
ORDINANCE NO. 24-25-31

***An Ordinance Amending Ordinance 04-05-09 Zoning Certain Property Commonly Known as
Creekside to R-4 Residential Planned Development and B-3 Planned Development and
Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4
Residential Planned Development relating to the Property Commonly Known as Phase 2 of
Remington Grove Subdivision, Village of Johnsburg***

AN ORDINANCE PASSED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF JOHNSBURG

AT A REGULAR MEETING ON APRIL 3, 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

Beth Foreman
Mike Fouke
Josh Hagen
Greg Klemstein
Jamie Morris
Scott Letzter

Village Administrator

Claudett Sofiakis

ORDINANCE NO. 24-25-31

An Ordinance Amending Ordinance 04-05-09 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development relating to the Property Commonly Known as Phase 2 of Remington Grove Subdivision, Village of Johnsburg

WHEREAS, CalAtlantic Group, LLC filed an application with the Village Clerk of the Village of Johnsburg, McHenry County, Illinois, requesting an amendment to Ordinance No. 04-05-29 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development, and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development for the property commonly known as Phase 2 of Remington Grove Subdivision (the “Subject Property”), to accommodate the construction of 88 single family homes on the Subject Property, legally described in Exhibit A and depicted in Exhibit B; and

WHEREAS, CalAtlantic Group, LLC proposed that the following be incorporated into the Special Use Permit for a Planned Development: a) detached single family residence lots ranging in size from 10,650 to 20,591 square feet; b) an average lot size of 12,673 square feet; c) a minimum lot width at the front yard setback of seventy-one feet (71’); d) a minimum lot width at the right of way of forty nine feet (49’); e) a minimum side yard setback of nine (9’) feet on each side yard of a lot within the Subject Property; f) each single story home measuring at least 1455 square feet and each two story home measuring at least 2,050 square feet on each residentially zoned lot exclusive of attic, garage, porch and basement areas; and g) a maximum lot coverage of 35%; and

WHEREAS, CalAtlantic Group, LLC further requested the approval of the Final Plat of Subdivision for the Subject Property, attached as Exhibit C and the Development Plan, attached as Exhibit D; and

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 (the “Commission”) and based upon the Commission’s findings of fact that the granting of Special Use Permit is in harmony with the general purpose and intent of the Zoning Code has determined that:

1. The proposed zoning amendment will facilitate the development of a previously approved phase of a single family detached housing development that has been dormant for 20 years. The Remington Grove of Johnsburg subdivision was initially zoned and platted in 2004. Since that time Phases I and III received final plat approval and have been under construction. The subject property, commonly known as Remington Grove Phase 2, received final plat approval in 2006. Shortly thereafter the recession occurred rendering the phase unmarketable due to economic constraints. Since that time, little to no interest has been shown in developing the property. The proposed amendment will enable the development to proceed in a manner consistent with what was anticipated at the time of the original approval and that which is in harmony with surrounding uses; and
2. Since the recession, no new single family home developments have been proposed in the Village. The proposed development will contribute to the available housing stock which is significantly diminished.
3. The development will contribute to the general welfare of the community by, among other things, contributing substantial property taxes which is not presently the case and strengthen the Village's economic base; and
4. The residents of the proposed development are anticipated to patronize businesses and amenities in the Village; and
5. The use will not be injurious to property values or improvements in the vicinity, based upon the petitioner's testimony and supported by the proposed architectural, landscaping and other plans presented which reflect that the development will enhance the overall aesthetic appeal of the area; and no evidence having been presented from an appraiser to indicate that the proposed use will lower the value of adjacent or proximate properties; and
6. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing in the vicinity; and
7. It is anticipated that the proposed use will comply with the regulations and conditions specified in the Zoning Code for such use as modified per the petitioner's request, and with the stipulations and conditions made a part of any authorization that may be granted by the Village Board.

