

VILLAGE OF LILY LAKE

ORDINANCE NO. 2021-01

AN ORDINANCE GRANTING VARIATIONS FROM THE
ZONING ORDINANCE

(Northeast Corner of Route 47 and Empire Road, Lily Lake, Illinois)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF LILY LAKE

February 22, 2021

Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Lily Lake, Kane County, Illinois
February 22, 2021

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(Northeast Corner of Route 47 and Empire Road, Lily Lake, Illinois)

A public hearing on the application of Pamela J. Jerdee, Trustee under the Florence C. Beier Declaration of Trust and Jim Kikulski for two variations from the standards applicable under the Zoning Ordinance in the R1 Residential District was held before a duly appointed hearing officer of the Village on February 19, 2021, upon due notice published according to law. The property is commonly known as the Northeast Corner of Route 47 and Empire Road, Lily Lake, Illinois and is more fully described below.

The hearing officer, after hearing from the applicants and all members of the public present at the hearing or attending remotely, and after considering all written materials submitted in support of or against the application, has recommended that the application be granted.

NOW THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Lily Lake, Kane County, Illinois, as follows:

§ 1. Variations granted

The following variations from the regulations of the Zoning Ordinance applicable in the R1 Residential District for the property commonly known as the Northeast Corner of Route 47 and Empire Road, Lily Lake, Illinois, and legally described on Exhibit A attached, are granted:

(a) The applicants may construct an accessory building on the property for the storage of a collection of antique and collectible cars. Any provision of the Zoning Ordinance requiring the construction of a residence on the property prior to and as a condition of the construction of an accessory building is waived.

(b) The 1.5% floor area limitation otherwise applicable to accessory buildings in the R1 Residential District is varied to permit the construction of a building having a maximum floor area of 1728 square feet.

§ 2. Conditions

The variations granted by this ordinance are subject to the following conditions:

(a) Prior to the commencement of construction the applicants shall submit a site plan to the Village for approval showing the proposed location and size of the building, the location and the material to be used for the proposed access to the property, and proposed landscaping.

(b) Prior to the commencement of construction the applicants shall submit plans for the building, including elevations, to the Village for approval.

(c) The design of the building must suggest a single-family residence.

(d) The applicants shall obtain a building permit and pay all required fees prior to the commencement of construction.

(e) The building as constructed may not encroach on any required yards or setbacks applicable to a principal building.

(f) Access to the property must be approved by the Kane County Department of Transportation if from Empire Road or by the Illinois Department of Transportation if from Illinois Route 47.

§ 3. Repealer

Any ordinance or any provision of any ordinance in conflict with the provisions of this ordinance is, to the extent of such conflict, repealed.

§ 4. Effective Date


This ordinance is fully effective from and after its passage, approval and publication as provided by law.

Adopted on February 22, 2021 pursuant to a roll call vote as follows:

[Signature page follows.]

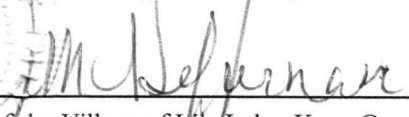
Trustee	Yes	No	Absent	Abstain
Conn			X	
Damisch	X			
Dell	X			
Diehl	X			
Florian			X	
Walsh	X			
Overstreet				
Totals	4	0	2	0

Approved February 22, 2021.



President

Attested, Filed in my office, and published in pamphlet form on February 22, 2021.



Clerk of the Village of Lily Lake, Kane County, Illinois

LEGAL DESCRIPTION

Parcel 1: That part of the Northeast Quarter of Section 18, Township 40 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at the intersection of the West line of the East half of said Northeast Quarter with the center line of a road running Easterly from Canada Corners, known as the Chicago and Grand Detour Road; thence Easterly along the center line of said road 87 feet, thence North parallel with the West line of the East half of said Northeast Quarter 221.76 feet; thence West to a point on the West line of said East half 221.43 feet North of the point of beginning; thence South along said West line 221.43 feet to the point of beginning, in the Township of Campton, Kane County, Illinois.

Parcel 2: That part of the Northeast Quarter of Section 18, Township 40 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the West line of the East half of said Northeast Quarter with the center line of a road running Easterly from Canada Corners, known as the Chicago and Grand Detour Road (this point hereafter referred to as point "A"); thence Easterly along the center line of said road 87 feet; thence North parallel with the West line of the East half of said Northeast Quarter 221.76 feet for the point of beginning; thence Easterly along a line forming an angle of 85° 15' to the right with the prolongation of the last described course 60.16 feet; thence Northerly along a line forming an angle of 85° 16' 30" to the left with a prolongation of the last described course 223.08 feet; thence Westerly 151.14 feet to a point on the West line of the East half of said Northeast Quarter, 442.85 feet North of said point "A"; thence South along said West line, 221.43 feet; thence Easterly 87 feet to the point of beginning (except the Northerly 100 feet thereof); Kane County, Illinois.