

**MINUTES OF THE 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, MARCH 1, 2016 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 7:00PM.

II. ROLL CALL:

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

Present: Commissioners Bohm, Leonard, Meluso, Pickell and Chairman Krusinski

Absent: Commissioners Busscher and Hirsch

Chairman Krusinski declared a quorum present.

Also present: Colleen Liberacki, Deputy Village Clerk; Bob Irvin, Village Administrator; Village Attorney Gregory T. Smith of Klein, Thorpe & Jenkins, Ltd. and Lee Brown, President of Teska and Associates

III. APPROVAL OF MINUTES:

It was moved by Commissioner Bohm, seconded by Commissioner Meluso to approve the minutes from the meeting of February 17, 2016.

Upon a call of the roll the following voted:

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

Nay: None

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

IV. CALL OF CASES: None presented.

V. COMMUNICATIONS: None presented.

VI. REVIEW OF REPORTS OF COMMISSION COMMITTEES: None Presented

VII. OLD BUSINESS:

In regards to CASE NO. 15-SU-S-2: 14341 W. Old School Road - Application of Corporate Way, LLC for an amendment to an existing Special Use Permit, Chairman Krusinski advised the group that he and Attorney Smith crafted Findings of Fact and a Recommendation based on the deliberations and findings of the commissioners at the February 17, 2016 public hearing. The Findings of Fact and Recommendation will be sent to the Commission after the Village President and Board of Trustees reviews the matter at their March 15, 2016 meeting.

VIII. NEW BUSINESS:

Workshop discussion of CASE NO 16-TA-1: Consideration of an update to the Village of Mettawa Comprehensive Plan.

Chairman Krusinski advised the group that it was their job to review and discuss the changes/additions, make changes if necessary and finally recommend acceptance of the draft in preparation for a public hearing. He shared that this was one of Mayor Urlacher's goals and although the Comprehensive Plan was in pretty good shape, it has been 10 years since it was last reviewed and needed to reflect any changes in policy or direction of the Village vision. He further advised that the Village Strategic Plan triggered changes to the Comprehensive Plan and the section that required the most focus was the last part of the document largely regarding land use.

Attorney Smith stated that no action was being taken tonight and that this discussion and review was in preparation of an upcoming public hearing. Bob Irvin described some of the older changes to the Comprehensive Plan and it was noted that the blue text denoted the suggested recent changes/additions and the red text was pulled in from the Strategic Plan.

Commissioner Leonard wanted an explanation of the difference between the Village Strategic Plan and the Village Comprehensive Plan. Bob Irvin explained that the Comprehensive Plan was an overall aerial view of the community and the Strategic Plan consisted of goals that were more specific and developed. Lee Brown added that the Grainger lawsuit revealed a weakness in the zoning and the Comprehensive Plan was created as a result and statutory authority was given to adopt the Comprehensive Plan, with a vision for the Village spanning 20 years or longer dealing with roads, utilities and public services. In contrast he stated, the Strategic Plan consisted of policy of the current community with an outlook of 5 – 10 years and it may not include text about land use. He further stated his purpose being present tonight was to be of assistance and hear about Mettawa's desired changes, but it was best for the Village and Commission to craft the document that they wanted approved, and then present the finished draft to the community, subject to any further changes, if necessary. He further advised that if there was redundancy, that the blue text was more current and to choose that over any redundant red text. Bob Irvin reminded those present that the Comprehensive Plan acts as a guide and support for zoning decisions.

Chairman Krusinski directed the group to the latter half of the document, page 26 and the Objectives were discussed, as some were similar, but it was thought to leave it unchanged. Upon review of page 27, it was noted that under Land Use, Objectives 4 & 8 were redundant and it was suggested to combine them and reword it appropriately omitting the word "parks". Commissioner Pickell noted that there was a difference between "open lands" and "open space". For Objective 9, it was agreed to omit "attract horse owners and". Commissioner Bohm was concerned that nowhere under this subject, was a conservation easement mentioned and Attorney

Smith suggested including that in the rewording of Objective 4.

On page 28, Objective 5, both Lee Brown and Commissioner Bohm wanted to substitute "flora and fauna" for "wildlife and aquatic species". For Objective 11, it was suggested to omit "Initiate a formal Stewardship Program to". Lee Brown and Chairman Krusinski wanted to omit Objective 10, since it appeared on page 29, Objective 1 under Open Space and add in "LCFP Open Lands" as well.

On page 29, Objective 2, Commissioner Pickell thought the wording suggested infringement on homeowner's rights, and Commissioner Bohm suggested a positive spin on the wording, to which he agreed. For Objective 3, Commissioner Meluso had concerns about the trail being placed too close to existing homeowner's property without their consent, to which Chairman Krusinski suggested the additional wording "in accordance with Parks, Trails and Open Space figure #6". Objective 7 was abbreviated after removing the wording after "open space".

On page 30, Objective 3, Chairman Krusinski suggested ending the sentence after "environments" and omitting "to various outlets". For Objective 7, Chairman Krusinski suggested replacing "other associations" with "similar community organizations". Objective 8 was completely reworded: "Consider and evaluate the need for administrative and meeting facilities" and Objective 9 was omitted, since it already appeared under For Objective 3, page 29.

On page 31, Objective 6, it was suggested to omit the wording after "widening" and add "of roads in and through Mettawa". For Objective 7, it was suggested to add "and existing trail system outside the Village" after "Des Plaines River Trail". For Objective 9, it was suggested to add "and expand/extend" after "maintain". It was agreed to omit Objective 4.

On page 32, Objective 6, Attorney Smith and Chairman Krusinski reworded the sentence to read: "Evaluate and communicate funding mechanisms, estimates and strategies for the offering of Lake Michigan water access. Chairman Krusinski and Commissioner Pickell agreed to omit Objective 6. Lee Brown reworded Objective 8 to read: "Continue to protect the public health, safety and welfare of the Village residents. The title of "Economic Development/Financial was revised to "Economic Sustainability".

In response to Commissioner Leonard's concern, Chairman Krusinski inquired if that there should be review on the zoning and density of lot coverage. Bob Irvin stated that if a change was needed, a look at the zoning ordinances was necessary and an overall statement regarding the direction that implied open space and less impervious surface was a goal. He offered to contact Scott Anderson, Village engineer to furnish information regarding current lot coverage. Commissioner Pickell was agreeable to a workshop that would evaluate zoning issues that residents are complaining about. Attorney Smith advised that the Village Board could make a referral to the Commission to initiate such a task.

It was decided that the next ZPA Commission meeting would take place on May 3, 2016 after Chairman Krusinski polled those members present for their availability and the Comprehensive Plan document that Lee Brown of Teska and Associates would revise would be returned to Chairman Krusinski and Attorney Smith to prepare for a public hearing.

IX. ADJOURNMENT

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

With unanimous consent, Chairman Krusinski declared the motion carried and the meeting adjourned at 9:48PM.

Colleen Liberacki, Deputy Village Clerk