

**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, FEBRUARY 7, 2023 IN THE COTTONWOOD ROOM**

**I. CALL TO ORDER:**

Chairman Krusinski called the meeting to order at 7:00 PM.

Chairman Krusinski welcomed Karen Carruthers and Matt Witten to the Commission.

**II. ROLL CALL:**

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

Present: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten and Chairman Krusinski

Absent: None

Chairman Krusinski declared a quorum present.

Also, present were: Village Attorney, Jim Rhodes of Klein, Thorpe & Jenkins, Ltd; Village Administrator, Mandi Florip; Village Clerk, Sandy Gallo

**III. APPROVAL OF MINUTES:**

The ZPA Special meeting minutes for September 13, 2022 were reviewed. It was moved by Commissioner Fantus and seconded by Commissioner Leonard that the meeting minutes of the September 13, 2022 be approved and placed on file.

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

Aye: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten and Chairman Krusinski

Absent: None

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

**IV. CALL OF CASES:**

Chairman Krusinski indicated 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.

- a. CASE No: 23-V-S-1 The Applicant seeks a special use pursuant to Section 15.1203, Section L of the Village of Mettawa Zoning Ordinance, for an accessory building or structures having a gross interior square footage greater than 2,000 square feet and a variation from Section 15.1204, Section C, which requires a minimum side yard in the R-1 Single Family Resident District to be provided and maintained having a width of not less than fifty (50) feet.

The public hearing on Case No: 23-V-S-1 was opened.

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

Aye: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten and Chairman Krusinski

Absent: None

Chairman Krusinski declared a quorum present.

Chairman Krusinski stated today's public hearing will be on the application for a variance for Section 15.1204(C) of the village Zoning Code which provides for a minimum side yard of not less than 50 feet to allow for a garage to be built 30 feet from the side lot line and for a special use to allow a garage with an interior square footage greater than 2,000 square feet to be constructed on the subject property. The request is for the approval of the garage with an interior space square footage of 3,657 square feet.

Chairman Krusinski added Case Number 23-V-S-1 arises from an application filed by Sean and Cathy McCarthy. The following documentation are being entered as exhibits: the notice of the public hearing posted in the Daily Herald on January 17, 2023 in the matter required by law as **Exhibit 1**; the applicant provided proof of mailing as **Exhibit 2**; the zoning application as **Exhibit 3**; the proof of ownership as **Exhibit 4**; survey for the property as **Exhibit 5**; revised site plan as **Exhibit 6**; the architectural plans that were submitted as **Exhibit 7**, GIS aerial map as **Exhibit 8**, the James Anderson Company report from Village Engineer Yamin Yamin as **Exhibit 9**.

No written objections were received. No objectors were present at the meeting.

In attendance, was Ewa Polanski from Simple Form Architecture and Sean McCarthy the property owner.

Ms. Polanski stated she has been hired by the McCarthys to design a maximum garage in an R-1 district. The McCarthys are owners of Lots 17, 18 and 19 of the Ward Farnsworth Subdivision. This accessory structure will occupy 2.4% of the lot area. As designed the garage is allowable gross floor area will exceed the accessory structure square feet of 2,000. As a result, a special use permit is being sought. Mr. McCarthy indicated he is seeking to place his collections of trucks and cars in a garage and not a storage facility.

Commissioner Pickell asked the Applicant if he couldn't build the garage outside of the required side yard setback. After discussion, Mr. McCarthy withdrew the request for the variation and agreed to move the proposed garage back.

The Applicant and Ms. Polanski proceeded with the request for a special use permit for a garage area of 3,657 square feet. Revised site plans will be submitted for the Board meeting moving the garage out of the required side yard setback area. Please reference the transcripts for full details of this meeting from the Village Clerk.

After all testimony was received, Chairman Krusinski declared the public hearing closed.

A motion was made to approve a Special Use Permit to allow an accessory garage to be constructed upon the Subject Property in excess of 2,000 square feet for a total of 3,657 square feet gross floor area on the condition that the garage be constructed within the setback, that the garage be constructed in compliance with all applicable codes and ordinances, that there be no commercial vehicles parked within the garage and no commercial activities conducted in the garage and that the garage shall not be used as living quarters.

The motion was moved by Commissioner Pickell and seconded by Commissioner Leonard.  
Upon a Call of the Roll:

Aye: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten and Chairman Krusinski  
Nay: None  
Chairman Krusinski declared the motion carried.

A motion was made to authorize the Chairman to draft the Findings and Facts on this matter and report the Zoning, Planning and Appeals recommendations to the Mayor and Board of Trustees of the Zoning.

The motion was moved by Commissioner Leonard and seconded by Commissioner Fantus.  
Upon a Call of the Roll, the following persons were present:

Aye: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten 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:**

a. Chairman’s Report on the Application for W.W. Grainger Minor Subdivision of the Property commonly known as 1 Grainger Parkway into two lots, one of which will be acquired by the Village as provided in the Grainger Annexation Agreement.

Village Attorney Rhodes commented the Grainger headquarters parcel is being subdivided into two lots. The larger lot will remain Grainger headquarters. The 13.68-acre parcel located at the corner of Route 60 and Riverwoods Road will be sold to the Village in accordance with the terms of the annexation agreement.

A motion was made to approve the application for W.W. Grainger Minor Subdivision of the property commonly known as 1 Grainger Parkway into two lots, one of which will be acquired by the Village as provided in the Grainger Annexation Agreement.

The motion was moved by Commissioner Pickell and seconded by Commissioner Leonard.  
Upon a Call of the Roll,  
Aye: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten and Chairman Krusinski  
Nay: None

Chairman Krusinski declared the motion carried.

**IX. ADJOURNMENT:**

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

Upon a Call of the Roll:

Aye: Commissioners Carruthers, Fantus, Leonard, Meluso, Pickell, Witten and Chairman Krusinski

Nay: None

Chairman Krusinski declared the motion carried and the meeting adjourned at 8:07 pm.

Sandy Gallo, Village Clerk