
ORDINANCE NO. 20-21-09
*An Ordinance Zoning Certain Territory Commonly
Known as 5415 and 5615 N. Johnsburg Road as
Village of Johnsburg C-1 Commercial and E-1 Estate District Zoning*

AN ORDINANCE PASSED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF JOHNSBURG
AT A REGULAR MEETING ON AUGUST 18, 2020
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
Beth Foreman
Kyle Frost
Josh Hagen
Greg Klemstein
Kevin McEvoy

Village Administrator

Claudett E. Sofiakis

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WHEREAS, a petition signed by Kip Novotny as Trustee of the Kip Novotny Revocable Trust and Manager of the Novotny Commercial Property, LLC (the "Owner") has been filed with the Village Clerk of the Village of Johnsburg, McHenry County, Illinois, requesting that certain territory legally depicted and described in Exhibit A, attached hereto and made a part hereof (the "Subject Property") be rezoned to C-1 Commercial and E-1 Estate District Zoning.

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

WHEREAS, THE PLANNING AND ZONING COMMISSION has, upon holding a hearing, made a report to the Village Board; and

WHEREAS, THE VILLAGE BOARD has reviewed the report put forth by the Planning and Zoning Commission and based upon the Commissions findings that the granting of the zoning will not impair an adequate supply of light and air to the adjacent property; will not unreasonably increase congestion in the public streets or otherwise endanger public safety; 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: The Subject Property, legally depicted and described in Exhibit A, attached hereto and made a part hereof by this reference, shall be zoned C-1 Commercial and E-1 Estate District Zoning.

SECTION 2: 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 3: 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.

Novotny Zoning 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 Foreman, Curry, Frost and Klemstein

Voting Nay: None

Absent: Trustees Hagen and McEvoy

Abstain: None

APPROVED:



Village President Edwin P. Hettermann

(SEAL)

ATTEST: 
Village Clerk Claudett E. Sofiakis

Passed: August 18, 2020

Approved: August 18, 2020

Published: August 18, 2020

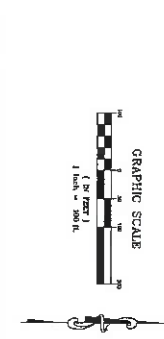
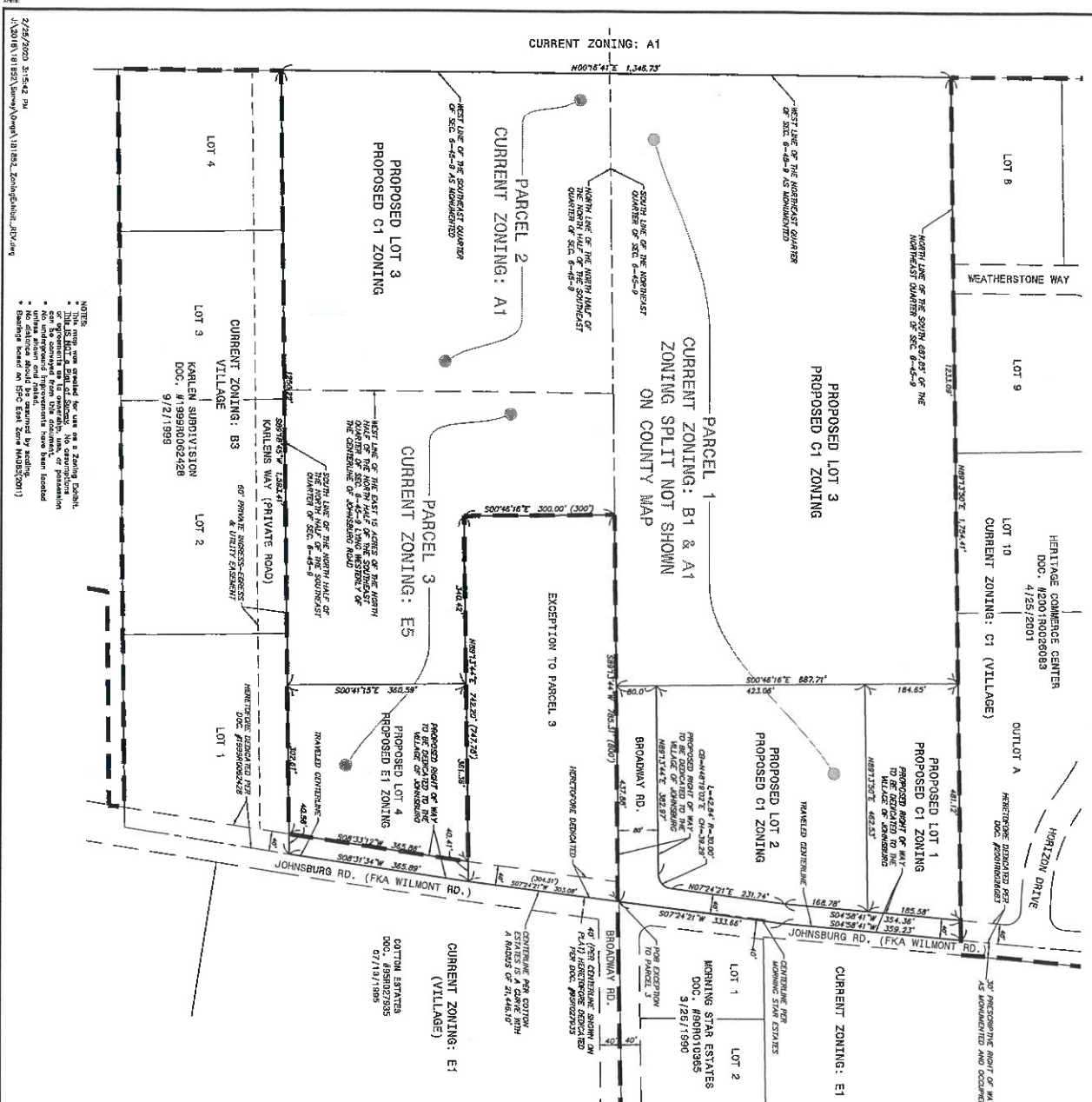
Prepared by:
Claudett E. Sofiakis
Village Administrator
Village of Johnsburg
1515 Channel Beach Avenue
Johnsburg, IL 60050

