

**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 7, 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, Pickell and Chairman Fantus

Absent: Commissioners Palmer and Pelech

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 August 5, 2025 were reviewed. It was moved by Commissioner Carruthers and seconded by Commissioner Meluso that the meeting minutes of the August 5, 2025 be approved.

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

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

Nay: None

Absent: Commissioners Palmer and Pelech

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-CP-1** The Village of Mettawa Conducted a Public Hearing at 7:00 pm in the Cottonwood Room of the Hilton Garden Inn, 26225 N. Riverwoods Boulevard, Mettawa, Illinois. This consideration will be updates to the Village of Mettawa Comprehensive Plan

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-CP-1 was opened.

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

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

Absent: Commissioners Palmer and Pelech

Chairman Fantus declared a quorum present.

Chairman Fantus stated that Case No: 25-CP-1 the public hearing is to hear the updates to the Village of Mettawa Comprehensive Plan. The following documentation is being entered as exhibits: **Exhibit 1**, the notice of the public hearing was posted in the Daily Herald on September 8, 2025 in the manner required by law and **Exhibit 2**, the Proposed Comprehensive Plan Amendments

Representatives of Teska Associates Inc, Michael Blue and Francie Lawrence presented the Comprehensive Plan.

17 Residents were present. No objectors were present. The full meeting has been scribed. A copy of the transcripts can be obtained upon request from the Village Clerk.

The Recommendation is to Present to the Village Board the Comprehensive Plan as presented.

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

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

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

Nay: None

Absent: Commissioners Palmer and Pelech

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 Pickell and seconded by Commissioner Carruthers.

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

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

Nay: None

Absent: Commissioners Palmer and Pelech

Chairman Fantus declared the motion carried.

**VI. COMMUNICATIONS:**

**VII. OLD BUSINESS:**

**VIII. ADJOURNMENT:**

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

Upon a Call of the Roll:

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

Absent: Commissioners Palmer and Pelech

Chairman Fantus declared the motion carried and the meeting adjourned at 7:19 pm.

Sandy Gallo, Village Clerk