

ORDINANCE 1528-16

*In the matter of the Property at 403 Channel Drive, Island Lake, Illinois
Application for a Variance of the Zoning Ordinance of the Village of
Island Lake, Lake and McHenry Counties, Illinois and such Ordinance as Amended*

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry counties; and

WHEREAS, the petitioner, Mike Francisco, has filed a petition with the Zoning Board of Appeals of the Village of Island Lake, for a variation of the Zoning Ordinance and such Ordinance, as amended, in regard to the following described property ("Subject Property"):

Lot 13 in Block 13 of Island Lake Highlands, unit number 2, being a subdivision of part of the East Half of the Southwest Quarter of Section 21, Township 44 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded June 3, 1942 as document number 514037 in Lake County, Illinois.

WHEREAS, the petitioner requests the following variations of the Village Zoning Ordinance:

- (1) Reduce the minimum building lot area from 10,000 sf to 8,100 sf;
- (2) Reduce the minimum lot width at frontage from 75 feet to 67 feet;
- (3) Increase the maximum lot coverage for all buildings from 20% to 30% (1,620 sf to 2,430 sf);
- (4) Reduce the minimum rear yard setback from 25 feet to 20 feet (existing building); and
- (5) Reduce the minimum front yard setback from 35 feet to 28 feet.

WHEREAS, a public hearing on said petition was held before the Zoning Board of Appeals of the Village in the manner and in the form as prescribed by Ordinance and statute and pursuant to proper public notice; and

WHEREAS, the Zoning Board of Appeals did recommend to the Village Board of Trustees that the variation requested be granted to the petitioners subject to the following conditions: (1) that the owner submit landscape plans to the Village Board; and

WHEREAS, as a result of the taking of evidence and the viewing of exhibits advanced thereat, the Zoning Board of Appeals of the Village of Island Lake did make the pre-requisite findings necessary for granting of variations pursuant to the Village's Zoning Ordinance and pursuant to state statutes; and

WHEREAS, the Mayor and Board of Trustees of the Village have considered the recommendations as submitted by the Zoning Board of Appeals; and

WHEREAS, the Mayor and the Board of Trustees have determined that it is in the best interest of the village and in furtherance of the public health, safety, and welfare of the Village to grant the variation of the Zoning Ordinance sought by the Petitioners.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: The recitals set forth hereinabove are incorporated herein as finding of the Mayor and Board of Trustees of the village.

SECTION 2: The Mayor and Board of Trustees of the Village hereby grant the following variation from the Village's Zoning Ordinance, to the Subject Property.

SECTION 3: Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

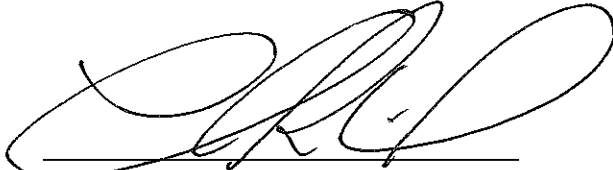
SECTION 4: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the 24th day of March, 2016.

	AYES	NAYS	ABSTAIN	ABSENT
Debra Jenkins	X			
John Burke	X			
Sandy Hartogh	X			
Mark Beeson	X			
Keith Johns				X
Eberhard Becker	X			

APPROVED on the 24th day of March, 2016



Charles R. Amrich, Mayor

ATTEST:

Georgine, Village Clerk

CERTIFICATION


I do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 24th day of March, 2016, the foregoing Ordinance entitled ***An Ordinance In the Matter of the Property at 403 Channel Drive, Island Lake, Illinois, Application for a Variance of the Zoning Ordinance of the Village of Island Lake, Lake and McHenry Counties, Illinois*** was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake in Lake and McHenry Counties, Illinois.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto 28th day of March, 2016.





Georgine Cooper, Village Clerk,
Village of Island Lake
Lake and McHenry Counties, Illinois