

**VILLAGE OF ISLAND LAKE**

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**ORDINANCE NO. 1696-25**

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**In the matter of Application of Michael Harbut  
for a variance of the Zoning Ordinance of the  
Village of Island Lake, Lake and McHenry Counties,  
Illinois and such Ordinance as amended**

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**ADOPTED BY THE  
MAYOR AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF ISLAND LAKE  
THIS 27<sup>th</sup> DAY OF FEBRUARY, 2025**

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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 28<sup>th</sup> DAY OF FEBRUARY, 2025.**

In the matter of Application of Michael Harbut )  
for a variance of the Zoning Ordinance of ) **ORDINANCE NO. 1696-25**  
the Village of Island Lake, Lake and McHenry )  
Counties, Illinois and such Ordinance as amended )

**WHEREAS**, the petitioner Michael Harbut has filed a petition with the Planning and Zoning Commission of the Village of Island Lake, Lake and McHenry Counties, Illinois for a variation of the Zoning Ordinance and such Ordinance as amended in regard to the following described "subject property":

LOT 11 AND THE WEST HALF OF LOT 12, BLOCK 18, ISLAND LAKE ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1937, AS DOCUMENT # 126782 IN BOOK 8 OF PLATS, PAGE 158, AND ALSO AS CORRECTED BY SURVEYOR'S AFFIDAVIT RECORDED NOVEMBER 6, 1937, AS DOCUMENT # 129616 IN BOOK 25 OF MISCELLANEOUS DEEDS, PAGES 422 THROUGH 426, IN MCHENRY COUNTY, ILLINOIS.

Common Address: 121 Hickory Terrace, Island Lake, Illinois 60042  
PIN: 15-20-233-010

**WHEREAS**, the petitioner requests the following variation of the Village Zoning Ordinance to reduce the required building side setback on east side of Harbut's residence property from the required *5' feet or 10% of the lot width, whichever is greater* to 3.5'; and

**WHEREAS**, A public hearing on said petition was held before the Planning and Zoning Commission of the Village in the manner and in the form as prescribed by Ordinance and Statute and pursuant to proper notice; and

**WHEREAS**, The Planning and Zoning Commission did recommend to the Village Board of Trustees that the variation requested be granted to the petitioner subject to the following conditions;

- a.) height of structure shall not exceed 30';
- b.) combined area of new and existing structures shall not exceed 20% of lot coverage.

**WHEREAS**, as a result of the taking of evidence and the viewing of exhibits advanced thereat, the Planning and Zoning Commission of the Village of Island Lake did make the prerequisite findings necessary for granting of variations pursuant to the Village's Zoning Ordinance and pursuant to state statutes. Said findings attached hereto marked "Exhibit A" and by this reference made a part hereof; 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 variation of the Zoning Ordinance sought by the Petitioners.

**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 grant the following variation from Title 9, 9-3-11 BULK SPACE, AND YARD REQUIREMENTS the Village's Zoning Ordinance: reduction of side setback on east side of property from the required 5' feet or 10% of the lot width, whichever is greater" to 3.7' affecting the subject property subject to the following conditions:

- a.) height of structure shall not exceed 30';
- b.) combined area of new and existing structures shall not exceed 20% of lot coverage.

**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 and after its passage and approval.

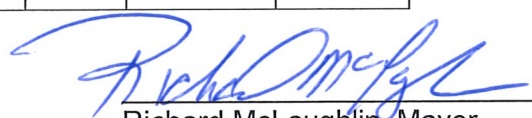
PASSED on the 27<sup>th</sup> day of February, 2025

APPROVED on the 28<sup>th</sup> day of February, 2025

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

ATTEST:

  
\_\_\_\_\_  
Georgine Cooper, Village Clerk

  
\_\_\_\_\_  
Richard McLaughlin, Mayor

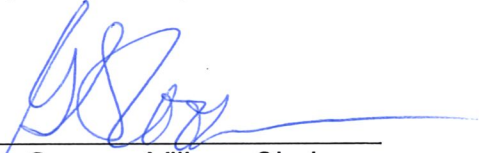
# CERTIFICATION

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 27<sup>th</sup> day of February, 2025, the foregoing 1696-25 *In the matter of Application of Michael Harbut for a variance of the Zoning Ordinance of the Village of Island Lake, Lake and McHenry Counties, Illinois and such Ordinance as amended* 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 28<sup>th</sup> day of February, 2025.



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

Seal

