



VILLAGE OF ISLAND LAKE

ORDINANCE NO. 1724-26

***An Ordinance Granting a Special Use for the Property
Located at 27555 W. Rte. 176, Island Lake, Illinois***

ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE
VILLAGE OF ISLAND LAKE
THIS 14th DAY OF MAY, 2026

PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR
AND BOARD OF TRUSTEES OF THE VILLAGE OF ISLAND LAKE ILLINOIS,
THIS 15th DAY OF MAY, 2026.

ORDINANCE NO. 1724-26

***An Ordinance Granting a Special Use for the
Property Located at 27555 W. Route 176, Island Lake, Illinois***

WHEREAS, CGMM, LLC ("Petitioner"), as the property owner of the Subject Property referenced herein, filed a Petition requesting issuance of a special use permit to have a tenant operate an indoor internet used car sales within the northwesterly 1,400 square feet of southwesterly-most building (building C depicted on the attached Exhibit A) ("Subject Property") at property located on the south side of Route 176, west of Milk & Honey Farmstead, east of Vignocchi Landscaping, Island Lake, County of Lake, State of Illinois, PIN 09-27-300-057;

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: 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 an indoor internet only used car sales operation on the Subject Property subject to the following conditions:

1. All legal fees incurred by the Village regarding this Special Use proceeding shall be reimbursed by Petitioner prior to this Special Use taking effect.
2. The Special Use applies only so long as the Subject Property is occupied by and the sales operation is conducted by the tenant/business owner DRD Enterprises Fleet Sales LLC and its manager Ralph Daszynki ("Operator"). This Special Use shall terminate without any further action by the Village or Petitioner upon the Operator ceasing to do business at the Subject Property for any length of time or abandonment of the Subject Property.
3. No automobile service or repairs shall be conducted at the Subject Property.
4. Not more than three (3) vehicles for sale shall be stored at the Subject Property.

5. All inventoried vehicles for sale or being stored for later sale shall only be parked and stored inside the Subject Property in Building C.
6. No outside storage shall be permitted adjacent to the Building C.
7. Only internet sales of vehicles shall be made; no in-person sales shall be conducted at the Subject Property.
8. 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-1, 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 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 14th 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

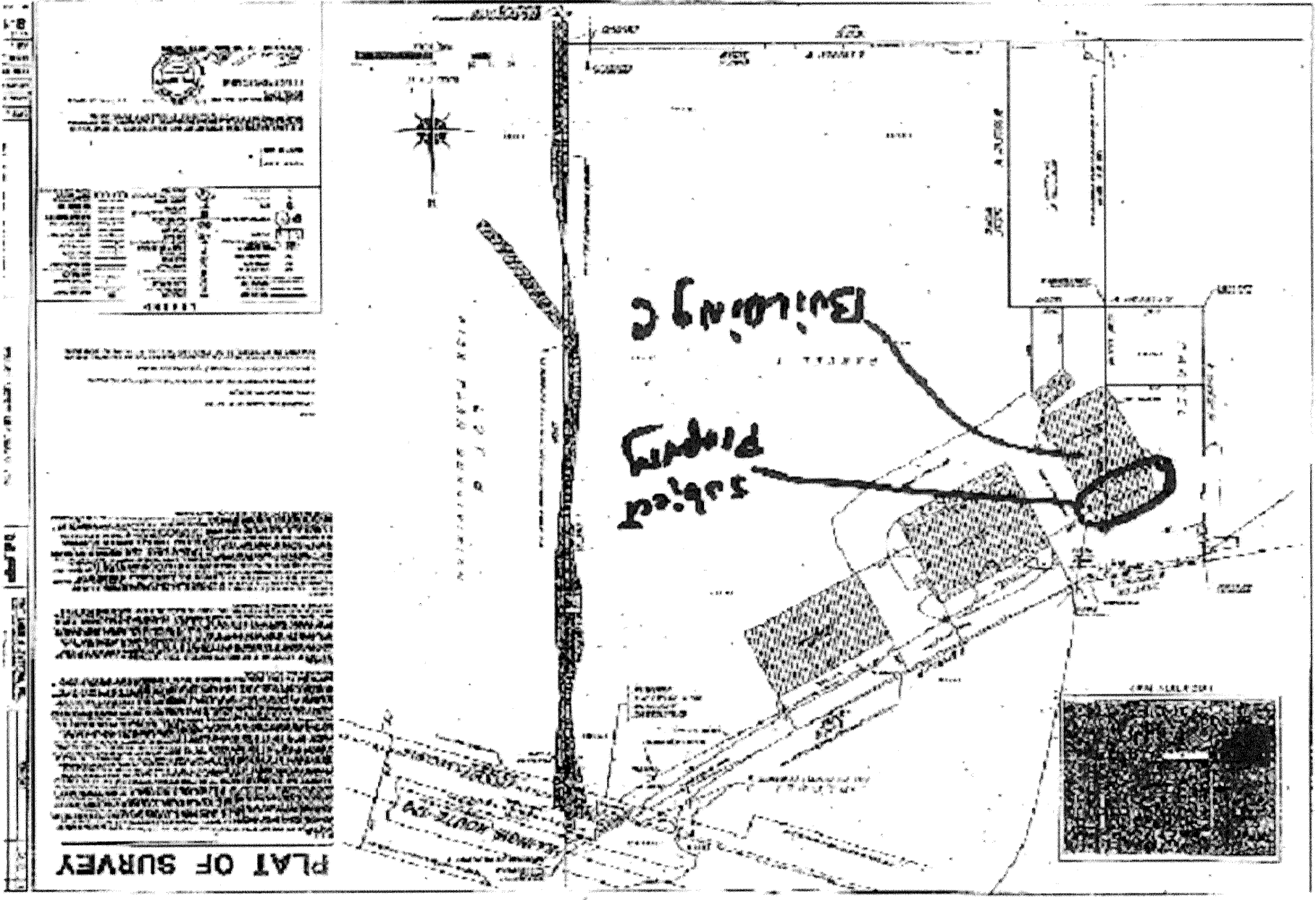
APPROVED on the 15th day of May, 2026.


Richard McLaughlin, Mayor

ATTEST:


Village Clerk Georgine Cooper

Exhibit A, 1724-26 Special Use



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 14th day of May, 2026, the foregoing Ordinance entitled, **An Ordinance Granting a Special Use for the Property Located at 27555 W. Rte. 176, Island Lake, Illinois**, was duly passed by the President and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1724-26, 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 15th 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 15th day of May, 2026.


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

(SEAL)