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 an amendment be made to Ordinance No. 04-05-29 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development, and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development for the

property commonly known as Phase 2 of Remington Grove Subdivision as set forth in Section 2 herein;

SECTION 2: That the following be incorporated into the Special Use Permit for a Planned Development for the Subject Property and that the Subject Property shall be developed in accordance with the following conditions and requirements and in accordance with the Final Plat and Development Plan:

1. The contemplated improvements for the Subject Property shall be constructed in substantial conformance with the architectural elevations, floor plans, site plan, landscape plan, signage package, and photometric plan/lighting package attached hereto (collectively the “Development Plans”) which incorporate, amongst other things, the following requirements: a) detached single family lots ranging in size from 10,650 to 20,591 square feet; b) an average lot size of 12,673 square feet ; c) a minimum lot width at the front yard setback of seventy-one feet (71’); d) a minimum lot width at the right of way of forty nine feet (49’); e) a minimum side yard setback of nine (9’) feet on each side yard of a lot within the Subject Property; f) each single story home measuring at least 1455 square feet and each two story home measuring at least 2,050 square feet on each residentially zoned lot exclusive of attic, garage, basement and porch areas; and g) a maximum lot coverage of 35% and in conformance with said Development Plan consisting of the Site Plan dated April 3, 2025, Landscape Plan dated 1/30/25, Street Lighting and Signage Plan dated 12/27/24 with revisions through 3/20/25 prepared by Manhard Consulting collectively depicted in Exhibit D, are attached hereto; and
2. Building plans for the development of the Subject Property shall comply with all applicable codes and must be approved by the Village’s Building Department and Village Engineer; and
3. The development of the Subject Property shall comply with the anti-monotony standards set forth in the attached Exhibit E;
4. The Subject Property will be served by the Village’s wastewater treatment and potable water systems; and
5. The Petitioner shall prepare covenants, conditions, and restrictions to be approved by the Village which shall provide for the establishment of a homeowner’s association which shall, amongst other things, be responsible for the care and maintenance of the outlots and any common areas; and
6. The Subject Property shall remain subject to Special Service Area #29 as set forth in Village of Johnsburg Ordinance 14-15-14 recorded on January 8, 2015 as document number 2015R0000802 with the McHenry County Recorder of Deeds; and

7. An additional Special Service Area shall be established for the Subject Property related to the maintenance and upkeep of common spaces, outlots and open areas as set forth in Exhibit F. In the event the Petitioner constructs/installs improvements on Outlot F, subject to the Village's approval of said improvements, Petitioner shall be given credit against Park Capital Improvement fees payable to the Village; and
8. That Outlot F on the Final Plat of Subdivision set forth in Section 4 shall be dedicated to the Village of Johnsburg in fee simple title for potential use as a park. Such Outlot F shall be dedicated to the Village free of any mortgage, lien, covenant, encumbrance or any other restriction other than a recorded public utility easement approved by the Village and located on the perimeter of such outlot. Petitioner shall be responsible for paying the property taxes on such outlot until the Village accepts same and the Final Plat shall incorporate these terms and requirements.; and
9. Petitioner has been advised by GWF Johnsburg LLC (the" Seller"), that 76 prepaid Sewer and Water Connection Fees have been allocated for 76 of the 88 residential dwelling units included in Phase 2 of Remington Grove subdivision. Petitioner understands that they are responsible for water and sewer connection fees for all 88 units until such time as written confirmation from the Seller is provided to the Village, signed and notarized by the Seller reflecting that there has been an assignment of such tap on fees and memorializing such sale to the petitioner in a form reasonable acceptable to the Village. Petitioner then shall be responsible to pay the water and sewer connection fees for the remaining 12 single family dwelling units at the rate in affect at the time of permitting for such units; and
10. The development of the Subject Property must comply with all other applicable local, state and federal codes and regulations; and
11. There shall be no future subdivision of any lot within the Subject Property as set forth in the Final Plat of Subdivision attached as Exhibit C; and

SECTION 4: That the Final Plat prepared by Manhard Consulting dated January 28, 2025 with revisions through May 12, 2025 is hereby approved; and

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby superseded to the extent of such conflict by this amendment to same.

SECTION 6: 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, Fouke, Hagen, Klemstein, Letzter and Morris

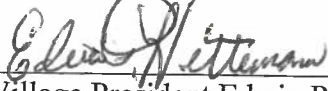
Voting Nay: None

Absent: None

Abstain: None



APPROVED:


Village President Edwin P. Hettermann

ATTEST:


Village Clerk Claudett Sofiakis

Passed: April 3, 2025

Approved: April 3, 2025

Published: April 3, 2025

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

EXHIBIT A
LEGAL DESCRIPTION FOR
REMINGTON GROVE – PHASE 2

PARCEL 1:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST 100.76 FEET, ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES, 51 MINUTES, 58 SECONDS WEST, 498.07 FEET; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST, 786.49 FEET, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES, 13 MINUTES 53 SECONDS EAST, 265.06 FEET, ALONG SAID WEST LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES, 00 MINUTES, 38 SECONDS EAST, 1202.56 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS,

EXCEPTING THEREFROM ANY PORTION OF THE LAND NOT FALLING WITHIN PERMANENT INDEX NUMBER 09-22-226-005, ONLY.

