
ORDINANCE NO. 17-18-19

*An Ordinance Granting A Conditional Use Permit to Allow for
Outside Storage of Vehicles and Equipment with Screening,
for Property Commonly Known as 3420 Richmond Rd, Johnsburg, Illinois.*

AN ORDINANCE PASSED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF JOHNSBURG
AT A REGULAR MEETING ON NOVEMBER 19, 2017
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

Tom Curry
Kyle Frost
Josh Hagen
Mary Lou Hutchinson
Greg Klemstein
Kevin McEvoy

Village Administrator

Claudett E. Peters

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WHEREAS, a petition signed by Garrelts and Sons Plumbing, has been filed with the Village Clerk of the Village of Johnsburg, McHenry County, Illinois, requesting that A Conditional Use Permit to Allow for Outside Storage of Vehicles and Equipment with Screening, unrelated to the principal business use of the property, on certain territory legally described as:

The South 200 feet of the North 695 feet of the East Half of the Southwest Quarter of Section 14, Township 45 North, Range 8 East of the Third Principal Meridian, which lies East of the Easterly right of way line of State Route 31, in McHenry County, Illinois (the "subject property")

Commonly known as 3420 N. Richmond Rd.
PIN # 09-14-300-005

WHEREAS, A PUBLIC HEARING was held by the Planning & Zoning Commission, after due notice in the manner provided by law; and

WHEREAS, THE PLANNING & ZONING COMMISSION, has, upon holding a hearing, made a report of said request to the Village Board; and

WHEREAS, THE VILLAGE BOARD has reviewed the report put forth by the Planning & Zoning Commission and based upon the Commission's findings that the granting of Conditional Use Permit is in harmony with the general purpose and intent of the Zoning Code and that the zoning request is consistent with the primary use and zoning of the area.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF JOHNSBURG, McHenry County, Illinois, as follows:

SECTION 1: That a Conditional Use Permit be granted to allow Outside Storage of Vehicles and Equipment with Screening on the subject property, with the following conditions: i) Vehicles stored on the subject property be limited to RV's, campers and boats which are currently licensed and operable; ii) that the only other vehicles and equipment which may be stored on the subject property are approved by the Village's administration consistent with the intent and limitations of this ordinance; and iii) that the following conditions be adhered to:

- No changing of oil or repairs to be done in the storage area of the subject property which may cause an environmental hazard.
- There is a three year time limit on the Conditional Use. An extension for the Conditional Use may be granted by the Village Board after a recommendation by the Planning and Zoning Commission. The request for an extension shall require a hearing before the Planning and Zoning Commission.
- The Fence on the subject property must be kept in good repair.
- Shrubbery on the subject property must be kept trimmed so that it is not growing out of the fence.
- This conditional use shall automatically expire 35 days from the date of any change in ownership of the subject property.

SECTION 2: That the variance request to Section 11.3, Permitted Uses, to allow two principal buildings on the subject property in lieu of the otherwise required one building be denied.

SECTION 3: That all requirements set forth in the Zoning Ordinance of the Village of Johnsburg, as would be required by any owner of property zoned in the same manner as the Subject Property, shall be complied with, except as otherwise provided in this Ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye: Trustees Greg Klemstein, Tom Curry, Kevin McEvoy, Josh Hagen and Kyle Frost

Voting Nay: None

Absent: Trustee Mary Lou Hutchinson

Abstain: None

APPROVED:



Village President Edwin P. Hettermann

(SEAL)

ATTEST:



Village Clerk Claudett E. Peters

Passed: November 19, 2017

Approved: November 19, 2017

Published: November 19, 2017

Prepared by:
Claudett Peters, Village Administrator
Village of Johnsburg
1515 Channel Beach Avenue
Johnsburg, IL 60051

CERTIFICATION

I, CLAUDETT E. PETERS, 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 hereby further certify that at a regular meeting of the President and Board of Trustees of the Village of Johnsburg, held on the 19th day of November, 2017, the foregoing Ordinance entitled *An Ordinance Granting A Conditional Use Permit to Allow for Outside Storage of Vehicles and Equipment with Screening, for Property Commonly Known as 3420 Richmond Rd, Johnsburg, Illinois*, was duly passed by the President and Board of Trustees of the Village of Johnsburg.

The pamphlet form of Ordinance No. 17-18-19, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on the 19th day of November, 2017 and continuing for at least 10 days thereafter. Copies of such Ordinance were 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 seal of the Village of Johnsburg, Illinois, this 19th day of November, 2017.



Claudett E. Peters, Village Clerk
Village of Johnsburg,
McHenry County, Illinois

(SEAL)