

MINUTES OF THE SPECIAL 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 11, 2020 THROUGH ZOOM

I. CALL TO ORDER:

Chairman Krusinski called the meeting to order at 7:10 PM.

Chairman Krusinski indicated that the special meeting was being conducted in accordance with the recently amended provisions of the Open Meetings Act, the Governor's Disaster Proclamation reissued July 26, 2020 and the Governor's Executive Orders 43 and 48 regarding Phase 4 reopening. He stated that in recognition of Section 12 of the Disaster Proclamation, which provides that meetings attended by more than 50 persons are not feasible and that social distancing is required at all public meetings, an in-person meeting is neither practical nor prudent at this time. Therefore, this meeting is being conducted as a virtual meeting through Zoom video conferencing.

Village Clerk Gallo administered the Oath of Office to Debra Pelech as the newest Zoning, Planning and Appeals Commissioner. Chairman Krusinski welcomed Debra Pelech as a new Commissioner.

Chairman Krusinski thanked Cathy Murphy for her three years of service as a Commissioner.

II. ROLL CALL:

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

Present: Commissioners Clark, Leonard, Meluso, Pelech, Pickell and Chairman Krusinski
Chairman Krusinski indicated that Commissioner Fantus has recused herself from participation in this public hearing.

Chairman Krusinski declared a quorum present.

Also, on the call: Village Attorney, Jim Rhodes of Klein, Thorpe & Jenkins, Ltd; Village Administrator, Bob Irvin; Village Clerk, Sandy Gallo

III. APPROVAL OF MINUTES:

The ZPA meeting minutes for December 3, 2019 were reviewed. It was moved by Commissioner Meluso and seconded by Commissioner Leonard that the meeting minutes of the December 3, 2019 be approved and be placed on file.

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

Aye: Commissioners Leonard, Meluso, Pelech, Pickell and Chairman Krusinski

Nay: None

Not Heard: Commissioner Clark

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

IV. CALL OF CASES:

Chairman Krusinski indicated that for the information of everyone who was attending the

virtual meeting, 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.

Chairman Krusinski stated today's public hearing is in regards to an application for a text amendment to Section 15.1106 H of the Mettawa Zoning Code and a request for a special use permit for a place of public assembly at 14077 W. Old School Road.

Chairman Krusinski then called the hearing on docket number 20-TA-1 and 20 SU-1 to order at 7:24 pm.

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

Present: Commissioners Clark, Leonard, Meluso, Pelech, Pickell and Chairman Krusinski

Absent: Commissioner Fantus

Chairman Krusinski declared a quorum present.

Chairman Krusinski stated that Case Numbers 20-TA-1 and 20-SU-1 arise from an application filed by St. Basil Serbian Orthodox Church. The applicant seeks a text amendment to Section 15.1106 H of the zoning code and a special use permit for 14077 W. Old School Road, Mettawa, Illinois for an existing place of public assembly in the R-1 single family residence district.

The certification of the newspaper published on July 22, 2020 was entered as **Exhibit 1**. The resident letters and a petition were entered as **Exhibit 2**. Letters were received by, Ashwin Chandramouli, Keith & Joanne Gray, Maria & Arturo Rojas and a petition submitted by Richard Fantus with 27 signatures. St. Basil's Attorney affidavit letter and proof of mailings of notification was entered as **Exhibit 3**. The recorded objectors are Richard Fantus (14253 W Riteway Rd) Mary Maish (14080 W Old School Road).

St. Basil's Church representatives include; Father Djuro, Mike Kosanovich the President of the Congregation, Zoran Vranjes the Chairman of Committee, Father Ilija Balac as the Architect, Mark Toberman the Civil Engineer and Danielle Grcic the church's Attorney.

Danielle Grcic stated St. Basil's Church has two requests within their application. The first requirement is to modify the provisions within Section 15.1106H of the Village code. This subsection was approved after the applicant purchased the property. The proposed text amendment has nine components which have been drafted to address both the church's needs and the Village's concerns regarding the proposed renovation and additions to the property. One of the components of the text amendment proposed by the Applicant requires an existing place of public assembly to apply for and receive a special use permit. As a result, the Applicant's second request within this application is for a special use which would allow the expansion of the present structure that has existed since 1980. St. Basil's of Ostrog Church has been in use since 1999.

Ms. Grcic stated a full review of the application will provide the following: the church will be used to assemble and worship, a much needed modernization will be made for the parish's religious needs, this proposal is essential per the Village code change completed in 2006, the church has no intent to increase the intensity of their use but only to increase the footprint of the building, the plans presented comply with the Village's zoning code, the expansion of this use will not hinder the surrounding community, the facility updating will create a safer facility, it will not increase traffic and it will only be used by the existing parishioners. The landscaping plans will provide additional screening for the larger footprint to the surrounding neighbors.

