

Ordinance 1659-22

*An Ordinance Granting a Special
Use for an Adult-Use Cannabis
Dispensing Organization and On-Site
Consumption Lounge to The 176
Group, LLC for the Property Located
at 660 E State Road*

Passed on the 8th day
December, 2022

ORDINANCE NO. 1659-22

An Ordinance Granting a Special Use for an Adult-Use Cannabis Dispensing Organization and On-Site Consumption Lounge to The 176 Group, LLC for the Property Located at 660 E State Road, Island Lake, Illinois

WHEREAS, The 176 Group, LLC (the “Petitioner”) filed a Petition requesting a special use permit, within the Village of Island Lake’s (the “Village”) B1: General Business District, to operate an adult-use cannabis dispensary and an on-site consumption lounge, on an approximately 56,166 square feet lot, located at 660 E. State Road, Island Lake, County of Lake, State of Illinois, PIN 09-28-204-012 (the “Subject Property”);

WHEREAS, a public hearing was held before the Village’s Planning and Zoning Commission after due notice pursuant to and in accordance with the Illinois Open Meetings Act 5 ILCS 120/1 *et seq.* and the Village’s Municipal Code; and

WHEREAS, the Village Board has considered the Plan Commission’s findings of fact based upon the evidence presented at the public hearing.

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: Regarding the Petitioner’s request for a Special Use to allow an adult-use cannabis dispensing organization and an on-site consumption lounge at the Subject Property, the Village Board makes the following findings pursuant to Section 9-11-17 of the Village Code:

1. The proposed Special Use at the Subject Property is necessary for the public convenience at the location;
2. The proposed Special Use will be designed, located and proposed to be operated that the public health, safety and welfare will be protected;
3. The proposed Special Use will not cause substantial injury to the value of other lots in the neighborhood in which the Subject Property is located;
4. The proposed Special Use conforms to the applicable regulations of the district in which the Subject Property is located; and
5. The Petitioner has demonstrated that Petitioner has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the proposed project.

SECTION 2: Based on these findings, the Petitioner is hereby granted a Special Use to operate an adult-use cannabis dispensing organization and to allow an on-site consumption lounge at the Subject Property, subject to the following conditions:

1. The Special Use shall expire pursuant to subsection 9-11-17 of the Village Code which provides as follows: *Subject to an extension of time granted by the Zoning Enforcement Officer pursuant to subsection 9-11-1 of this code, no special use permit shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use commenced within that period.*

2. The adult-use cannabis dispensing organization shall comply with all requirements applicable to the zoning district in which the Subject Property is located.

SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competence jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 4: This ordinance shall be in full force and effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes: Trustees Chuck Cermak, Thadd Lewis, Julie McManus, Dan Powell, Stacey Pyne and Will Ziegler

Nays: none

Absent: none

Abstaining: none

APPROVED:


Richard McLaughlin, Mayor

(SEAL)

ATTEST: 
Village Clerk Georgine Cooper

Passed: 12/08/2022

Approved: 12/09/2022

Published: 12/09/2022

CERTIFICATION

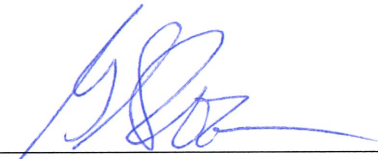
I, GEORGINE COOPER, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a regular meeting of the President and Board of Trustees of the Village of Island Lake, held on the 8th day of December, 2022, the foregoing Ordinance entitled, ***An Ordinance Granting a Special Use for an Adult-Use Cannabis Dispensing Organization and On-Site Consumption Lounge to The 176 Group, LLC for the Property Located at 660 E State Road***, was duly passed by the President and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1659-22, 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 9th day of December, 2022, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

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.

Given under my hand and the official seal of the Village of Island Lake this 9th day of December, 2022.



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

(SEAL)