PARCEL 2:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST (BEARING ASSUMED), ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2624.54 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 47 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1311.21 FEET, TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2621.82 FEET, TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 54 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1303.29 FEET, TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART FALLING IN REMINGTON GROVE OF JOHNSBURG-PHASE 1 SUBDIVISION RECORDED AS DOCUMENT NO. 2006R0030343;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN THE LAND DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

EXHIBIT A
LEGAL DESCRIPTION FOR
REMINGTON GROVE – PHASE 2

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING NORTHEASTERLY OF THE LAND DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN ALEXANDER DRIVE.

PARCEL 3:

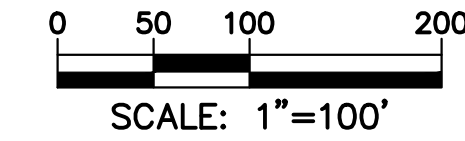
PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 764.33 FEET TO THE WESTERLY LINE OF LAND DESCRIBED IN A DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536; THENCE ALONG SAID WESTERLY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) THENCE SOUTH 65 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.44 FEET; (2) THENCE SOUTH 70 DEGREES 11 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.43 FEET; (3) THENCE SOUTH 67 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 110.81 FEET; (4) THENCE SOUTH 68 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 69.53 FEET; (5) THENCE SOUTH 73 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.10 FEET; (6) THENCE SOUTH 65 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 81.56 FEET; (7) THENCE SOUTH 25 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 60.94 FEET; (8) THENCE SOUTH 02 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 109.59 FEET; (9) THENCE SOUTH 08 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 235.33 FEET; (10) THENCE SOUTH 15 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 91.12 FEET; (11) THENCE SOUTH 01 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 56.01 FEET; (12) THENCE SOUTH 66 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 205.35 FEET; (13) THENCE SOUTH 88 DEGREES 11 MINUTES 20 SECONDS WEST, A DISTANCE OF 197.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,024,462 SQUARE FEET (46.475 ACRES) MORE OR LESS.



SITE DATA



TOTAL PHASE 2 SITE	46.475 AC	100%
APPROVED LOT COUNT	86 (SEE NOTE)	
PROPOSED LOT COUNT	88	
DENSITY	1.9 DU/AC	
MINIMUM LOT SIZE	10,650 sf	
MAXIMUM LOT SIZE	20,591 sf	
AVERAGE LOT SIZE	12,673 sf	
TYPICAL LOT DIMENSIONS	71' x 150'	
LINEAR FT OF ROADWAY	4,340	

NOTE: WHEN THIS PROPERTY WAS ORIGINALLY ANNEXED AND THE PD WAS CREATED, IT WAS APPROVED FOR 147 SINGLE-FAMILY LOTS BETWEEN PHASES 1 AND 2. ORDINANCE 06-07-18 PERMITS DEVELOPMENT OF UP TO 6 LOTS ON THE 8.8 ADDITIONAL ACRES AT THE SOUTH END OF THE PROJECT SITE. THIS BRINGS THE TOTAL PHASE 1 + PHASE 2 LOT COUNT UP TO 153 PERMITTED. THE 2005 PHASE 2 LAYOUT ASSOCIATED WITH THE 06-07-18 ORDINANCE IS SHOWING 86 LOTS. WITH THE 71 LOTS PROVIDED FOR IN PHASE 1 AND THE 86 PROPOSED LOTS ON PHASE 2, THE TOTAL SINGLE-FAMILY LOT YIELD WOULD BE 157.

ZONING SUMMARY

<u>SETBACKS</u>		
FRONT	30'	30'
REAR	20'	20'
SIDE	12' OR 10% LOT WIDTH WHICHEVER IS GREATER	
CORNER SIDE	30'	30'
MINIMUM LOT AREA	12,000 sf	10,650 sf
MINIMUM LOT AREA	30,262 sf	20,591 sf
MIN LOT WIDTH (FRONT SETBACK)	80'	71'
MIN LOT WIDTH (ROW)	64' (PER ORD. 04-05-28)	49'
MAXIMUM LOT COVERAGE	35%	35%
ROW WIDTH	60'	60'
ROAD WIDTH	31' B-B	31' B-B
CUL-DE-SAC ROW RADIUS	70'	70'
CUL-DE-SAC PAVEMENT RADIUS	50'	50'
MIN. HORIZONTAL RADIUS	250'	250'
MINIMUM TANGENT	-	40'

