 75 feet to allow a tree house and deck to remain constructed 10 feet from the rear property line. The following documentation is being entered as exhibits: **Exhibit 1**, the notice of the public hearing posted in the Daily Herald on February 3, 2025 in the manner required by law; Also, a sign was post on the property 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 Application for variation; **Exhibit 4**, the Proof of Ownership; **Exhibit 5**, Plat of Survey for the Property; **Exhibit 6**, Tax Map; **Exhibit 7**, Letter from LA Design Architecture; **Exhibit 8**, Photos of tree house.

Present Objectors: Jill Tindall-Rohrer spoke on behalf of Adriene Tindall, who is located at 27250 N Meadowoods Lane.

Applicants: Sangston and Carey Walmsley Woodruff presented their case. Resident, Ashley Thomas spoke in support of the Woodruff's tree house. Mrs. Thoms is located at 27500 N. Meadowoods Lane.

Please reference the transcripts for the full meeting dialogue. Transcripts can be obtained from the Village Clerk.

A motion was made to not recommend the approval to the President and Board of Trustees of a variation for 14655 Westwood Lane as requested in Application 25-V-1.

The motion was moved by Commissioner Fantus and seconded by Commissioner Carruthers.

Upon a Call of the Roll for the vote:

Aye: Commissioners Carruthers, Fantus, Palmer, Meluso and Vice Chairman Witten

Nay: None

Absent: Chairman Leonard and Commissioner Pickell

Vice Chairman Witten declared the motion carried.

VII. COMMUNICATIONS:

VIII. OLD BUSINESS:

IX. ADJOURNMENT:

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

Upon a Call of the Roll:

Aye: Commissioners Carruthers, Fantus, Palmer, Meluso and Vice Chairman Witten

Absent: Chairman Leonard and Commissioner Pickell

Vice Chairman Witten declared the motion carried.

Vice Chairman Witten declared the motion carried and the meeting adjourned at 7:55 pm.

Sandy Gallo, Village Clerk