

ORDINANCE NO. 2161-22

AN ORDINANCE GRANTING AN AMENDMENT TO THE SPECIAL USE PERMIT FOR A MASTER PLAN FOR A COMMERCIAL STABLE AND VETERINARY CLINIC, BOARDING ANIMAL VARIETY VETERINARY CLINIC, AND NON-BOARDING ANIMAL VARIETY. – ZIA WEST, LLC

WHEREAS, on or about January 26, 2022, Zia West, LLC, as applicant (“Applicant”), filed an application for an amendment to the special use permit for a master plan for a commercial stable and veterinary clinic, boarding animal variety veterinary clinic, and non-boarding animal variety on the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the Applicant’s plans for the amended special use and master site plan are attached hereto as Exhibit “B” and incorporated herein; and,

WHEREAS, Notice of Public Hearing with respect to the special use permit was published on or about February 19, 2022, in the Daily Herald, being a newspaper having general circulation within the Village of Hawthorn Woods, all as required by the statutes of the State of Illinois and the ordinances of the Village, and,

WHEREAS, all other notices, including mailings of the proposed request, required by the statutes of the State of Illinois and the ordinances of the Village have been given; and,

WHEREAS, pursuant to said notices, the Planning, Building, and Zoning Commission of the Village of Hawthorn Woods conducted a Public Hearing regarding the special use permit on or about March 8, 2022, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Planning, Building, and Zoning Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on or about March 8, 2022, a copy of which is attached hereto as Exhibit “C” and incorporated herein; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That there is hereby granted an amendment to the special use permit for a master plan for a commercial stable and veterinary clinic, boarding animal variety veterinary clinic, and non-boarding animal variety on the SUBJECT REALTY as set forth on Exhibit "B".

SECTION TWO: That the recommendations and Findings of Fact of the Planning, Building, and Zoning Commission attached hereto as Exhibit "C", be and the same are hereby adopted by the Mayor and Board of Trustees as and for its Findings of Fact.

SECTION THREE: That the amendment to the special use permit is subject to the following terms and conditions:

1. The driveway and parking areas shall be of a surface that is acceptable to Village Staff and one that is safe for pedestrians, vehicles and horses; the areas that are not currently paved shall meet the above requirement prior to the issuance of a certificate of occupancy.
2. The stalls shall be cleaned/mucked twice a day, except on holidays.
3. The paddocks shall be cleaned/mucked twice a week.
4. No manure piles. Manure shall be stored in a concrete structure at the existing location and hauled off-site once per week, at a minimum.
5. Engineering issues (wetlands, stormwater and driveway access) shall be finalized and approved by the Village prior to the issuance of any permits for site improvements and building permits.

6. Horse Shows shall not be permitted.

7. Dust control measures shall be submitted to the Village prior to issuance of a building permit.

SECTION FOUR: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of the Ordinance are, to the extent of such conflict, expressly repealed.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Kaiser, Bayer, David, Rycelek