Presenter, Zoran Vranjes (27450 N. Bradley Road) Chairman of the Building Committee at St. Basil's Ostrog Church. Mr. Vranjes gave the 1st presentation. No formal schooling for kindergarten through 8th grade as educational class are currently provided, nor will they be offered.

Father Djuro (27450 N. Bradley Road) has been the Parish priest since 2009. An Orthodox Church offers spiritual and communal prayer. Service is provided every Sunday at 10:00 am and the church is only allowed to provide one liturgy a day. Father Djuro said they do not actively recruit people nor are they seeking new members. The parish consists of stewards and parishioners. Stewards pay and pledge yearly amounts, while parishioners are those that attend services. Currently there are 58 stewards. The average Sunday attendance for a service is 100 parishioners prior to COVID-19. Holidays and seasonal worshiping can create a variance on attendees. The church offers Sunday service and religious classes from pre-school through high school age children on the same day. The sanctuary seating area will remain unchanged. The increase in the social hall and the classrooms will provide much needed space. Ms. Grcic asked Father Djuro if the church over the years, have received any complaints from the Village. Father Djuro indicated they have not. Father Djuro added the church has offered the Village support as a place to hold meetings and their yearly picnic.

Presenter, Michael Kosanovich (27450 N. Bradley Road) is the President of St. Basil's Church. Mr. Kosanovich delivered the 2nd presentation. In 2016/2017, the church purchased two 5 acre lots on the southside of Maureen Lane. The church had good intentions of purchasing a third lot. The Church could not pursue their plans at the time to expand. The Church Board had then decided to sell their two lots based upon advice from a consultant and the church decided to keep the current footprint of the building. Mr. Kosanovich stated the church does not intend to increase its parishioners with the purposed expansion. The goal is to support the current parishioners with this development. Currently, the social hall chairs and tables are being shuffled around to accommodate each day's event. Pictures of the church's interior rooms such as the kitchen, religious rooms, vestibule, social hall and others were provided in this presentation. Mr. Kosanovich added the plans created will provide the functionality the church needs. Mr. Kosanovich confirmed the number of special events the church will host will not increase due to the expansion. Mr. Kosanovich said the special events being held now include the end-of-the school year celebration and the Taste of Serbia in September. Weddings and baptisms are only held for parishioners. No wedding receptions have ever been held due to our current layout. Mr. Kosanovich added

they do not anticipate having a high volume of wedding receptions with this expansion. Ms. Grcic asked if the submitted application was meant for the current parishioners, Mr. Kosanovich confirmed.

Presenter, Father Ilija Balac (2401 Sunny School Drive, Indiana) is the Architect of this project. Father Ilija Balac's role is to ensure this project accommodates the church's spiritual needs, functional and spatial requirements. Father Ilija Balac gave the 3rd presentation. The expansion accommodates classroom educational standards, the activities that occur around the church's sanctuary and the administration area among others. The renovation will allow St. Basil's exterior appearance to truly have an Orthodox imagery. The remodeling will include updating the front brick and a new roof.

Presenter, Mark Toberman (Norman J Toberman & Associates, 115 S. Wilke Road, Suite 301, Arlington Heights, IL) is a Civil Engineer. Mr. Toberman discussed the civil engineering plans for the proposed project.

Father Ilija Balac explained the landscaping and the lighting of the church. The landscaping will provide visual screening especially for the parking lot. The construction of this building has been drawn in accordance to the Village's zoning code. The parking spaces were increased to 155, increased by 5 parking spots per the request of the Village's Plan Review. Per the seating of the church, the ordinance's calculation results indicated the parking lot should have 155 spaces.

Chairman Krusinski thanked St. Basil's Church for their presentation.

Chairman Krusinski said the next phase of this public hearing is for the Commissioners to ask questions from the applicant. In interest of time, this public hearing will be continued to the next meeting scheduled on September 1st at 7:00 pm. The meeting will also be held virtually through Zoom. A consensus was reached that all of the Commissioners were available for the September 1st meeting. Chairman Krusinski stated the September meeting will begin with the Commissioners questions and move onto the residents and objectors' questions.

A motion was made to continue the St. Basil's Church public hearing to September 1st at 7:00 pm. The motion was made by Commissioner Clark and seconded by Commissioner Meluso.

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

Aye: Commissioners Clark, Leonard, Meluso, Pelech, Pickell and Chairman Krusinski

Nay: None

Chairman Krusinski 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 Pelech seconded by Commissioner Pickell that the meeting be adjourned.

With unanimous consent, Chairman Krusinski declared the motion carried and the meeting adjourned at 9:00 pm. Sandy Gallo, Village Clerk