

Ordinance 1591-19

Passed on the 27th day
of June, 2019

***An Ordinance Classifying the Property
at 27888 N. Beech St., Island Lake, IL as
R-5 Residential with a Special Use Permit
for Senior Citizen Housing***

ORDINANCE 1591-19

An Ordinance Granting a Zoning Petition for the Property at 27888 N. Beech Street, Island Lake, Illinois

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

WHEREAS, a petition has been filed with the Zoning Board of Appeals of the Village of Island Lake, for R-5 Residential Zoning District with a special use permit for senior citizen housing in regard to the following described property (the "Property"):

THE NORTH 330.0 FEET OF THE SOUTH 825 FEET (EXCEPT THE WEST 654 FEET THEREOF) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF BEECH STREET LYING EASTERLY OF AND ADJACENT THERETO, IN LAKE COUNTY, ILLINOIS.

Address: 27888 N. Beech Street, Island Lake, Illinois
PIN: 09-28-100-016

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, 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 special use permit for senior citizen housing on the terms and conditions set forth in the Annexation and Development Agreement between the Village and Island Lake Partners, LLC (the "Agreement"); and

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 findings of the Mayor and Board of Trustees of the Village.

SECTION 2: The Mayor and Board of Trustees of the Village hereby rezone the Property as R-5 Residential Zoning District with a special use permit for senior citizen housing allowing for up to 84 units and a building height of up to three stories subject to and contingent upon the following conditions:

- i. The Property owner must submit final site, landscape, architectural and schematic plans which must be approved by the Village's Planning and Zoning Commission and the Village's Board of Trustees as a condition precedent to any construction on the Property;

- ii. The senior citizen housing on the Property must be professionally managed by a firm experienced in providing care and assistance to seniors;
- iii. The Property must remain under single ownership;
- iv. Subdivision of the Property is prohibited; and
- v. No other use or development of the Property is permitted, including permitted uses in the R-5 Residential Zoning District, unless the owner of the Property and the Village agree to same in an amendment to the Agreement.

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.

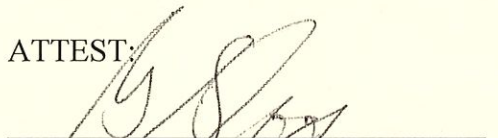
PASSED on the 27th day of June, 2019.

	AYES	NAYS	ABSTAIN	ABSENT
Chris Carlsen	x			
Charles Cermak	x			
Harold England	x			
Richard McLaughlin	x			
Will Ziegler	x			
Mayor Charles R. Amrich	x			

APPROVED on the 28th day of June, 2019


 Charles R. Amrich, Mayor

ATTEST:


 Georgine Cooper, Village Clerk

CERTIFICATION

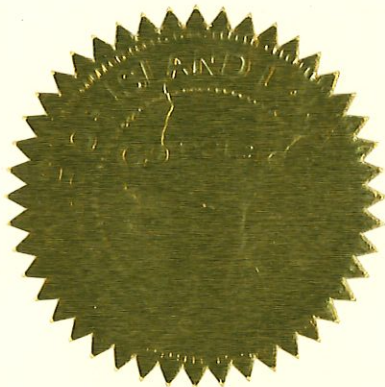
I, Georgine Cooper, do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island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

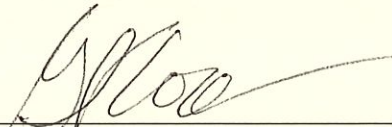
I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 27th day of June, 2019, the foregoing Ordinance entitled *An Ordinance Granting a Zoning Petition for the Property at 27888 Beech Street, Island Lake, Illinois* was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1591-19, 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 28th day of June 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 28th day of June 2019.





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