

**MINUTES OF THE REGULAR MEETING OF THE ZONING PLANNING & APPEALS  
COMMISSION OF THE VILLAGE OF METTAWA, LAKE COUNTY, ILLINOIS,**

**HELD AT THE HOUR OF 7:00P.M. ON TUESDAY FEBRUARY 4, 2013  
IN THE COTTONWOOD ROOM OF THE HILTON GARDEN INN,  
26225 N. RIVERWOODS BOULEVARD, METTAWA, ILLINOIS**

**I. CALL TO ORDER**

Chairman Krusinski called the meeting to order at 7:05 P.M.

**II. ROLL CALL**

Upon a call of the roll, the following persons were:

Present: Commissioners Busscher, Hirsch, Leonard, Meluso, Miller, Pickell and  
Chairman Krusinski

Absent: None

Chairman Krusinski declared a quorum present.

Also present: Commission secretary, Cathy Nelson, Village Administrator Bob Irvin and  
Village Attorney Gregory T. Smith of Klein, Thorpe & Jenkins, Ltd.

**III. APPROVAL OF MINUTES**

Minutes of the regular meeting of October 7, 2013

It was moved by Commissioner Meluso seconded by Commissioner Miller to approve the  
minutes from October 7, 2013 and place them on file.

The Following voted:

Aye: All

Nay: None

Commissioner Krusinski declared the motion carried.

Chairman Krusinski gave opening remarks regarding the purpose and work of the  
Zoning, Planning and Appeal Commission

**IV: CALL OF CASES: None**

**V. DELIBERATION AND RECOMMENDATION: None**

**VI. COMMUNICATIONS:**

Resident Tom Heinz of 27157 N. St. Marys Road, Mettawa presented the idea of trading  
Village property for property privately owned, and annexing property from Lake County.

**VII. REVIEW OF REPORTS OF COMMISSION COMMITTEES: None**

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

Chairman Krusinski introduced the topic to be discussed during this workshop session as  
referred to the Commission by the Mayor and Board of Trustees in their January 24<sup>th</sup>  
memorandum.

Attorney Smith then summarized the background for the request and the memorandum from Mayor Urlacher and the Trustees.

The workshop discussion focused on Item 2. Of the Memorandum:

“ Whether a new zoning district for open spaces should be created, and if so, the purpose, permitted uses, special uses, lot and bulk regulations, fence and sign regulations, parking and loading regulations, height regulations and other regulations appropriate for such a district.”

The following comments were made by those in attendance:

Commissioner Leonard asked for a definition of open space and covenants.

Commissioner Pickell inquired as to why the Village wants to change zoning from R-1 to Open Space. Discussion ensued.

Administrator Irvin informed the commissioners that the Lake County Forest Preserve would like to be zoned in the Open Space district.

Chairman Krusinski stated that it would be useful to have a map identifying Village-owned properties so that the Commission has a reference.

Commissioner Pickell said it would also be useful to know which properties in the area are owned by the Lake County Forest Preserve, and private parties.

Chairman Krusinski said that people will want to know what parcels will be involved in the Open Space district.

Discussion ensued regarding the Lake County Forest Preserve Land, its use and if it can rent or sell land in an Open Space district.

Discussion turned to conservation land and easements.

Resident Rick Phillips, owner of Deerpath Farm, stated that it is very difficult to lift conservation easements.

Administrator Irvin stated that the Village already has 9 acres of conservation easement from Hamilton Partners.

Commissioner Pickell felt it would be helpful to know the restrictions on village properties to help in crafting an ordinance.

Mayor Urlacher explained the history of the Parks and Recreation Committee and property acquisitions.

Discussion turned to lot areas/floor areas/height/and setbacks in the proposed open space zone.

Chairman Krusinski liked the Vernon Hills Ordinance exemplified by Attorney Smith and the value of flexible regulations. Commissioner Pickell agreed and discussion ensued.

Commissioner Miller stated that he is not convinced that a new district is needed and questioned its benefit. Chairman Krusinski responded that the Open Space district may be worthwhile and that it seems that the Board wants to be protective of their open space properties.

Administrator Irvin stated that the Village Open Space land focus is on the Oasis Park, Whippoorwill Park and 701 Riverwoods properties.

Discussion turned toward easements and in particular scenic easements on St. Marys Road.

Administrator Irvin informed the Commission that the Board is considering a possible ad hoc committee for open lands stewardship.

Chairman Krusinski suggested the commissioners look further at the examples in the memorandum from Attorney Smith and come back with ideas at the next meeting which is the regular-scheduled meeting on March 4, 2014.

Commissioner Pickell informed the Chairman that he will not be available.

With no further business to discuss, it was moved by Commissioner Leonard, seconded by Commissioner Miller to adjourn the meeting.

The following voted:

Aye: All

Nay: None

Chairman Krusinski declared the motion carried and the meeting adjourned.

Cathy Nelson, Secretary