
ORDINANCE NO. 25-26-03

*An Ordinance Amending Section 16 Conditional Uses, Adding Section 16.9
Vehicle Condominiums of the Johnsbury Zoning Ordinance*

AN ORDINANCE PASSED BY THE
PRESIDENT AND BOARD OF TRUSTEES

OF THE VILLAGE OF JOHNSBURG

AT A REGULAR MEETING ON JULY 15, 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE

PRESIDENT AND BOARD OF TRUSTEES

OF THE VILLAGE OF JOHNSBURG

President

Edwin P. Hettermann

Board of Trustees

Mike Fouke
Josh Hagen
Scott Letzter
Jamie Morris
James Sylvanus
Keith Von Allmen

Village Administrator

Claudett Sofiakis

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WHEREAS, a request has been made by the corporate authorities of the Village of Johnsburg (the “Village”) that the Village’s Planning and Zoning Commission, sitting as a Special Zoning Commission, after conducting the necessary public hearings, make recommendations regarding proposed text amendments to the Village of Johnsburg Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing on said petition was held before the Planning and Zoning Commission on March 26, 2025 in the manner prescribed by ordinance and statute. The Planning and Zoning Commission met again on May 14, 2025 to further deliberate on the proposed text amendments and as a result of said meetings, the Planning and Zoning Commission recommended to the Village Board the adoption of certain requested zoning text amendments as set forth herein; and

WHEREAS, the Planning and Zoning Commission recommended the adoption of text amendments as requested by the corporate authorities; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Johnsburg, McHenry County, Illinois, as follows:

SECTION 1: Section 16 Conditional Uses of the Johnsburg Zoning Code shall be amended to add Section 16.9 Vehicle Condominiums which shall read as follows:

16.9 VEHICLE CONDOMINIUMS

16.9-1 Definitions: As used in this Section 16.9, the following words and phrases shall have the following meanings:

VEHICLE CONDOMINIUMS (VEHICLE CONDOS): A building in which an individual purchases and owns individual space primarily for the display and exhibiting or featuring such individual’s operable vehicles, owned by and titled to such individual owning such space including custom, antique, or vintage vehicles, recreational vehicles, motorcycles, watercraft and/or boats, and, secondarily, for the storage of such individual’s operable vehicles described in this definition. Vehicle Condos may be improved with a kitchen, bathroom and socializing facilities, and a remote office space so long as there is no direct physical customer interaction or deliveries being made to such location, but shall not include a bedroom. Each such Vehicle Condo may also be used to store an individual’s personal property reasonably used in connection with (i) the use, maintenance, transportation, and/or display of such vehicles, as well as (ii) the kitchen, bathroom and socializing facilities. At no time shall a Vehicle Condo be utilized as a place of residence, incorporate sleeping quarters or have any other storage of any kind.

MINI-MOTOR CAVE: A building with individual units measuring less than 1000 square feet, designed for the storage of personal vehicles, recreational vehicles, motorized vehicles, or

motorcycles. Each such individual unit may also be used to store an individual's personal property reasonably used in connection with (i) the use, maintenance, transportation, and/or display of such vehicles. At no time shall a Mini-Motor Cave be utilized for any other storage of any kind nor shall they be used to conduct vehicle repairs.

DRIVE-UP BOAT STORAGE (DUBS): A building with individual units for the storage of boats, watercraft, and associated equipment and shall have direct access to a marina. Each such unit may also be used to store and/or display an individual's personal property reasonably used in connection with the use, maintenance, transportation, and/or display of such boats, watercraft and associated equipment. At no time shall a Drive-Up Boat Storage Unit be utilized for any other storage of any kind, or to perform repairs to said boats, watercraft or associated equipment.

