

**MINUTES OF A SPECIAL 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 JULY 29, 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 7:00P.M.

II. ROLL CALL

Upon a call of the roll, the following persons were:

Present: Commissioners Busscher, Meluso, Miller and Chairman Krusinski

Absent: Commissioners Leonard, Hirsch and Pickell

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: SPECIAL MEETING JUNE 19, 2014

It was moved by Commissioner Meluso, seconded by Commissioner Busscher to approve the minutes from the Special Meeting of June 19, 2014 with the correction on Page 2 to read "within 1000 feet"

Upon a call of the roll the following voted:

Aye: Commissioners Meluso, Busscher and Chairman Krusinski

Nay: None

Abstain: Commissioner Miller, as he was not present at this meeting.

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

III. CALL OF CASES:

PUBLIC HEARING: CASE NO. 14-SU-S-3 : Application of William and Lezlie O'Donnell for Approval of Amendments to a Special Use Permit to allow the Applicant to build and operate a large stable, and related entitlements, in the R-1 Single Family Residence District

Chairman Krusinski called the Public Hearing to order at 7:09 PM

Upon a Call of the Roll, the following were:

Present: Commissioners Busscher, Meluso, Miller and Chairman Krusinski

Absent: Commissioners Pickell, Leonard and Hirsch

Chairman Krusinski declared a quorum present.

Verbatim minutes of the Public Hearing have been taken by 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 William and Lezlie O'Donnell seeking approval of an amendment to a special use permit to allow the Applicant to build and operate large stable and related entitlements, in the R-1 Single Family Residence District. The property in question of commonly known as 25575 St. Marys Road, and is zoned and lies within the R-1 Single-Family District.

Chairman Krusinski stated for the record that notice of the hearing on Case No. 14-SU-S-3 was published in the Daily Herald on July 9, 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

The following were sworn in as testifying on behalf of the Applicants:
Bruce K. Huvad of the law firm of Cohen, Salk & Huvad. P.C. of Northbrook, Illinois
Mariano Barragan of Thomas Roszak Architecture, Chicago, Illinois
Gary Wiss, P.E. of Spaceco Inc. Rosemont, Illinois
Ken Jackson of Morton Buildings, Morton, Illinois
Applicants William and Lezlie O'Donnell of 25575 St. Marys Road, Mettawa, Illinois.

Mr. Huvad, attorney for the Applicants, presented the secretary with notices sent to residents within 1,000 feet of the property and receipts of delivery. They were entered into the record as Exhibit #2.

Mr. Huvad also requested that the Binders given to the Commissioners with substitutions be entered as Exhibit # 3. He stated that the O'Donnell's wished to have eleven (11) stalls in the expanded barn, an indoor riding arena, a caretaker and a future guest house.

Lezlie O'Donnell then went through the family's equine history and the reasoning behind their requests. She stated that she has a long and active history in the equine industry both as a rider and competitor. The indoor facility is necessary due to training requirements during the winters and that the property once consolidated can, per code, house seventeen (17) horses. A caretaker will live on premises, and the family plans to spend a majority of their time on site.

Mariano Baragan presented the site plan and Gary Wiss presented the stormwater and drainage plans. Ken Jackson gave an overview of the barn and arena plans and stated that the O'Donnell's wish to stay with the style of the existing barn.

Mr. Huvard then went through the Special Use Permit Standards and stated that all work is in compliance with Village codes and standards. He stated that the Applicants would stipulate architectural review of the guest house when it is built.

William O'Donnell gave ending remarks to the presentation.

Chairman Krusinski asked if there were any questions of the Applicants from the Commissioners. Commissioner Busscher asked about trainers at the facility and Lezlie O'Donnell stated that they would come in on a part time basis to train her and her horses, that there would be no competitions and they will be complying to the current Village standards.

Mr. Huvard stated that the current scenic easement has an error in recordation and that will be corrected.

Chairman Krusinski questioned the plat of consolidation from three (3) lots to a single lot and Attorney Smith stated that it will not require a variance and can be handled in the recommendation to the Board.

Chairman Krusinski asked if there were any questions from the audience and residents Roman and Diane Rycerz of 25487 St. Marys Road inquired about manure removal and drainage clarification. Discussion ensued and Gary Wiss explained the drainage plan which will improve the property and surrounding properties drainage. The manure will be held in a concrete surround and removed from the property in a timely manner as per code.

At 8:22 pm, 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:

Discussion ensued regarding the guest house and it was agreed that there could be a conditional approval for future construction with the Applicant needing only to come before the Zoning, Planning and Appeals Commission and Board with details. No notice, mailing of Public Hearing will be necessary.

Commissioner Busscher stated that he felt the designs were good and well detailed and the commissioners agreed.

It was then moved by Commissioner Busscher, seconded by Commissioner Miller to approve the following motion as stated by Attorney Smith.

1. The Subject Property is approved consolidating the three (3) lots of record into one (1) lot of record; and (4) the scenic easement on title to the Subject Property, as Lake

County Recorder document number 5935882, be corrected with regard to an error in the legal description therein.

2. That the Applicant take all steps necessary to consolidate the three (3) property index numbers on the Subject Property into a single property index number within a reasonable time after the plat of subdivision related to the Application is recorded.
3. That the temporary service road set forth in the Application, if built, shall only exist for the limited duration of construction of improvements authorized by the special use permit on the Subject Property.
4. That prior to issuance of any building permit for the future guest house, the Applicant shall appear before the ZPA, and then the Village Board, for site plan and appearance review and approval at a meeting of the Commission, at which the Commission shall make a recommendation to approve or deny the site plan and appearance to the President and Board of Trustees, with no special mailed, posted, or published notice being first required. The Applicant shall provide such information as requested by the Village Administrator, the Village Engineer, the Commission, the Village President and/or the Village Board of Trustees as is required to complete the site plan and appearance approval.
5. That, whenever there are more than five (5) horses on the Subject Property, a full-time caretaker shall reside on the Subject Property, whose contact information is provided, and updated as necessary, to the Village Administrator or another person designated by the Village President.
6. That no commercial use of the Subject Property be made, except as allowed by the Zoning Ordinance and the Village Code.

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

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

Chairman Krusinski declared the motion carried.

It was then moved by Commissioner Meluso, seconded by Commissioner Busscher 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-3

Upon a call of the roll, the following voted:

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

Chairman Krusinski declared the motion carried

VI. Commission Secretary informed the commission that Deputy Clerk, Colleen Liberacki will be taking her place as commission secretary.

No September meeting will be held

VII. REVIEW OF REPORTS OF COMMISSION COMMITTEES: None Presented

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

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

With unanimous consent, Chairman Krusinski declared the motion carried and the meeting adjourned at 8:44 pm.

Cathy Nelson, Secretary