NAYS: 0

ABSENT AND NOT VOTING: Riess, McCarthy

APPROVED: Dominick DiMaggio  
Dominick DiMaggio, Mayor

ATTEST: Donna Lobaito  
Donna Lobaito, Village Clerk

PASSED: March 28, 2022

APPROVED: March 30, 2022

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GILMER ROAD (ALSO KNOWN AS STATE AID ROUTE 26) AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, 277.80 FEET TO A POINT BEING RECORDED 1596.67 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SOUTHWEST 1/4 AND ON THE NORTH LINE OF A 33 FOOT EASEMENT RECORDED AS DOCUMENT 447051; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 45 DEGREES EAST, 1115.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 07 MINUTES EAST 716.32 FEET; THENCE NORTH 07 DEGREES 42 MINUTES WEST, 204.49 FEET; THENCE NORTH 63 DEGREES 07 MINUTES WEST, 65.00 FEET; THENCE SOUTH 37 DEGREES 36 MINUTES WEST, 20.00 FEET; THENCE NORTH 73 DEGREES 06 MINUTES WEST, 331.05 FEET; THENCE NORTH 44 DEGREES 14 3/4 MINUTES WEST 542.14 FEET, THENCE SOUTH 67 DEGREES 55 MINUTES 30 SECONDS EAST, 1525.16 FEET; THENCE SOUTH 42 DEGREES 09 MINUTES 55 SECONDS EAST, 73.08 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS WEST, 353.76 FEET; THENCE SOUTH 60 DEGREES 22 MINUTES 54 SECONDS WEST, 1032.72 FEET TO A POINT ON THE CENTER LINE OF GILMER ROAD, THENCE NORTHWEST ALONG SAID CENTER LINE, 413.52 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF GILMER ROAD (ALSO KNOWN AS STATE AID ROUTE 26) AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 277.8 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING RECORDED AS 1596.67 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SOUTHWEST 1/4 AND ON THE NORTHERLY LINE OF A 33 FOOT EASEMENT RECORDED AS DOCUMENT 447051; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 45 DEGREES EAST, 1115.05 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST, 716.32 FEET; THENCE NORTH 7 DEGREES 42 MINUTES WEST 204.49 FEET; THENCE NORTH 63 DEGREES 07 MINUTES WEST 65 FEET; THENCE SOUTH 37 DEGREES 36 MINUTES WEST 20 FEET; THENCE NORTH 73 DEGREES 06 MINUTES WEST 331.05 FEET; THENCE NORTH 44 DEGREES 14 3/4 MINUTES WEST, 542.14 THE; THENCE SOUTH 38 DEGREES 14 MINUTES WEST, 459.49 FEET TO A POINT ON THE CENTER LINE OF A VACATED ROAD AND THE NORTHERLY LINE OF SAID 33 FOOT EASEMENT; THENCE SOUTH 78 DEGREES 12 MINUTES WEST ALONG SAID NORTHERLY LINE, 231.28 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF, DESCRIBED AS FOLLOWS:: BEGINNING AT THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 45 DEGREES EAST, 39.44 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID EASEMENT; THENCE NORTH 78 DEGREES 12 MINUTES EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, 237.88 FEET TO THE CENTER LINE OF A VACATED ROAD; THENCE SOUTH 51 DEGREES 46 MINUTES EAST ALONG SAID VACATED ROAD 55.58 FEET; THENCE NORTH 38 DEGREES 14 MINUTES EAST, 165 FEET; THENCE NORTH 51 DEGREES 46 MINUTES WEST 99 FEET; THENCE SOUTH 38 DEGREES 14 MINUTES WEST, 165 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT; THENCE SOUTH 78 DEGREES 12 MINUTES WEST ALONG SAID NORTH LINE OF SAID EASEMENT AND SAID NORTH LINE EXTENDED, 231.28 FEET TO TRUE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

