

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, JUNE 25, 2019 IN THE SAVANNA 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 PM.

II. ROLL CALL:

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

Present: Commissioners Clark, Leonard, Meluso (arrived 7:20), Murphy, Pickell and Chairman Krusinski

Absent: Commissioner Hirsch

Chairman Krusinski declared a quorum present.

Also, present: Village Attorney, James Rhodes of Klein, Thorpe & Jenkins, Ltd; Village Administrator, Bob Irvin; Village Clerk, Sandy Gallo; Camiros Representative Arista Strungys

III. APPROVAL OF MINUTES:

The ZPA meeting minutes for April 2, 2019 were reviewed. Commissioner Murphy recommended a word change on page 8. Commissioner Clark requested to remove the word prohibition from page 3, on the 4th paragraph, last sentence. Commissioner Leonard made a word change on page 5. It was moved by Commissioner Murphy and seconded by Commissioner Leonard that the meeting minutes of the April 2, 2019 be approved and be placed on file.

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

Aye: Commissioners Clark, Leonard, Murphy, Pickell and Chairman Krusinski

Nay: None

Absent: Commissioners Hirsch and Meluso (arrived after the minutes were approved)

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

IV. CALL OF CASES:

V. COMMUNICATIONS:

Chairman Krusinski stated all of the Commissioners received a copy of the final draft ordinance regarding the raising and feeding of chickens that will be discussed at the July Board meeting.

VI. REVIEW OF REPORTS OF COMMISSION COMMITTEES:

VII. OLD BUSINESS:

Chairman Krusinski stated today's meeting is not a public hearing. This meeting is a workshop for the Commissioners. Upon the completion of the workshops, a public hearing will be held to discuss the recommendations being proposed by Zoning, Planning and Appeals Commission.

Chairman Krusinski provided a synopsis of the zoning code review. This process began in 2016 when the Board commenced their review of the zoning ordinance and text amendments. The outcome resulted in the Board recommending certain text amendments to be examined. The first workshop was held in December of 2016 and the final public hearing was held in September of 2017. In June of 2018, a number of the ZPA's recommendations were adopted by the Board. The remaining recommendations revealed further professional zoning support was essential in order to move forward. In December of 2018, Camiros was selected from a few zoning consulting companies to review the Village's zoning code. In January of 2019, Camiros was approved by the Board to start the zoning review process.

Chairman Krusinski added during the review process, a new matter arose that required the ZPA's attention, the examination of the keeping and raising of chicken ordinance. The Commissioners discussed this matter and made a recommendation to the Board. The workshop began.

Camiros Representative, Arista Strungys attended this meeting. Ms. Strungys began by stating today's meeting goal is to review the Ordinance Zoning Draft and the Summary Change document with the Commissioners. The following two documents are on file with the Village Clerk.

Chairman Krusinski said he did not approve of the livestock definition. Village Attorney Rhodes said the Village Board and the ZPA will need to determine how to handle animals other than horses. Village Administrator Irvin recommended moving all the animal ordinances into the animal control ordinance section.

A few recommended changes that occurred during the workshop are as following:

Article 5: Ms. Strungys stated within Article 5, the current Planned Office/Research District (O/R) is currently a PUD. As a result, the Village will need to revise this section to reflect that any new O/R areas will be required to be a PUD of 10-acres or more.

Article 7: Village Administrator Irvin stated Article 7 addresses adult uses and cannabis use in the O/R district. Village Attorney Rhodes said the state has approved medical dispensaries to sell recreational cannabis under the new recreational statute. All of the medical dispensary owners may apply for a recreational cannabis license from the state. Village Attorney Rhodes stated if recreational dispensary is not listed in the zoning code it is typically considered a

prohibited use. Village Attorney Rhodes indicated the state statute requires an approved ordinance to prohibit the issuance of licenses for recreational cannabis in the Village. Chairman Krusinski said this prohibition ordinance will be part of the ZPA recommendations.

Article 8: Ms. Strungys stated any changes reflected in Article 8 relating to PUDs will only be applied on new developments not existing developments. Village Administrator Irvin said he agrees with setting accessory buildings lot coverage as a percentage and not as a limited number of structures. Replacing the limitation in structures with a percentage will eliminate the issue of existing residents being non-conforming to the new Village's ordinance. The percentage will be updated from 3% to 5% for allowed accessory structures.

Ms. Strungys asked the Commissioners for direction regarding home occupation approval. An addition to this section, will include no signs will be permitted if a home occupation is held on the parcel.

Chairman Krusinski asked Ms. Strungys to incorporate ground solar panels details into Article 8.

Chairman Krusinski and the Commissioners asked to remove the recommendation of the wind turbine section.

Commissioner Leonard asked within the temporary use that the consecutive uses of 3 days be changed to 2 days. The workshop ended.

Chairman Krusinski said the next ZPA meeting will be held on August 6th. Ms. Strungys will not be providing a revised document for the August meeting but will wait for the last workshop to be held to update the document at that time.

Chairman Krusinski requested a draft recommendation for which animals should be included in the animal ordinance. Commissioner Leonard said she would like to receive approval from the Village Board of which animals will be allowed prior to the Commissioners diving into all the animals. Village Attorney Rhodes said the ZPA's final list of animals can include issues and standards to house these animals. The list will help the Board members better understand what is included with the animal's approval. Chairman Krusinski stated the ZPA's recommendation would only include the approved animals and standards.

VIII. NEW BUSINESS:

IX. ADJOURNMENT:

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

With unanimous consent, Chairman Krusinski declared the motion carried and the meeting adjourned at 9:45 pm. Sandy Gallo, Village Clerk