



PHYLLIS K. WALTERS
RECORDER-MCHENRY COUNTY, IL

2014R0031921

09/19/2014 04:30PM PAGES 5

RECORDING FEE 26.00

GIS FEE 15.00

ZUKOWSKI ROGERS FLOOD
50 VIRGINIA ST
CRYSTAL LAKE IL 60014

NB
5

MT

ORDINANCE NO. 14-15-8

*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 THEIR REGULAR MEETING ON SEPTEMBER 2, 2014
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

John Huemann
Mary Lou Hutchinson
Rich Janusz
Greg Klemstein
Kevin McEvoy
Janice Sisk

Village Administrator

Claudett E. Peters

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RECEIVED OCT 06 2014

ORDINANCE NO. 14-15-8

***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.***

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.

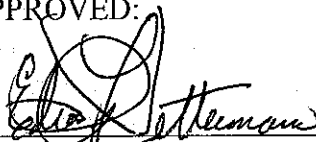
Voting Aye: Trustees Janusz, McEvoy, Sisk, Huemann and Klemstein

Voting Nay: None

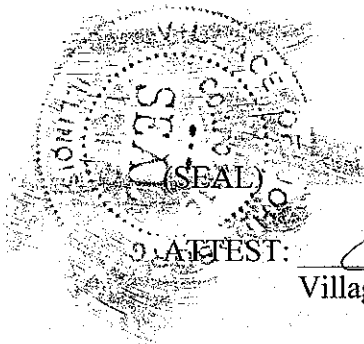
Absent: Trustee Hutchinson

Abstain: None


APPROVED:



Village President Edwin P. Hettermann



ATTEST:


Village Clerk Claudett E. Peters

Passed: September 2, 2014

Approved: September 2, 2014

Published: September 2, 2014

Prepared by:
Debra Swetz, Deputy Clerk
Village of Johnsburg
1515 Channel Beach Avenue
Johnsburg, IL 60051