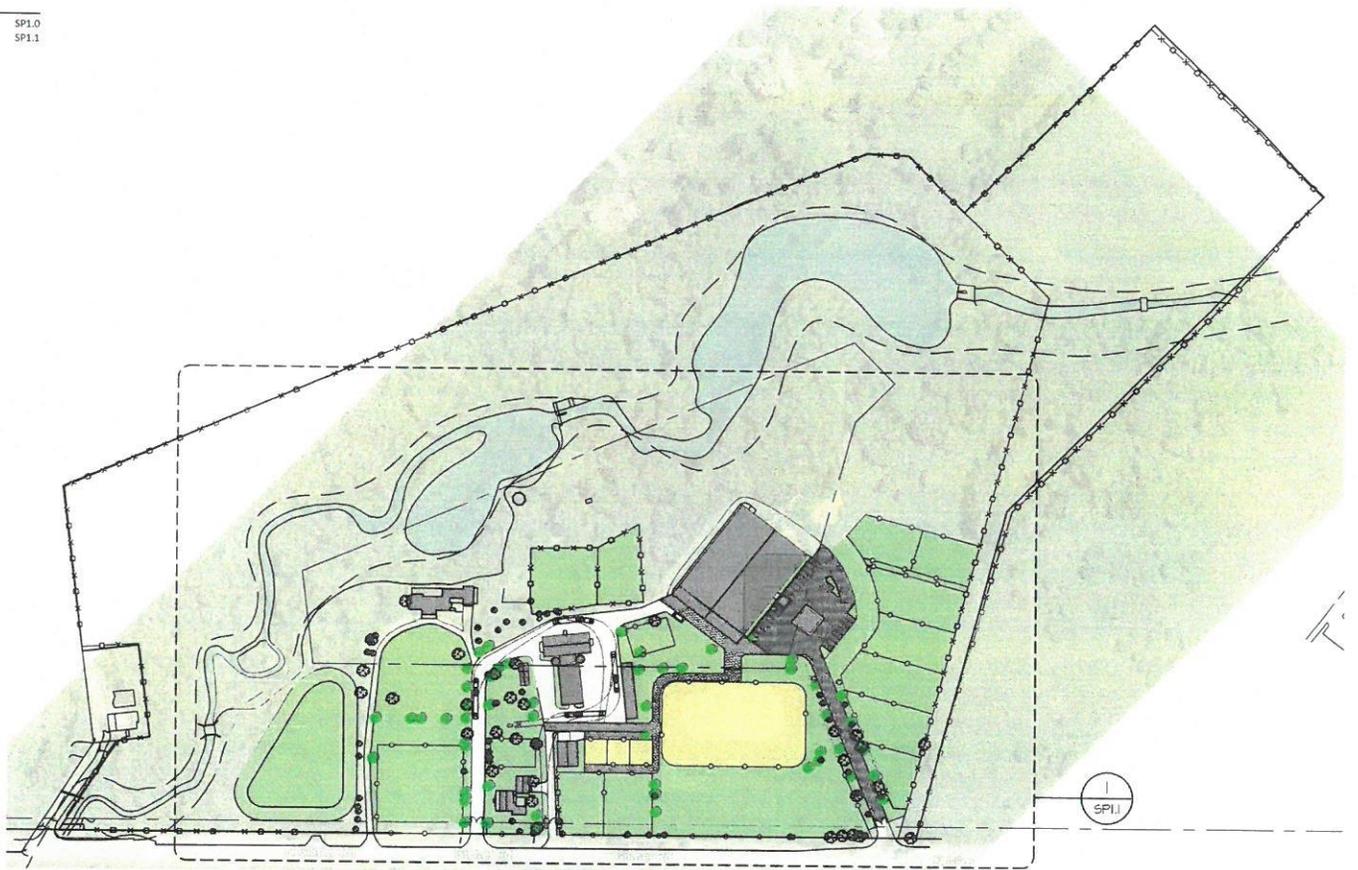
#### PARCEL 3:

THAT PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GILMER ROAD AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTHWEST ALONG THE CENTER LINE OF GILMER ROAD, 546.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID CENTER LINE 31.08 FEET; THENCE NORTHEAST AS AN ANGLE OF 74 DEGREES 49 MINUTES 56 SECONDS WITH THE LAST DESCRIBED COURSE, 1032.72 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, 212.74 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, 471.69 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, 428.22 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, 789.75 FEET; THENCE SOUTHWESTERLY 623.25 FEET TO THE TRUE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**EXHIBIT "B"**