Exhibit C

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

CALATLANTIC GROUP, LLC
1700 E. GOLF ROAD, SUITE 1100
SCHAUMBURG, IL 60173

CALATLANTIC GROUP, LLC
1700 E. GOLF ROAD, SUITE 1100
SCHAUMBURG, IL 60173

LOT AREA = 1,112,870 SQ. FT. (25.548 ACRES)
OUTLOT AREA = 634,867 SQ. FT. (14.575 ACRES)
RIGHT-OF-WAY AREA = 276,725 SQ. FT. (6.352 ACRES)
TOTAL AREA = 2,024,462 SQ. FT. (46.475 ACRES)

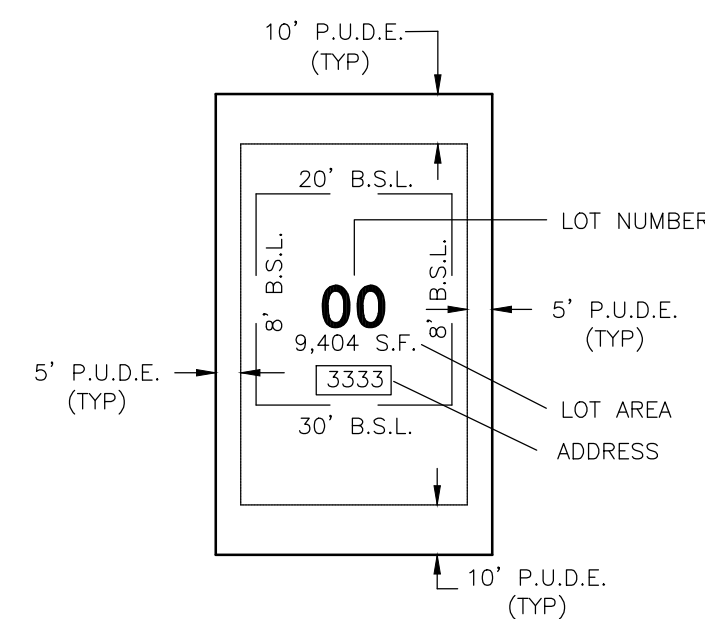
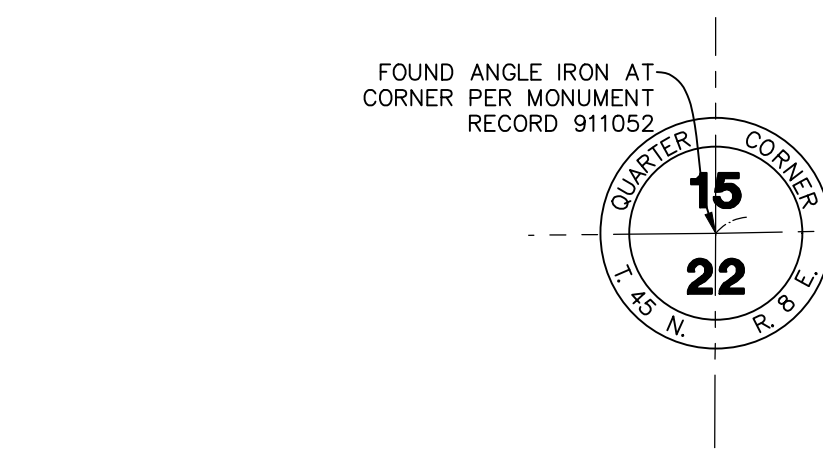
09-14-300-039
09-15-400-012
09-15-400-017
09-22-226-005

1. THIS SUBDIVISION CONSISTS OF 88 LOTS AND 3 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF REMINGTON GROVE OF JOHNSBURG SUBDIVISION, PHASES 1, 2, AND 3.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (.456-67) ARE RECORD OR DEED VARIANCES.
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS, AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MICHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 1840003350, EXPIRES APRIL 30, 2025.

