

Agenda Item #

46

Distribution

Dept. of Plng., Bldg & Dev. (4)

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

April 12, 2005

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution on Zoning Case #3469 relating to the petition of Allison Greene which requests a text amendment to the Lake County Unified Development Ordinance to allow equine assisted activities for people with disabilities.

Your Department of Planning, Building and Development has recommended that the amendments be adopted; on the motion to adopt the proposed text change, your Zoning Board of Appeals vote is 7 "Ayes" and 0 "Nays"; the Planning, Building and Zoning Committee vote is 7 "Ayes" and 0 "Nays".

- An "Aye" vote on the motion shall operate in favor of the text change.
- A "Nay" vote on the motion shall operate against the text change.
- A 3/4 (18) affirmative vote is required to approve the change if there is a legal objection on file.

Respectfully submitted,

	Ayes	Nay
<i>Lady Martene</i> MADAM CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>James O. Neeson</i> VICE-CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>James M. Ties</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Susan L. Bravender</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Robert Salom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESOLUTION

WHEREAS, the Lake County Unified Development Ordinance does not currently provide for equine assisted activities for people with disabilities; and

WHEREAS, pursuant to state statute, a public hearing has been conducted by the Lake County Zoning Board of Appeals on the application by Allison Greene for a text amendment to allow such activities; and

WHEREAS, your Department of Planning, Building and Development has reviewed the proposed amendment and recommends that the text of the Lake County Zoning Ordinance be amended in accordance with Exhibit A attached hereto; and

WHEREAS, after reviewing the recommendations presented at said hearing, the Lake County Zoning Board of Appeals has submitted its Report thereon to the County Board and its report attached hereto recommends by a vote of 7-0 that the text of the Lake County Unified Development Ordinance be amended in accordance with Exhibit A attached hereto; and

WHEREAS, your Planning, Building and Zoning Committee has duly considered the aforementioned recommendations and recommends by a vote of 7 to 0 that the text of the Lake County Unified Development Ordinance be amended in accordance with Exhibit A attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the amendments contained in Exhibit A, attached hereto and hereby made a part of this Resolution be, and are hereby adopted and made a part of the Lake County Unified Ordinance; and

BE IT FURTHER RESOLVED that the Clerk of the County Board shall keep a record of this action.

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS, this 12th day of April A.D., 2005.

COUNTY BOARD, LAKE COUNTY, ILLINOIS
April 12, 2005

MR. CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

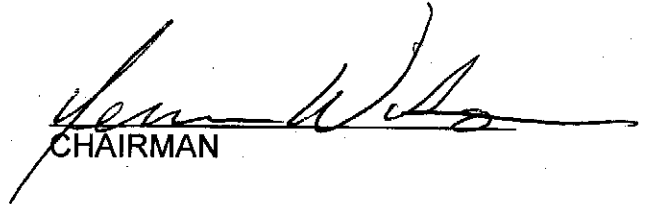
Pursuant to State Statutes and following proper publication of public notice, a public hearing has been held by the Lake County Zoning Board of Appeals on March 17, 2005 in the County Administration Building, Waukegan, Illinois, relative to the petition of Allison Greene which requests the Zoning Board of Appeals to conduct a public hearing to consider certain amendments to the text of the Lake County Unified Development Ordinance, Section 14.7.A.

The proceedings of this public hearing were electronically recorded and are available for public review at the office of the Lake County Zoning Board of Appeals.