SHEET INDEX

SITE PLAN	SP1.0
SITE PLAN - CLOSE UP	SP1.1



**ZIA WEST / JOURNEY HILL FARM - Master Plan**  
25147 N Gilmer Road Hawthorne Woods IL 60047

THIS PLAN, DRAWING, SCHEMATIC, DESIGN, CONSTRUCTION, AND ANY OTHER PREPARED BASED ON PRELIMINARY SCOPES OF WORK PROVIDED BY OTHER PARTIES OR FIELD VERIFICATION AND/OR LOCAL ANALYSIS HAS NOT BEEN PERFORMED PURSUANT TO EITHER OF SERVICES SET FORTH BY CLIENT, FLOOR AREA AND DRAINAGE AREA POINTS TO 1" AND ARE SUBJECT TO CHANGE IN FIELD WORK. ANY OTHER ANALYSIS IS TO BE ACCURATE THEREOF, AND THE PLAN SUBMITTED IS SUBJECT TO ALL GOVERNING REGULATORY CODES. THE DRAWINGS ARE PROTECTED UNDER SECTION 333 OF THE COPYRIGHT ACT, 17 U.S.C. DRAWING COPYRIGHT © 2011 BY DESIGNHAUS, INC.

NOT TO SCALE



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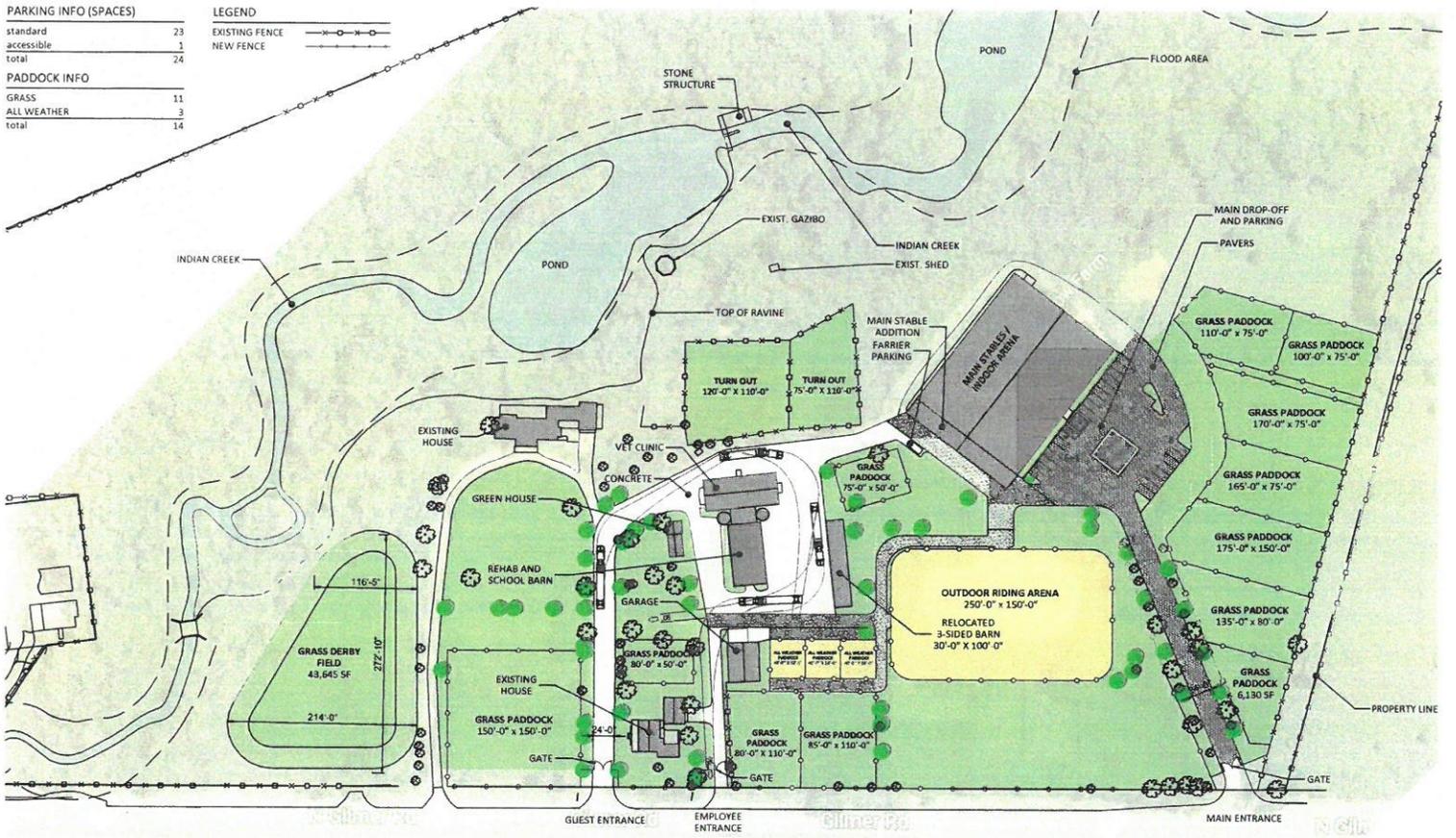
**SP1.0**  
03.14.22 | 21.156

