

**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 3, 2014
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 Leonard, Meluso, Miller, and Chairman Krusinski
Absent: Commissioner Pickell, Busscher and Hirsch

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 May 6, 2014

It was moved by Commissioner Miller seconded by Commissioner Meluso to approve the minutes from May 6, 2014

Upon a call of the roll, the following voted

Aye: Commissioners Leonard, Meluso, Miller and Chairman Krusinski

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:

**PUBLIC HEARING: CASE NO. 14-SU-S-1 Always Faithful Stables Application For
An Amendment To An Existing Special Use Permit**

Chairman Krusinski called the Public Hearing to order at 7:08 PM

Upon a Call of the Roll, the following were:

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

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.

For the applicant: Kristin and Edward Casas, owners of Always Faithful Stables, 855 Bradley Road, Mettawa, Illinois; Michael W. Hartel, President, Design Haus Architecture, 1020 Elk Grove Town Center, Elk Grove, Illinois

Verbatim minutes of the Public Hearing have been taken by Cheryl Sandeck of Cynthia A. Pavesich & Associates, certified court reporters of Chicago, Illinois, a transcription of which shall be placed on file in the Village Clerk's office

Chairman Krusinski made opening remarks stating that the Case arises from an application filed by Always Faithful Stables, 855 Bradley Road, Mettawa, Illinois. Chairman Krusinski stated for the record that notice of the hearing on Case No. 14-SU-S-1 was published in the Daily Herald on May 16, 2014, in the manner required by law. The Secretary has the newspaper's certificate of publication which is admitted as the Commission's Exhibit No. 1

No one in the audience filed as an objector and no one wished to testify.

Applicant Edward Casas and architect for the applicant Michael Hartel were sworn in.

Proof of required notices to residents with 1,000 feet of the property were presented to the Village Clerk and entered in the record as Exhibit No. 2

Chairman Krusinski then asked the applicants to present their case.

Mr. Hartel presented site plans took the commissioners through the plans for the property which include:

- The main residence will demolished and rebuild this summer. This residence will be for the use of the owners and their family.
- New septic for the barn and house
- The existing carport will be used for manure storage and an additional maintenance shed will be built (see site map)
- The smaller barn destroyed by fire will be rebuilt for 12 stalls, 2 grooming stalls, hay loft and second story offices
- Amend the existing special use permit to allow 3 buildings for stalls which will still be within the 74 horse limit.
- Ability to convert the "hot walker" building into stalls if needed in the future.
- Consolidate Lot 4 on Twin drive with main property (855 Bradley Road). He stated that Lot 4 on Twin Drive was purchased by the applicant and closed on June 3, 2014. The home on this lot will be maintained as a residence for the property manager and guests. There will be a driveway connecting this lot to the main property.
- Correct the scenic easement on the south side of the property to the allowed 75 feet.

- Site access correction and flaring of the two main driveway entrances to allow for ease of access for larger farm vehicles (horse transport vans, delivery truck, etc. and eliminate traffic congestion on Bradley Road.
- Build seating and pergola by the outdoor ring.

Mr. Hartel submitted a draft amendment of the existing special use permit for consideration.

Property owner, Edward Casas then addressed the Commission stating that due to the fire this spring, they need to rebuild the barn as soon as possible to house horses. He requested that their special use permit amendment be expedited and recommendation be put before the Board at the June 17, 2014 meeting.

Upon completion of the presentation, the applicants were questioned by the Commissioners regarding the use of Twin Drive, manure storage placement requirements, size of the main residence (3,000 square feet, single story).

It was confirmed by the applicant that they are asking for a waiver of the provision that the “owner” reside on the resident full time, stating that the important point is that someone in charge (their farm manager) lives permanently on premises for safety and supervision of the horses. In answer to the question of who would live where, Mr. Casa stated that the owner should have the right to decide how his residences on the property are occupied.

Administrator Irvin questioned emergency access, and Mr. Casas explained the access and turn arounds on the property to facilitate emergency vehicles and farm vehicles.

At 8:08 p.m. with no further questions to be asked by the Commissioners or public, Chairman Krusinski declared the Public Hearing closed and the Court Reporter was excused.

V. DELIBERATION AND RECOMMENDATION:

It was moved by Commissioner Meluso, seconded by Commissioner Miller to approve a recommendation amending the special use permit for Always Faithful Stables subject to the addition of language regarding restriction of farm operation vehicle access off Twin drive.

In regards to the lot consolidation, Administrator Irvin felt that this was a minor consolidation and along with the easement correction, could go directly to the Board. Village Attorney Gregory T. Smith stated that if agreed to by Chairman Krusinski and the Village Engineer, the consolidation request can go directly to the Board for approval. He also informed the applicants that the corrected easement plat can go to the Board at the same time

After short deliberation and upon a call of the Roll, the following voted:

Aye: Commissioners Leonard, Meluso, Miller, and Chairman Krusinski
Nay: None

Chairman Krusinski declared the motion carried.

It was then moved by Commissioner Meluso seconded by Commissioner Leonard to authorize the Chair to draft, sign and forward to the President and Board of Trustees a Report of the Zoning, Planning and Appeals Commission containing Findings of Fact and their Recommendation regarding Case No. 14-SU-S-1.

Upon a call of the roll, the following voted:

Aye: Commissioners Leonard, Meluso, Miller, and Chairman Krusinski
Nay: None

Chairman Krusinski declared the motion carried

VI. COMMUNICATIONS:

The Commissioners were informed that there will be a special meeting and Public Hearing on June 19, 2014 at 7:00 p.m. regarding the re-submission of the application by Pegaso Farm for an amended special use permit.

Resident Tom Heinz of 27157 St. Marys Road, Mettawa asked where to find information on May meeting regarding Zoning Text amendments and Attorney Smith explained the process and availability of records and discussion ensued. Agenda items regarding floor area and 0 Bradley Road were not discussed

VII. REVIEW OF REPORTS OF COMMISSION COMMITTEES: None Presented

VIII. OLD BUSINESS: There is no old business to be discussed.

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 8:20 p.m.

Cathy Nelson, Secretary