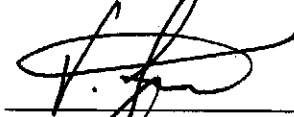
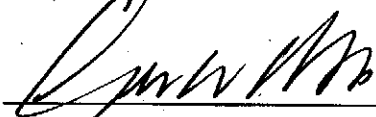
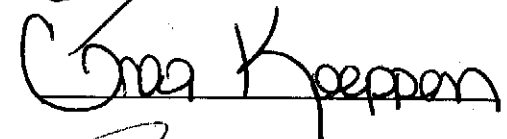
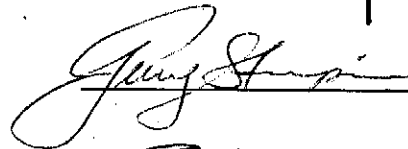
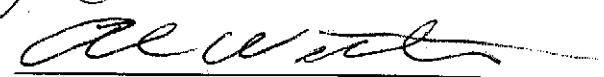
At the close of the hearing held on March 17, 2005 after a final review of all evidence and testimony presented on this matter, a motion was made by Member Van Erden and seconded by Member Koeppen to recommend that section 14.7.A of the Lake County Unified Development Ordinance be amended in accordance with Exhibit A attached hereto. Voting "Aye" on this motion were Members Bell, Koeppen, Freese, Stimpson, Westerman, Van Erden and Wilson. Voting "Nay", none. The motion to adopted was passed by a vote of 7-0.

At the direction of the Chairman of the Lake County Zoning Board of Appeals, this report is herewith forwarded to your Honorable Body with the recommendation it be adopted.

No. 3469
Text Amendment


CHAIRMAN

VICE-CHAIRMAN

Dated this 1st day of April, 2005.

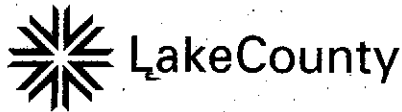
EXHIBIT A

ZONING CASE #3469

Section 14.7.A. is amended to incorporate the following underlined language:

2. Accessory Uses


Accessory uses include dwellings for proprietors and employees of the use and animal training. Private Stables are a permitted accessory use in the AG, RE, E and R-1 districts. Equine assisted activities for people with disabilities are a permitted accessory use to stables on sites of at least 200,000 sq. ft.



MEMORANDUM

March 10, 2005

TO: Marvin Raymond, Chairman, Lake County Regional Planning Commission and Members of the Commission

FR: Robert Mosteller, Deputy Director 
Lake County Department of Planning, Building and Development

RE: ZBA #3469, TEXT AMENDMENT TO PROVIDE FOR EQUINE ASSISTED ACTIVITIES FOR PEOPLE WITH DISABILITIES

Staff of this Department assisted the applicant, Ms. Allison Greene, in the preparation of this proposed text amendment. The applicant's proposed new language is underlined below:

§§14.7/Other Use Categories

A. Agriculture

1. Characteristics

Agriculture includes activities that primarily involve raising, producing or keeping plants or farm animals.

2. Accessory Uses

Accessory uses include equine assisted activities for people with disabilities, dwellings for proprietors and employees of the use and animal training. Private Stables are a permitted accessory use in the AG, RE, E and R-1 districts.

3. Examples

Examples include Agriculture Uses; Animal (farm animal) Breeding or Raising; Apiary, Dairy Farms' Farming; Truck Gardening; Forestry; Tree Farming; Non-retail Greenhouse/Nursery; Plant Nurseries (Wholesale); Riding Academies, and Public Stables.

4. Exception

- 1) Uses involved in the processing of animal or plant products are classified as Manufacturing and Production.
- 2) Livestock auctions are classified as Wholesale Sales.
- 3) Plant nurseries that are oriented to retail sales are classified as Sales-Oriented Retail Sales and Service.

Staff fully supports the intent of this amendment for the reasons stated in the Application. However, upon further consideration, we believe the language could be made more precise. Therefore staff recommends that Section 14.1.7.A.2. be amended as follows:

2. Accessory Uses

Accessory uses include dwellings for proprietors and employees of the use and animal training. Private Stables are a permitted accessory use in the AG, RE, E and R-1 districts. Equine assisted activities for people with disabilities are a permitted accessory use to stables on sites of at least 200,000 sq. ft.

This language will assure that such activities may only be conducted in association with a stable on a parcel of at least 4.6 acres, regardless of the zoning district.

We believe this language better address the original intent of this amendment.