
ORDINANCE 18-19-03
An Ordinance Amending Section 11 Business Districts and the
Permitted Use Chart of the Johnsburg Zoning Ordinance.

AN ORDINANCE PASSED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF JOHNSBURG
AT A REGULAR MEETING ON JUNE 5, 2018
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

ORDINANCE 18-19-03
An Ordinance Amending Section 11 Business Districts and the
Permitted Use Chart of the Johnsburg Zoning Ordinance.

SECTION 1: That Section 11.2 Zoning Districts of the Johnsburg Zoning Ordinance is amended as follows:

11.2 ZONING DISTRICTS:

The Business Zoning Districts shall be divided into the following zones:

- B-1 Neighborhood Business
- B-2 General Business
- B-3 Large Retail
- B-4 B-3 County Zoning
- B-5 ~~Historic~~ Downtown District
- C-1 Commercial District

B-1 is established solely for the immediate neighborhood. It is intended to provide convenience shopping for persons living in adjacent residential areas. Permitted uses shall be those which are necessary to satisfy basic shopping needs which occur on a frequent or daily basis.

B-2 is established to provide for a more intense amount of business than found in the B-1 District. The district will provide a larger amount of facilities, stores and services as well as the sale and serving of alcoholic beverages.

B-3 is established to provide locations for major retail centers which would facilitate large volumes of traffic. The district is more intense than both the B-1 and B-2 zoning districts and typically would generate truck traffic.

B-4 is established for those specific lots that possessed B-3 zoning in the County prior to the 1991 annexation of the area commonly known as "Johnsburg". This zoning is in place only for those five parcels with B-3 zoning prior to the annexation. It incorporates the uses allowed under B-3 zoning in the County as of November 1991.

B-5 is established for those lots located along Johnsburg Road between Spring Grove Road and Hayden Avenue; Fairview Avenue between Church Street and Chapel Hill Road; Chapel Hill Road from Bay Road to Johnsburg Road; Church Street from Spring Grove Road to Johnsburg Road and St. Johns Avenue from Johnsburg Road to Church Street. (See attached Map Exhibit A) ~~Johnsburg Road between Church Street and Spring Grove Road; along Fairview Avenue between Chapel Hill Road and Johnsburg Road; and along Chapel Hill Road from Johnsburg Road to the Chapel Hill bridge. This area is commonly known as the "Triangle" area.~~

SECTION 2: That Section 11.3 Permitted Uses of the Johnsburg Zoning Ordinance is amended as follows:

11.3 PERMITTED USES:

One principal building shall be allowed per lot.

Uses permitted in this Zoning District are set forth in Table 1 entitled, Permitted Uses. Outside Storage of vehicles and equipment related to the business activities performed on the lot is permitted in the C-1 Zoning District conditioned upon the following:

1. All vehicles and equipment shall be stored in an enclosed area not to exceed 6 feet in height. Said fencing shall be installed in accordance with Section 7.2 of the Johnsburg Zoning Ordinance regulating fencing and shall be maintained in good condition at all times.
2. Landscape screening approved by the Village is required along the entire outside parameter of the fence.
3. All vehicles shall have current registrations.
4. Vehicles and Equipment shall not exceed the height of the fence.

SECTION 3: That Section 11.8 B-5 Historic Downtown District of the Johnsburg Zoning Ordinance is amended as follows:

11.8 B-5 HISTORIC DOWNTOWN DISTRICT

~~The B-5 Historic Downtown District is designed to promote the development of the area commonly known as the Triangle and areas adjacent to it as a historic downtown center. The intent of the district is to create a combination of business and passive/active recreational uses that will blend in harmoniously with existing residential uses in the area and recreate the historic hometown charm of a bygone era. Uses permitted in this Zoning District are set forth in Table 1, entitled Permitted Uses.~~

