

ORDINANCE 1554-17

An Ordinance Granting a Variation for the Property at 217 Channel Drive, Island Lake, Illinois

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

WHEREAS, the petitioners, Pennell Drake and David Henry, have filed a petition with the Zoning Board of Appeals of the Village of Island Lake, for variations of Section 9-3-11, Bulk, Space, and Yard Requirements, of the Zoning Ordinance and such Ordinance, as amended, in regard to the following described property (“Subject Property”):

Lot 29 in Block “J” in Island Lake Estates, a subdivision of part of the West Half of the West Half of Section 21, Township 44 North, Range 9, East of the Third Principal Meridian, according to the plat thereof, recorded September 19, 1938, as Document 453966, in Book “Z” of Plats, pages 5, 6 and 7, in Lake County, Illinois.

217 Channel Drive, Island Lake, Illinois 60042
Zoning District: R-3 Residential
PIN No.: 09-21-110-024

WHEREAS, the petitioner requested a variation of the Village Zoning Ordinance from the *Minimum Front Yard Setback* from 35 to 20 feet; from the *Minimum Side Yard Setback* from 10 to 4 feet; and an increase of the total *Maximum Lot Coverage* from 20% to 25.2%.

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;

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 the variation pursuant to the Village’s Zoning Ordinance and pursuant to state statutes and did recommend to the Village Board of Trustees that the variation requested be granted;

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 requested variation of the Zoning Ordinance.

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 variation from the Village's Zoning Ordinance, to the Subject Property from the *Minimum Front Yard Setback* from 35 to 20 feet; from the *Minimum Side Yard Setback* from 10 to 4 feet; and an increase of the total *Maximum Lot Coverage* from 20% to 25.2%, as depicted on the map attached hereto as Exhibit A.

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 25th day of May, 2017.

	AYES	NAYS	ABSTAIN	ABSENT
John Burke	X			
Charles Cermak				X
Sandy Doehler	X			
Harold England	X			
Debra Jenkins	X			
Jennifer Villarreal	X			

APPROVED on the 26th day of May, 2017

Charles R. Amrich, Mayor

ATTEST:

Georgine Cooper, Village Clerk

