

**VILLAGE OF ISLAND LAKE**

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**ORDINANCE NO. 1690-24**

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*An Ordinance Granting a Special Use to Allow the Use  
of a Used Car Sales Lot for J&N MC LLC,  
d/b/a Premier Auto Group for the Property Located  
at 4001 Roberts Road, Island Lake, Illinois*

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**ADOPTED BY THE  
MAYOR AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF ISLAND LAKE  
THIS 12<sup>th</sup> DAY OF DECEMBER, 2024.**

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**PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR AND  
BOARD OF TRUSTEES OF THE VILLAGE OF ISLAND LAKE ILLINOIS,  
THIS 13<sup>th</sup> DAY OF DECEMBER, 2024.**

**ORDINANCE NO. 1690-24**

***An Ordinance Granting a Special Use to Allow the Use of a  
Used Car Sales Lot for J&N MC LLC, d/b/a Premier Auto Group  
for the Property Located at 4001 Roberts Road, Island Lake, Illinois***

WHEREAS, J&N MC, LLC ("Petitioner") filed a Petition requesting issuance of a special use permit, within the Village of Island Lake's B-2 Specific Business District, to operate a used car sales lot, on an approximately 1.48 acre lot, located at 4001 Roberts Road, Island Lake, County of McHenry, State of Illinois, PIN 15-20-478-025 ("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 Planning and Zoning 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 issuance of a Special Use permit, 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 a used car sales lot on the Subject Property, subject to the following conditions:

1. The Special Use applies only to the business owner, J&N MC LLC, d/b/a Premier Auto Group with its Managing Member Ioannis (John) Kaiteris.
2. No onsite automobile service or repairs shall be conducted at the Subject Property.
3. No more than 13 total vehicles shall be stored or parked in an orderly manner on the Subject Property and shall only be parked or stored in the locations designated with Xs on the attached Exhibit A. Storing or parking more than 13 vehicles at any time on the Subject Property is prohibited.
4. No internet sales of vehicles shall be made.
5. All vehicle sales shall be in-person sales (not online or via internet) of vehicles stored on the Subject Property and all sales shall be generated from the Subject Property such that vehicle sales tax is rightfully paid to the Village on each vehicle sale.

- a. To secure this condition is met, Petitioner shall provide copies of all sales tax documentation it files with the State of Illinois Department of Revenue on each vehicle sold, including form ST-556 Sales Tax Transaction Return, or other form required by the Village, and sign a consent form permitting the State of Illinois to disclose to the Village all information Petitioner files with the State of Illinois, and information on file with the State of Illinois, relating to sales taxes generated from the Subject Property to determine if this condition is met.
- b. Petitioner shall maintain and have available for inspection by the Village copies of all Retailers' Occupation Tax returns, sales tax reports, amendments, proofs of payment or any other Sales Tax Revenue information filed with the State of Illinois or other appropriate governmental entity, which documents will be made available to the Village for purposes of identifying Sales Tax Revenue collected from vehicle sales.
- c. More specifically, within thirty days after June 30 and December 31 of each Sales Tax Year, Petitioner shall file with the Village with a statement, accompanied by a summary of the Gross Receipts for such year, in a form reasonably acceptable to the Village, signed by one of its officers, which shall set forth the dollar amount of Sales Tax Revenue paid to the State of Illinois for the benefit of the Village during such Sales Tax Year. The term "Gross Receipts," as used herein, shall have the same meaning as that which is ascribed to it in the Retailers' Occupation Tax Act.

SECTION 3: Violation of any condition of this Ordinance or Village Code provision shall subject the special use issued hereunder to be revoked.

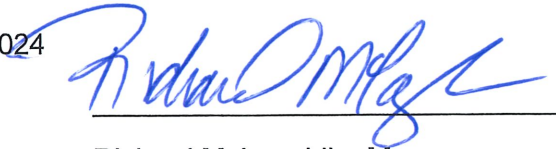
SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competence jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in 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.

PASSED on the 12<sup>th</sup> day of December, 2024.

	AYES	NAYS	ABSTAIN	ABSENT
Brittany Alers	X			
Charles Cermak	X			
Steve Deasey	X			
Thadd Lewis	X			
Stacey Pyne	X			
Will Ziegler				X

APPROVED on the 13<sup>th</sup> day of December, 2024

A handwritten signature in blue ink, appearing to read "Richard McLaughlin", written over a horizontal line.

ATTEST:

A handwritten signature in blue ink, appearing to read "Georgine Cooper", written over a horizontal line.

Richard McLaughlin, Mayor

Georgine Cooper, 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.

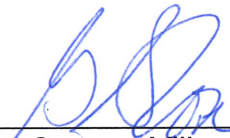
I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake held on the 12<sup>th</sup> day of December, 2024, the foregoing Ordinance 1690-24 entitled *An Ordinance Granting a Special Use to Allow the Use of a Used Car Sales Lot for J&N MC LLC, d/b/a Premier Auto Group for the Property Located at 4001 Roberts Road, Island Lake, 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 the 13<sup>th</sup> day of December, 2024.



Seal

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