

Zoning, Planning and Appeals Commission
Proposed Zoning Ordinance Amendments 17-TA-1

Our first ZPA Workshop Meeting on this matter was December 6, 2016; the genesis of this effort began long before that.

Over the course of several months beginning in early 2016, it became apparent to the Mayor, Trustees, and the general public that various Zoning Codes and Ordinances needed to be reviewed and revised for a variety of reasons.

On November 30, 2016 the Village Attorney (KTJ) prepared a memorandum documenting the various matters to be considered in a ZPA Workshop process, ultimately to have Mettawa residents review and provide input at Public Hearings and after a transparent process, the ZPA would prepare its recommendation to be considered by the Mayor and Trustees.

Over the next several months, and after five ZPA Workshop sessions that includes three Public Hearings; hours of testimony and pages of written resident and non-resident input; hundreds of pages of recorded transcript; and several notices and pertinent documents both mailed and emailed to residents; all in an effort to fulfill our obligation on the ZPA to provide a well deliberated recommendation in as transparent a manner as possible.

During the course of these meetings, the ZPA received comments of appreciation for our outreach and deliberative efforts from residents and attendees at the meetings. The ZPA is fortunate to have the guidance, counsel and timely assistance of the Village Attorney, Greg Smith, Village Administrator, Bob Irvin, and Village Clerk, Sandy Gallo.

However, we also received both written and verbal oppositional comments, that the ZPA was not aligned *“with the interests of the plurality of the Village residents.”*

It was communicated that the proposed changes as submitted to date should *“ideally be designed to advance the vision and interests supported by most of the Village residents”* and *“the proposed text amendments appear to be an arbitrary attempt to interfere with the vested rights of Village property owners that would not survive judicial review.”*

There was also adverse comment that the proposed *“regulations will devalue all property owners in this community.”*

I bring these comments to your attention to remind both ZPA Commissioners and the Village Trustees that our deliberation should carefully adhere to the Village of Mettawa Comprehensive Plan (CP) and in particular to the updated June 2016 document that was revised based on considerable public input.

The Comprehensive Plan states the following:

The Development Policies – Goals and Opportunities:

VILLAGE CHARACTER

Goal 1: To retain the unique quality of a rural residential environment with a strong sense of community.

LAND USE

Goal 1: To develop a land use policy which assures the protection and preservation of the rural residential community.

(Please note that in regard to this Goal, the Village has actually made a number of significant land purchases to ensure that vacant land is not available for commercial development.)

SENSE OF COMMUNITY

Objective 6: Instill a sense of community that will motivate residents to respect Village ordinances as a means of protecting and preserving their property values and quality of life and encourage the updating of ordinances to support and protect the property values and quality of life.

LAND USE PLAN

(1) Perpetuating the rural residential development of the community.

SUMMARY

The rural residential characteristics of development in the Village of Mettawa would be difficult to maintain if the Village encompassed a larger area or did not include many acres of environmentally sensitive land. It is the desire of the residents to protect and preserve the rural residential quality of life that they have inherited. Therefore, Village officials have chosen to maintain a level of control over land use and community services consistent with the overall goals and objectives contained in this Comprehensive Plan. This Comprehensive Plan and the Land Use Plan embodied herein delineate the aspirations of Mettawa's residents.

Respectfully submitted,

Joseph R. Krusinski,
Chairman, Zoning Planning and Appeals Commission
October 31, 2017