PARKING INFO (SPACES)	
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accessible	1
total	24

PADDOCK INFO	
GRASS	11
ALL WEATHER	3
total	14

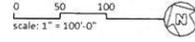
LEGEND	
EXISTING FENCE	
NEW FENCE	



# ZIA WEST / JOURNEY HILL FARM - Master Plan

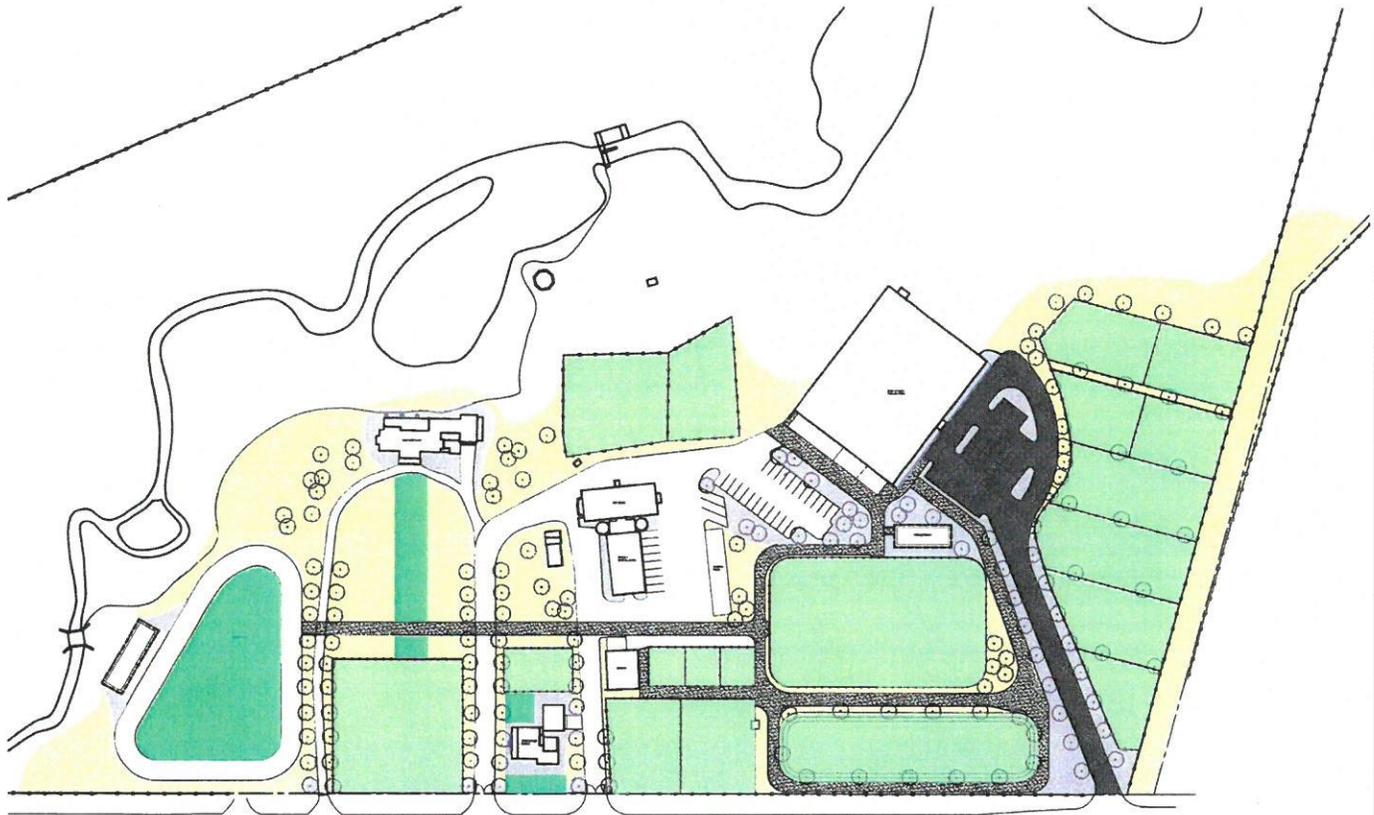
25147 N Gilmer Road Hawthorne Woods IL 60047

