

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, JUNE 3, 2025 IN THE COTTONWOOD ROOM

I. CALL TO ORDER:

Chairman Fantus 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, Meluso, Palmer, Pelech and Chairman Fantus

Absent: Commissioners Pickell

Chairman Fantus declared a quorum present.

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

III. APPROVAL OF MINUTES:

The Zoning, Planning and Appeals Commission regular minutes for March 4, 2025 were reviewed. Village Clerk Gallo indicated she received edits from Commissioner Carruthers. It was moved by Commissioner Palmer and seconded by Commissioner Carruthers that the meeting minutes of the March 4, 2025 be approved with edits received.

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

Aye: Commissioners Carruthers, Meluso, Palmer, Pelech and Chairman Fantus

Nay: None

Absent: Commissioner Pickell

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

IV. CALL OF CASES:

a. Chairman's Report on the Application for a Lot Consolidation by John Novak to consolidate Lots 1 and 6A in Alfred MacArthur's Subdivision into one lot with One Proposed Building

Chairman Fantus stated 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. 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, Chairman Fantus will sign the plat of consolidation and recommend approval to the President and Board of Trustees.

The motion was made by Commissioner Carruthers and seconded by Commissioner Palmer to approve the lot consolidation for John Novak in Alfred MacArthur's Subdivision.

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

Aye: Commissioners Carruthers, Meluso, Palmer, Pelech and Chairman Fantus

Nay: None

Absent: Commissioner Pickell

Chairman Fantus declared the motion carried.

- b. CASE No: 25-V-2 The Applicant seeks a variation from Section 15.802 (A)(2)(a) of the Village of Mettawa Zoning Ordinance, which requires the total floor area of all detached accessory structures to be less than three per cent (3%) of the total lot area, to allow the floor area of all detached accessory structures not to exceed 3.9% of the total lot area which would allow the construction of an equipment shed and therapy pool upon the consolidated property of Lot 1 and Lot 6A of John Novak in Alfred MacArthur's Subdivision.

Chairman Fantus indicated the work of the Zoning, Planning, and Appeals Commission consists of reviewing matters brought before the Commission 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.

The public hearing on Case No: 25-V-2 was opened.

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

Present: Commissioners Carruthers, Meluso, Palmer, Pelech and Chairman Fantus

Absent: Commissioners Pickell

Chairman Fantus declared a quorum present.

Chairman Fantus stated that Case No: 25-V-2 arises from an application filed by John Novak. The Applicant seeks a variation from the code provision that restricts the total floor area of all detached accessory structures in an R-1 District to no more than 3% of the lot area, to enable construction of detached accessory structures whose total floor area would compose to 3.9% of the lot area. The following documentation is being entered as exhibits: **Exhibit 1**, the notice of the public hearing posted in the Daily Herald on May 4, 2025 in the manner required by law as; Also, a sign was posted 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**, ZPA application; **Exhibit 4**, Title Insurance; **Exhibit 5**, Consolidation Plat; **Exhibit 6**, Plat of Survey; **Exhibit 7**, Existing and Proposed on Plat of survey; **Exhibit 8**, Executive Summary from Adam Lyons 01.15.25; **Exhibit 9**, Accessory Structure Footage Summary 05.18.25; **Exhibit 10**, Elevation Views; **Exhibit 11**, Lake County Data; **Exhibit 12**, JACO Review 05.29.25.

Representatives of the Applicant John Novak, Kevin Thieme and Adam Lyons.

No Objectors were present.

Mike Conley, 15210 W Little St. Marys Road indicated the parcel 15044 W Little St. Marys Road has not kept up with clearing of its vegetation. It currently looks like a disaster and eyesore. As for John Novak, the things he has done to his parcel are spectacular.

The full meeting has been scribed. A copy of the transcripts can be obtained upon request of the Village Clerk.

The ZPA recommendations to the President and Board of Trustee are the following;

1. The approval is conditioned upon the Village Board approve the Plat of Consolidation of Lot 1 and 6A,
2. The provisions of the 1988 Agreed Order shall apply to the consolidated Lot 1 and 6A. The number of horses boarded upon the Subject Property shall not exceed 15,
3. The storage building shall be used only for the storage of maintenance equipment and shall not be used for any other purpose,
4. The detached garage may only be constructed with the construction of the new single family residential structure,
5. The existing single-family residential structure shall be demolished withing 30 days of the date on occupancy permit is issued for the new residential building,
6. The existing drainage will not be impacted with the construction.

The motion was moved by Commissioner Palmer and seconded by Commissioner Pelech.

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

Aye: Commissioners Meluso, Palmer, Pelech and Chairman Fantus

Nay: Commissioner Carruthers

Absent: Commissioner Pickell

Chairman Fantus 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 Palmer seconded by Commissioner Pelech that the meeting be adjourned.

Upon a Call of the Roll:

Aye: Commissioners Carruthers, Meluso, Palmer, Pelech and Chairman Fantus

Nay: None

Absent: Commissioner Pickell

Chairman Fantus declared the motion carried and the meeting adjourned at 8:30 pm.

Sandy Gallo, Village Clerk