

**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, AUGUST 5, 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, Gooris, Meluso, Palmer, Pelech, Pickell and Chairman Fantus

Absent: None

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 June 3, 2025 were reviewed. It was moved by Commissioner Pelech and seconded by Commissioner Carruthers that the meeting minutes of the June 3, 2025 be approved.

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

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

Nay: None

Absent: None

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

**IV. NEW BUSINESS:**

**V. CALL OF CASES:**

a. **CASE No: 25-SU-PUD-1** The Applicant, W.W. Grainger, Inc. is seeking approval of an amendment of the Special Use-Planned Unit Development granted pursuant to the Mettawa Zoning Code, to allow freestanding solar panel accessory structures to be constructed as part of the parking facilities located upon the Subject Property. The Applicant is the holder of 100% of the Beneficial Interest in the Subject Property, located at 100 Grainger Parkway, Mettawa IL which lies within the Office/Hotel District.

Chairman Fantus stated 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-SU-PUD-1 was opened.

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

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

Absent: None

Chairman Fantus declared a quorum present.

Chairman Fantus stated that Case No: 25-SU-PUD-1 arises from an application by W.W. Grainger. The Applicant seeks approval of an amendment of the Special Use Planned Unit Development granted pursuant to the Mettawa Zoning Code, to allow freestanding solar panel accessory structures to be constructed as part of the parking facilities located upon the Subject Property. The following documentation is being entered as exhibits: **Exhibit 1**, the notice of the public hearing was posted in the Daily Herald on July 9, 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**, Supplement Information to the Affidavit along with Quantitative Summary Respect to the Property; **Exhibit 5**, Group Exhibits- Cover Sheet G 1.00, Two Survey Documents SUR-1 through SUR-3, Civil Site Notes C1.00, Geometry Plan C 2.00, Final Plan Development Plan C2.01, Site Details C2.10, Site Elevation Sheets C2.11 and C2.12, Accessory Structure Detail C2.13 ; **Exhibit 6**, Solar Detail Study; **Exhibit 7**, Solar Structure lighting details of the parking lot; **Exhibit 8**, Solar Lighting Report ; **Exhibit 9**, James Anderson Company report dated July 14<sup>th</sup> ; **Exhibit 10**, Ordinance 839- initial PUD for Grainger; **Exhibit 11**, Declaration of Covenants; **Exhibit 12**, Settlement Stipulation; **Exhibit 13**, PowerPoint Presentation dated 08.05.25.

Representatives of the Applicant W.W. Grainger include; Ed Kestin and Karen Silvasy. Engie Representatives include Katherine Cunning, Lauren Hobbs and Will Maidment.

No objectors were present.

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

Recommendation to Approve an Ordinance Granting an Amendment to the Special Use Permit for a Planned Unit Development and Approval of an Amended Planned Unit Development Final Development Plan for the Property Commonly Known as 100 Grainger Parkway, as submitted today.

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

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

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

Nay: None

Absent: None

Chairman Fantus declared the motion carried.

A motion was made to authorize Chairman Fantus 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 Carruthers and seconded by Commissioner Pelech.  
Upon a Call of the Roll, the following persons voted:  
Aye: Commissioners Carruthers, Gooris, Meluso, Palmer, Pelech, Pickell and Chairman Fantus  
Nay: None  
Absent: None  
Chairman Fantus declared the motion carried.

**VI. COMMUNICATIONS:**

**VII. OLD BUSINESS:**

**VIII. ADJOURNMENT:**

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

Upon a Call of the Roll:

Aye: Commissioners Carruthers, Gooris, Meluso, Palmer, Pelech, Pickell and Chairman Fantus  
Nay: None  
Absent: None

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

Sandy Gallo, Village Clerk