THIS SITE PLAN (PANEL) IS A PRELIMINARY DESIGN FOR CONSTRUCTION AND HAS BEEN PREPARED BASED ON PRELIMINARY SURVEY DATA. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DESIGNHOUSE ARCHITECTURE. THE CLIENT HAS BEEN ADVISED OF THIS AND HAS ACCEPTED THE PLAN. THE PLAN IS SUBJECT TO ALL CITY, STATE AND FEDERAL REGULATIONS. THE DRAWINGS ARE PROTECTED UNDER SECTION 1702 OF THE COPYRIGHT ACT, 17 U.S.C. DRAWING COPYRIGHT © 2011 BY DESIGNHOUSE, INC.



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**SP1.1**  
03.14.22 | 21.156



- Grass Paddocks
- Lawn
- Meadow-Style Landscape
- Detailed Landscape Plan

# Zia West / Journey Hill Farm

25147 N. Gilmer Road  
Hawthorn Woods, Illinois

These plans are prepared in accordance with the standards and practices of the landscape architecture profession. The designer warrants that the plans were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed professional in the State of Illinois. The designer warrants that the plans were prepared in accordance with the standards and practices of the landscape architecture profession. The designer warrants that the plans were prepared in accordance with the standards and practices of the landscape architecture profession.

SCALE	
1/50' = 1"'	
DATE	
DRAWN BY: MC	
CHECKED BY: DVZ	
DATE: 1.14.2022	
PROJECT TITLE: Site Concepts	
SHEET #	TOTAL #
1 of 1	

