



**VILLAGE OF ISLAND LAKE**

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**ORDINANCE NO. 1723-26**

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***An Ordinance Granting a Special Use for the Property  
Located at 311 East State Road, Island Lake, Illinois***

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**ADOPTED BY THE  
MAYOR AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF ISLAND LAKE  
THIS 14<sup>th</sup> DAY OF MAY, 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 15<sup>th</sup> DAY OF MAY, 2026.**

**ORDINANCE NO. 1723-26**

***An Ordinance Granting a Special Use for the  
Property Located at 311 East State Road, Island Lake, Illinois***

WHEREAS, Khurram Ghani (“Petitioner”) filed a Petition requesting issuance of a special use permit, within the Village of Island Lake’s Commercial District, to operate a drive thru commercial Biggby Coffee shop with apartments on the second floor on two lots located on the southeast corner of State Road of 176 and North Beech Street, Island Lake, County of Lake, State of Illinois, PINs 09-21-300-033 and 09-28-100-019 (“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: The Village Board makes the following findings pursuant to Section 9-11-17 of the Village Code:

1. The proposed Special Uses at the Subject Property are necessary for the public convenience at the location;
2. The proposed Special Uses will be designed, located and proposed to be operated that the public health, safety and welfare will be protected;
3. The proposed Special Uses 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 Uses conform 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 (and any corporate entity he controls) is hereby granted Special Use approval to operate a drive-thru Biggby Coffee shop with apartments on the second floor on the Subject Property, subject to the development of the Subject Property being in substantial conformance with the concept plans submitted by Petitioner and prepared by Olympus Design and Development dated March 26, 2026.

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 5: 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 14<sup>th</sup> day of May, 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 15<sup>th</sup> day of May, 2026.

  
Richard McLaughlin, Mayor

ATTEST:

  
Village Clerk Georgine Cooper

CERTIFICATION

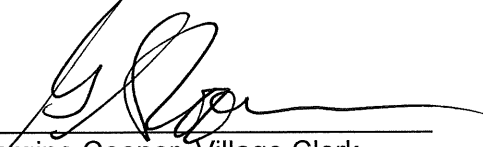
I, GEORGINE COOPER, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village 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 14<sup>th</sup> day of May, 2026, the foregoing Ordinance entitled, ***An Ordinance Granting a Special Use for the Property Located at 311 East State Road, Island Lake, Illinois***, was duly passed by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1713-26, 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 15<sup>th</sup> day of May, 2026, 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 15<sup>th</sup> day of May, 2026.

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

(SEAL)