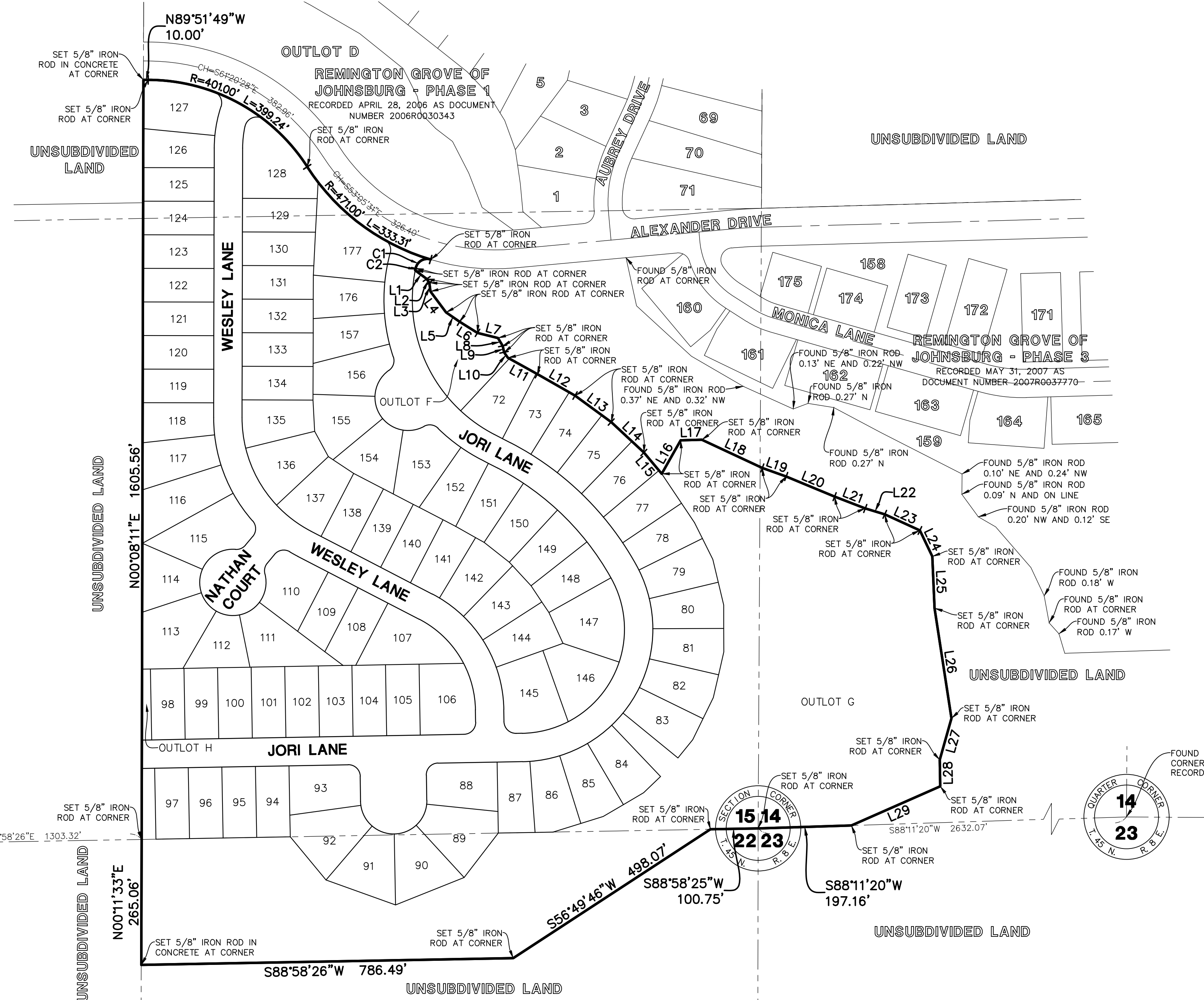


P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
M.U.E. = MUNICIPAL UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE

LINE TABLE			LINE TABLE		
L1	BEARING	LENGTH	L16	BEARING	LENGTH
L1	S53°33'53"E	30.13'	L16	N29°26'16"E	81.23'
L2	S35°04'24"E	9.75'	L17	N88°30'32"E	44.82'
L3	S06°55'09"E	18.49'	L18	S65°01'32"E	141.22'
L4	S36°36'22"E	55.31'	L19	S71°01'05"E	53.43'
L5	S55°32'30"E	35.09'	L20	S67°24'06"E	110.81'
L6	S57°59'53"E	44.29'	L21	S68°56'20"E	69.53'
L7	S76°00'38"E	44.73'	L22	S73°15'07"E	43.10'
L8	S30°56'54"E	19.28'	L23	S65°16'48"E	81.56'
L9	S11°59'04"E	13.91'	L24	S25°35'02"E	60.94'
L10	S34°50'37"E	14.19'	L25	S02°30'27"E	109.59'
L11	S60°54'56"E	71.14'	L26	S08°42'41"E	235.33'
L12	S60°44'00"E	91.73'	L27	S15°46'01"W	91.12'
L13	S53°47'29"E	94.76'	L28	S01°10'31"E	56.01'
L14	S46°58'15"E	94.41'	L29	S66°12'42"W	205.35'
L15	S40°10'32"E	58.67'			



