



**VILLAGE OF ISLAND LAKE**

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**ORDINANCE NO. 1718-26**

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**An Ordinance Granting a Setback Variation Reduction  
for 3003 Raccoon Cove, Island Lake, Illinois**

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**ADOPTED BY THE  
MAYOR AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF ISLAND LAKE  
THIS 11<sup>th</sup> DAY OF FEBRUARY, 2026**

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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 26<sup>th</sup> DAY OF MARCHY, 2026.**

## **ORDINANCE 1718-26**

### *An Ordinance Granting a Setback Variation Reduction for 3003 Raccoon Cove Island Lake, Illinois*

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

WHEREAS, a petition has been filed with the Village, at the request of Eric Agase to add one bay to his existing garage causing his need for an east facing side yard setback reduction from 15 feet to 5 feet for his property at 3003 Raccoon Cove, Island Lake, legally described as follows:

LOT 21 IN ROLLING OAKS WEST PHASE 2 BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17. TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 3, 1994 AS DOC #94R034717 IN MCHENRY COUNTY, ILLINOIS (EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 0 DEGREES 6 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 21, FOR A DISTANCE OF 172.40 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN ROLLING OAKS BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 18, 1979, AS DOC #2001176. IN BOOK 70, PAGES 48 AND 49, LAKE COUNTY, ILLINOIS AND ACCORDING TO THE LETTER OF CORRECTION RECORDED AUGUST 6, 1979 AS DOC #2012021, ALL LOCATED IN THE VILLAGE OF ISLAND LAKE, IN LAKE COUNTY, ILLINOIS; THENCE NORTH 54 DEGREES 13 MINUTES 35 SECONDS WEST, 301.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 89 DEGREES 7 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 21, FOR A DISTANCE OF 244.84 FEET TO THE POINT OF BEGINNING) IN MCHENRY COUNTY, ILLINOIS.  
ADDRESS: 3003 RACCOON COVE, ISLAND LAKE

(the “Property”);

WHEREAS, on March 19, 2026, a public hearing on said petition was held before the Village Planning and Zoning Commission in the manner and in the form as prescribed by Ordinance and Statute and pursuant to properly published public notice;

WHEREAS, the Mayor and Board of Trustees of the Village have considered the recommendation as submitted by the Planning and Zoning Commission; 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 setback variation.

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 Mayor and Board of Trustees of the Village hereby grant the petition and permit the requested east facing setback reduction from the required 15 feet to 5 feet.

SECTION 3: 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: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

PASSED on the 26<sup>th</sup> day of March, 2026.

	AYES	NAYS	ABSTAIN	ABSENT
Brittany Alers				x
Charles Cermak	x			
Steve Deasey	x			
Thadd Lewis				x
Wendy Mills	x			
Will Ziegler	x			

APPROVED on the 27<sup>th</sup> day of March, 2026.

  
Richard McLaughlin, 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 26<sup>th</sup> day of March, 2026, the foregoing Ordinance entitled *An Ordinance Granting a Setback Variation Reduction for 3003 Raccoon Cove, 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. 1718-26, 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 27<sup>th</sup> day of March, 2026, 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 27<sup>th</sup> day of March, 2026.

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

SEAL