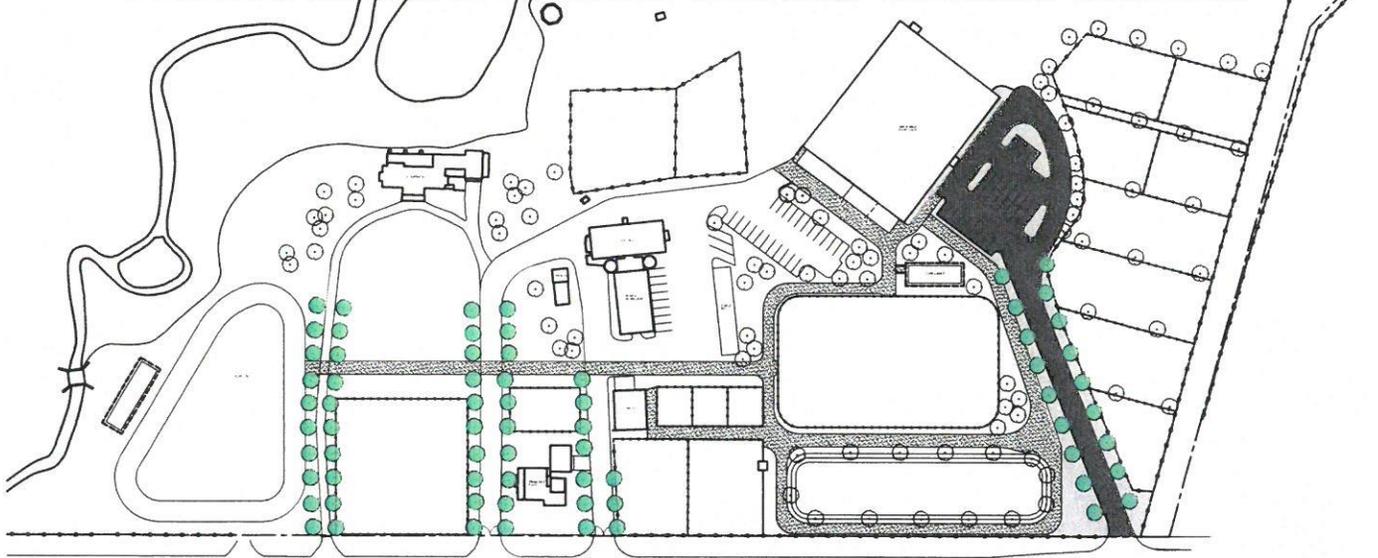
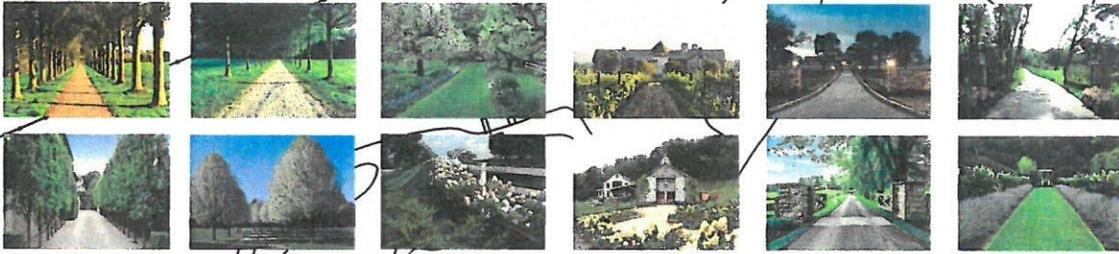
**Van Zelst**  
Landscape Development & Management







Entrances



Van Zelst Installations

**Zia West / Journey Hill Farm**  
 25147 N. Gilmer Road  
 Hawthorn Woods, Illinois

THIS PLAN IS THE PROPERTY OF VAN ZELST AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VAN ZELST.

THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF VAN ZELST.

PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: 1/50' = 1" 

CLIENT: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

**EXHIBIT "C"**



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

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**FINDINGS OF FACT**

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**Public Hearing Date:  
March 8, 2022**

**Zia West/Journey Hill – Request of an amendment to a special use permit for a master plan for a commercial stable and veterinary clinic, boarding animal variety veterinary clinic, and non-boarding animal variety**

*Based upon the evidence presented to the Planning, Building, and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested special use permit in connection therewith.*

9-14-4.B

1. **That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

**Finding:** The PB&Z Commission find that the updates to the existing facility will benefit the community.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.**

**Finding:** The PB&Z Commission finds that the updates to the existing facility will not be detrimental to the health, safety, morals or general welfare. The property and buildings are existing and will not diminish property values.

3. **That the proposed use will comply with the regulations and conditions specified in this Title for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

**Finding:** The PB&Z Commission finds that the special use will comply with the regulations set forth in this Title.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on March 8, 2022.

Respectfully submitted,

Jim Merkel, Chairperson

CMH