16.9-2 Conditional Use Required for Vehicle Condominiums Mini-Motor Caves, and/or DUBS: A conditional use permit is required to construct, operate or use a Vehicle Condominium, , a Mini-Motor Cave, and/or DUBS, as defined in this Section 16.9 within the Village. No conditional use permit for Vehicle Condominiums, a Mini-Motor Cave, and/or DUBS shall be approved unless authorized by the Board of Trustees following a public hearing, consistent with the requirements of the Village's Zoning Code. The construction, operation or use of any building as a Vehicle Condominium, Mini-Motor Cave or DUBS without an applicable conditional use permit is prohibited. A Vehicle Condominium, Mini-Motor Cave or DUBS shall only be permitted if: i) the property on which such conditional use is proposed is part of a planned development; ii) the property is part of a planned development consisting of least 15 acres in size which includes as a major component of such planned development, retail sales and a restaurant; iii) is situated in the B-2 zoning district; and iv) the Village approves an application for same as set forth in 16.9-3. No outside storage is permitted with any conditional use for Vehicle Condominiums, Mini-Motor Cave, or DUBS.

16.9-3 Application; When applying for a conditional use permit for a Vehicle Condominium, Mini-Motor Cave or DUBS, the applicant must submit the following information:

- A. An application identifying the petitioner(s) and the development team along with their contact information; property owner contact information; address, legal description, general description and property index numbers associated with the property; a detailed summary of the proposed use of the property; current zoning of the property and the requested conditional use permit for the subject property. Said application shall be signed by both the property owner(s) and petitioner(s).
- B. A development plan which shall include the following:
 1. A plat of survey of the property prepared by a registered land surveyor.
 2. A topographic map of the property with a contour interval of not more than two feet.

3. A preliminary, conceptual site plan drawn to scale showing the approximate location of all buildings, structures, and improvements and indicating the open spaces around buildings and structures. A final plan to be submitted to the Village's Planning and Zoning Commission and which must be approved by the Village Board of Trustees shall be a condition precedent to the issuance of a building permit for such property for any requested conditional use provided for in this Section 16.9.
4. Landscape plan.
5. Lighting plan.
6. Proposed signs.
7. An architectural plan including elevation and perspective drawings of all proposed building structures and improvements.
8. An inventory and evaluation of all significant environmental features of the property, including, but not limited to, lakes, streams, ponds, marshes, soil conditions, including sand and gravel, flood plains and wooded areas and indicating any limitation resulting from natural conditions on the property.
9. Covenants which govern the use, maintenance and continued protection of the development, including but not limited to the requested conditional use permit and any of its common open areas, other facilities and improvements. If the Village approves such covenants, such covenants shall provide that no revisions may be made to same without the Village's written approval.
10. A development schedule indicating:
 - a. The approximate date when construction of the project can be expected to begin;
 - b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin;
 - c. The anticipated rate of development;
 - d. The approximate date when the development of each of the stages will be completed;
 - e. The area and location of common open space that will be provided at each stage of development; and
 - f. The date for completion of the landscape plan and architectural plan.

The plans set forth in 16.9-3(B)(1-10) shall be incorporated into the ordinance for such conditional use if approved by the Village.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent 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 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect ten days after its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye: Trustee Letzter, Fouke, Von Allmen, Sylvanus, Hagen, and Morris

Voting Nay: None

Abstain: None

Absent: None

APPROVED:



Village President Edwin P. Hettermann



Attest: 
Village Clerk Claudett E. Sofiakis

Passed: July 15, 2025

Approved: July 15, 2025

Published: July 15, 2025

CERTIFICATION

I, CLAUDETT SOFIAKIS, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Johnsburg, McHenry County, 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 Johnsburg.


I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Johnsburg, held on the 15th day of July 2025 the foregoing Ordinance *An Ordinance Amending Section 16 Conditional Uses adding Section 16.9 Vehicle Condominiums of the Johnsburg Zoning Ordinance*, was duly passed by the President and Board of Trustees of the Village of Johnsburg.

The pamphlet form of Ordinance No. 2025-26-03 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 15th day of July, 2025, 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 seal of the Village of Johnsburg, this 15th day of July, 2025.




Claudett Sofiakis, Village Clerk
Village of Johnsburg,
McHenry County, Illinois