

Ordinance 1585-19

Passed on the 28th day
of February, 2019

***An Ordinance Granting Variations
for the Property at 202 S. Shore Drive,
Island Lake, IL***

ORDINANCE 1585-19

An Ordinance Granting Variations for the Property at 202 S. Shore Drive, Island Lake, Illinois

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

WHEREAS, the petitioner, Kathleen Doles, has 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 18 in Block "S" of Island Lake Estates, being a subdivision in the West ½ of the West ½ 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, 7 in Lake County, Illinois.

PIN 09-21-302-051

Address: 202 S. Shore Drive, Island Lake, IL ("Subject Property").

Zoning District: R-3 Residential

WHEREAS, the petitioner requested variations of the Village Zoning Ordinance from the *Minimum Front Yard Setback* to 14 feet; from the *Minimum Side Yard Setback* to 4 feet; and an increase of the total *Maximum Lot Coverage* to 330 square foot lot coverage;

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, as modified;

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: Construction of a single story, one car garage and breezeway, with a maximum height of 16 feet, is permitted on the Subject Property and the following variations from the Village Zoning code are hereby granted: *Minimum Front Yard Setback* reduced to 14 feet; the *Minimum Side Yard Setback* reduced to 4 feet; and the total *Maximum Lot Coverage* is increased to 330 square feet.

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.

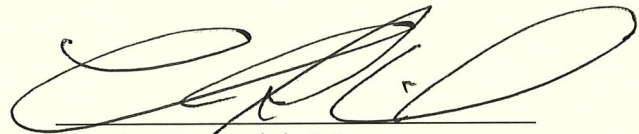
SECTION 4: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

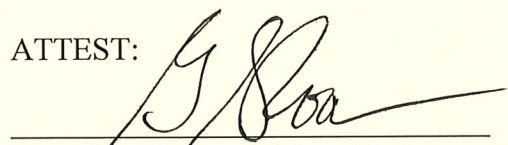
PASSED on the 28th day of February, 2019.

	AYES	NAYS	ABSTAIN	ABSENT
Mark Beeson	X			
John Burke	X			
Charles Cermak	X			
Harold England				X
Jennifer Villarreal				X
Will Ziegler	X			

APPROVED on the 1st day of March, 2019


Charles R. Amrich, Mayor

ATTEST:


Georgine Cooper, Village Clerk

CERTIFICATION

I, Georgine Cooper, 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.

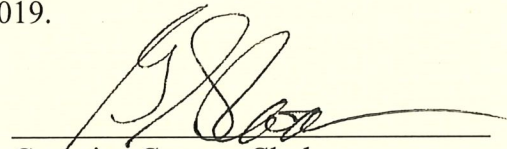
I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 28th day of February, 2019, the foregoing Ordinance entitled ***An Ordinance Granting Variations for the Property at 202 S. Shore Drive, Island Lake, Illinois*** was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1585-19, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available from the Village Clerk commencing on the 1st day of March 2019, and continuing for at least 10 days thereafter.

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 this 1st day of March, 2019.




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