

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, AUGUST 6, 2019 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 PM.

II. ROLL CALL:

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

Present: Commissioners Leonard, Meluso, Murphy and Chairman Krusinski

Absent: Commissioners Clark, Hirsch and Pickell

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 June 25, 2019 were reviewed. It was moved by Commissioner Murphy and seconded by Commissioner Leonard that the meeting minutes of the June 25, 2019 be approved and be placed on file.

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

Aye: Commissioners Leonard, Meluso, Murphy and Chairman Krusinski

Nay: None

Absent: Commissioners Clark, Hirsch and Pickell

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

IV. CALL OF CASES:

V. COMMUNICATIONS:

VI. REVIEW OF REPORTS OF COMMISSION COMMITTEES:

VII. OLD BUSINESS:

Chairman Krusinski remarked this meeting is a continuation of our first workshop that was held on June 25th to review the Camiros' technical report. In the last workshop we completed our review through Article 8. After completing the reviewing of the suggestion changes from Camiros', a public hearing will be held to later present the final recommendations to the Board.

Article 9: Ms. Strungys stated the Off-Street Parking and Loading article changes include clarifying the language and adding tables of design standards for the parking

configurations. A parking spaces matrix has been inserted in this article to provide the dimensions requirements.

Commissioner Leonard asked Ms. Strungys if clarity was needed to indicate residential versus commercial property parking requirements. Ms. Strungys replied some standards are included for residential uses areas. However, when the term off-street parking is mentioned, this reference is for a parking lot or a parking structure that could only relate to a commercial use.

Chairman Krusinski inquired within the surfacing design standards specifications, how would any changes to this section be handled. Mr. Strungys replied any modifications would be brought before the Zoning, Planning and Appeals Commission. The parking structure design picture was just a suggestion to avoid a block parking style lot.

Chairman Krusinski agreed with Commissioner Leonard that a limited parking lot size be included. Ms. Strungys suggested including the statement, a parking structure be limited to no more than 3-stories or 35 feet height limitation which ever is less.

Article 10: Ms. Strungys said the biggest change in the Landscaping article includes the parking lot perimeter landscaping standards. In addition, the site plan standards have been simplified and the calculation has been provided for the amount of landscaping required. The term transitional yard has been replaced with buffer yard to better explain the landscaping overall goal.

Commissioner Leonard remarked that as she read this article it did not indicate these were the requirements for commercial versus a residential property. Nothing listed commercial property. Ms. Strungys said the parking lot interior landscaping standards are only for commercial property.

Article 11: Ms. Strungys added the Zoning Administration article clarifies what steps are taken by administration and confirmed their actions are aligned to the Illinois Case Laws and Illinois State Statutes. The information in this article was confirmed by Village Attorney Rhodes. This article includes standards provisions to apply for a zoning application. The zoning fees were removed from this section. The new item within this section is the zoning interpretation which can be found on pages 11-14.

Commissioner Leonard asked about the mail notification being sent for 1,000 square feet from the property lot. Village Attorney Rhodes added a rezoning application is 2,000 square feet from the lot to the tax payer. Chairman Krusinski said the Village has been communicating zoning application information on its website. Ms. Strungys said other municipalities do not include the website communication as a required notification because in the event a communication is not completed it can be detrimental. Village Administrator Irvin said notifications along with the Village

website link are sent to residents per our new ordinance change.

Village Administrator Irvin said the fees and fines schedules will be presented to the Board as part of the recommendation changes. The approval of the comprehensive schedules does not require a public hearing discussion.

Chairman Krusinski commented posting a sign on the lot would support the communication and notification to the surrounding residents. Village Administrator confirmed the changes will include physically posting a sign, posting of the notification on the Village website and an email to the residents to ensure the information is received.

Article 12: Ms. Strungys commented the Planned Unit Development provisions include an updated purpose statement. PUD standards now require 10 acres in lot size. The largest change to this article includes a required public benefit for PUD approval. The required benefit of a PUD can be negotiated.

Article 13: Ms. Strungys remarked the word amortization was being used throughout the Nonconformities section; it is neither appropriate nor accurate to use this term. A nonconforming use can only be changed to a use allowed within the zoning district where it is located. The large stables will remain in the nonconforming section due to the special use authorization that is required in accordance with this section. Manure will be addressed and updated after the livestock and animal control section is addressed and moved out of this ordinance.

Chairman Krusinski asked if the Village had a Fire Prevention Code requirement for the large stables and if access was allowed for inspections. Village Administrator Irvin replied the Village adopted building codes include the fire prevention code, which was adopted by reference. Village Administrator Irvin said the only large stable that has included a fire protection requirement in their special use permit is Judy Friedman.

Chairman Krusinski asked if it was the fire departments responsibility to ensure the large stables have fire extinguishers. Village Administrator Irvin said he will look into this matter.

Ms. Strungys said the manure handling requirement relates to spreading of manure and defining stock pile. Commissioner Leonard remarked manure cannot be stock piled. If manure is stock piled, it is considered a temporary issue. Chairman Krusinski said no spreading of manure should be permitted. No landscaping screening will be required on dumpsters for large stables.

Article 14: Ms. Strungys discussed the Enforcement section. Village Administrator Irvin said that within the Penalties section, the fines and penalties will be in accordance with the Comprehensive Fines and Fees Schedule.

Chairman Krusinski asked Ms. Strungys to supply the Board a redline version document to allow the changes to be noted. All of the animal ordinance sections will be removed and a new document of animal control will be created for the Village Board to review. Village Administrator Irvin agreed with the suggestion of taking all of the related animal ordinance sections along with the recent approved chicken ordinance and creating a new animal control code. Chairman Krusinski added the creation of the new animal control document will be part of the ZPA's recommendations to the Village Board.

Ms. Strungys asked the Commissioners what actions will be taken in regards to the livestock. Chairman Krusinski said the Commissioners recommendation is to indicate livestock will not be allowed. This statement was not approved by Commissioner Meluso or Murphy. Village Attorney Rhodes commented that after the public hearing, the ZPA can make a recommendation on animal control. Village Administrator Irvin suggested a separate memo to list the animal control ordinance. Chairman Krusinski agreed that the Village Board should determine which animals should be included in the animal control ordinance.

VIII. NEW BUSINESS:

Chairman Krusinski indicated the ZPA will not meet on September 10th. The next ZPA meeting will be held on October 8th as a public hearing to discuss the revised ordinance.

Village Administrator Irvin asked if the recreational cannabis ordinance should be included in the zoning ordinance. Village Attorney Rhodes said the municipality can choose to prohibit recreational cannabis and the Board will be voting on this issue.

IX. ADJOURNMENT:

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

With unanimous consent, Chairman Krusinski declared the motion carried and the meeting adjourned at 8:50 pm.

Sandy Gallo, Village Clerk