~~The area consists of the lots located along Johnsburg Road between Church Street and Spring Grove Road; along Chapel Hill Road from Johnsburg Road to the Chapel Hill Road bridge; and along Fairview Avenue from Chapel Hill Road to Church Street. (See Map Exhibit A)~~

~~Because of the existing building lines already established in this area and the special nature of the lots, the setbacks normally required in the Business District Zoning need not be maintained in this area. Any structures proposed to be built in this area require a sketch plan review by Village staff and architectural review by the Architectural Review Committee to accommodate the special needs of these lots.~~

11.8 B-5 DOWNTOWN DISTRICT

The B-5 Downtown District is designed to promote the development of the area commonly known as Johnsburg's Downtown. The intent of the district is to create a combination of business, cultural and passive/active recreational uses that will blend in harmoniously with existing and future residential uses in the area. Development within the district contributes significantly to the Village's overall image. Proper use of property in the Downtown District will offer social and cultural benefits to the citizens of Johnsburg. A diverse blend of business, office, recreational and residential uses is desirable and crucial to the District's success. Flexibility in development criteria which helps to accommodate the construction of new buildings and the renovation of existing structures in areas that are limited by lot size and existing setbacks is encouraged. Uses permitted in this Zoning District are set forth in Table 1, entitled Permitted Uses.

The Downtown District is generally located along Johnsburg Road between Spring Grove Road and Hayden Avenue; Fairview Avenue between Church Street and Chapel Hill Road; Chapel Hill Road from Bay Road to Johnsburg Road; Church Street from Spring Grove Road to Johnsburg Road and St. Johns Avenue from Johnsburg Road to Church Street. (See attached Map Exhibit A)

Because of the existing building lines already established in this area and the special nature of the lots, consideration can be given to setbacks normally required in the Business District Zoning. Any structures proposed to be built in this area require a plan review by Village staff and architectural review by the Architectural Review Committee to accommodate the special needs of these lots.

SECTION 4: That Permitted Use Chart is amended as follows:

See Attached Exhibit A

SECTION 5: 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 in full force and effect.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: 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 McEvoy, Curry, Hagen, Frost and Klemstein

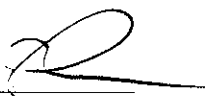
Voting Nay: None

Absent: Trustee Hutchinson

Abstain: None




Edwin P. Hettermann, Village President


Claudett E. Peters, Village Clerk

Passed: June 5, 2018
Approved: June 5, 2018
Published: June 5, 2018

Prepared by:
Claudett E. Peters, Village Administrator
Village of Johnsburg
1515 Channel Beach Ave
Johnsburg, IL 60051

CERTIFICATION

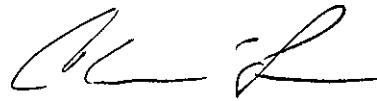
I, CLAUDETT E. PETERS, do hereby certify by my signature affixed below that I am the duly appointed, acting and qualified Clerk of the Village of Johnsburg, County of McHenry, Illinois.

I do further certify that a regular meeting of the President and Board of Trustees of the Village of Johnsburg, held on the 5th day of June, 2018 the foregoing Ordinance entitled: "**An Ordinance Amending Section 11 Business Districts and the Permitted Use Chart of the Johnsburg Zoning Ordinance**" was duly passed by the President and Board of Trustees of the Village of Johnsburg, a true and correct copy of which is attached hereto. The passage of said Ordinance was on a roll call vote, on which the vote was as follows:

Voting Aye: Trustees McEvoy, Curry, Hagen, Frost and Klemstein
Voting Nay: None
Absent: Trustee Hutchinson
Abstain: None

I do further certify that said Ordinance was duly published on the 5th day of June, 2018 in pamphlet form.

IN WITNESS WHEREOF, I have above set my hand and caused to be affixed the seal of the VILLAGE OF JOHNSBURG, Illinois, on the 5th day of June, 2018.



Claudett E. Peters, Village Clerk
Village of Johnsburg