Novotny Zoning Ordinance

Exhibit A

ZONING EXHIBIT

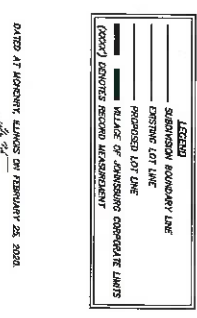
OF PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD MERIDIAN, IN THE VILLAGE OF JOHNSBURG, MCHERNO COUNTY, ILLINOIS.



NOTES

1. THIS MAP HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ILLINOIS ZONING ACT, CHESAPEAKE, ILLINOIS.
2. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE THE RESULT OF THE ZONING COMMISSION'S REVISION TO THE ZONING MAP OF THE VILLAGE OF JOHNSBURG, MCHERNO COUNTY, ILLINOIS.
3. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE THE RESULT OF THE ZONING COMMISSION'S REVISION TO THE ZONING MAP OF THE VILLAGE OF JOHNSBURG, MCHERNO COUNTY, ILLINOIS.
4. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE THE RESULT OF THE ZONING COMMISSION'S REVISION TO THE ZONING MAP OF THE VILLAGE OF JOHNSBURG, MCHERNO COUNTY, ILLINOIS.

- REVISIONS**
1. PARCEL NUMBER (P/M) MCHERNO COUNTY TAX MAPS AND RECORDS'S RECORDS.
 2. SURVEYED LANDS TAX IDENTIFICATION NUMBERS ARE 10-06-200-005, 10-06-200-006, 10-06-200-007, 10-06-200-008, 10-06-200-009, 10-06-200-010.
 3. SURVEYED LANDS IDENTIFIED AS PARCEL 1 ARE THE LANDS DESCRIBED IN PARCELS 10-06-200-005 AND 10-06-200-006.
 4. SURVEYED LANDS IDENTIFIED AS PARCEL 2 ARE THE LANDS DESCRIBED IN PARCELS 10-06-200-007 AND 10-06-200-008.
 5. SURVEYED LANDS IDENTIFIED AS PARCEL 3 ARE THE LANDS DESCRIBED IN PARCELS 10-06-200-009 AND 10-06-200-010.
 6. SURVEYED LANDS SHOWN HEREON ARE CURRENTLY NOT PART OF THE CORPORA- TION OF THE VILLAGE OF JOHNSBURG, MCHERNO COUNTY, ILLINOIS.
 7. THE EXISTING ZONING OF ADJACENT PARCELS IS SHOWN PER VILLAGE OF JOHNSBURG 2018 ZONING MAP WITH A REVISION DATE OF MARCH 1, 2018.
 8. PROPOSED LOTS SHOW HEREON ARE FOR THE PROPOSED FULL PART OF MCHERNO COUNTY.
 9. SURVEYED LOTS SHOW HEREON ARE FOR THE PROPOSED FULL PART OF MCHERNO COUNTY.



DATED AT MCHERNO, ILLINOIS ON FEBRUARY 23, 2024

TOWN CLERK

ILLINOIS PROFESSIONAL LAND SURVEYORS NO. 3739
 EARL A. GRIFFIN/MCHERNO, ILL.

SEAL



NO.	DATE	BY	REVISION DESCRIPTION

ILLINOIS PROFESSIONAL DESIGN FIRM # 184-001322 420 N. Front Street, McHenry, IL 60050-2135 630-535-5550 or 773-616-6165 www.hrgreen.com	HRGreen HRC Green Environmental & Engineering
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DATE OF PREPARED BY DATE OF APPROVAL BY DATE OF REVIEW BY DATE OF SIGNATURE BY DATE OF SIGNATURE BY	01/22/2020 02/18/2024 02/18/2024 02/18/2024
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ZONING EXHIBIT

CERTIFICATION

I, CLAUDETT E. 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 hereby further certify that at a regular meeting of the President and Board of Trustees of the Village of Johnsburg, held on the 18th day of August, 2020, the foregoing Ordinance entitled *An Ordinance Zoning Certain Territory Commonly Known as 5415 and 5615 N. Johnsburg Road, Village of Johnsburg C-1 Commercial and E-1 Estate District Zoning* was duly passed by the President and Board of Trustees of the Village of Johnsburg.

The pamphlet form of Ordinance No. 20-21-09, 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 18th day of August, 2020, 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 18th day of August, 2020.



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

(SEAL)