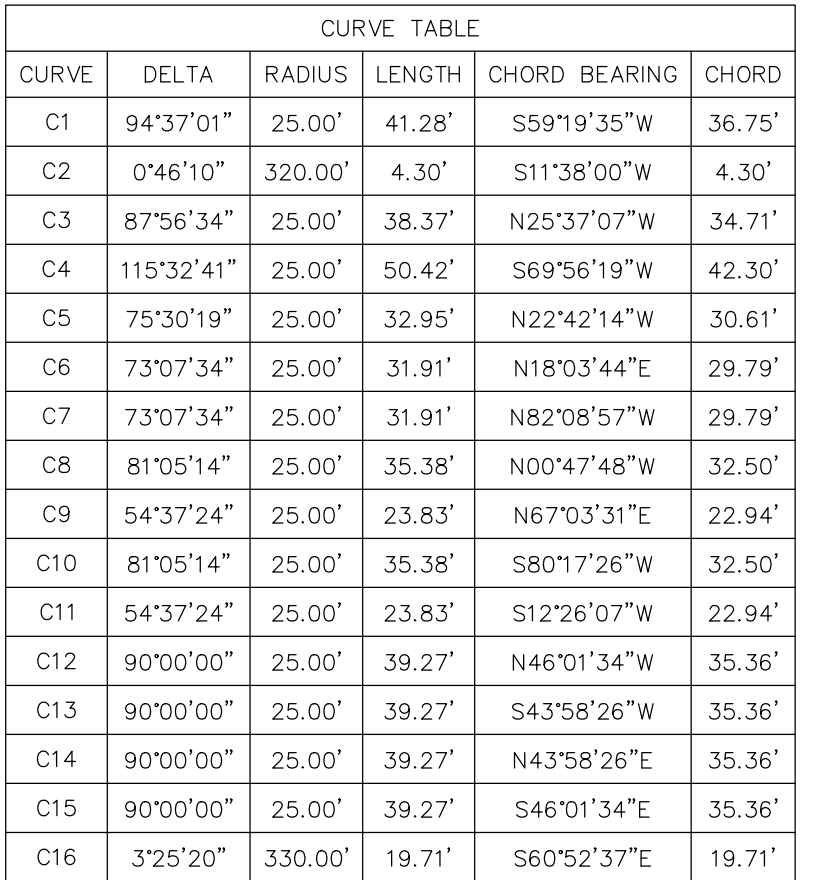
RIGHT OF WAY
CORNER SIDE YARD SETBACK = 30'



SHEET 1 OF 5:	OVERALL BOUNDARY
SHEETS 2-4 OF 5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 5 OF 5:	EASEMENT PROVISIONS AND CERTIFICATES

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



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[illegible]

ROJ. MGR.: DMR
 ROJ. ASSOC.: JLD
 DRAWN BY: PGA
 DATE: 01/28/25
 SCALE: 1"=50'

SHEET

2 OF **5**

LENJBIL01

April 3, 2025 - 10:55 Dwg Name: P:\Lenjil01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\02-LENUBIL01-PH2-PS.dwg Updated By: ponderson

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

SEE SHEET 4

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	94°3'01"	25.00'	41.28'	S59°19'35"W	36.75'
C2	0°46'10"	320.00'	4.30'	S11°38'00"W	4.31'
C3	87°56'34"	25.00'	38.37'	N25°37'07"W	42.31'
C4	115°32'41"	25.00'	50.42'	S69°56'19"W	34.70'
C5	75°30'19"	25.00'	32.95'	N22°42'14"W	30.61'
C6	73°07'34"	25.00'	31.91'	N18°03'44"E	29.79'
C7	73°07'34"	25.00'	31.91'	N82°08'57"W	29.79'
C8	81°05'14"	25.00'	35.38'	N00°47'48"W	32.60'
C9	54°37'24"	25.00'	23.83'	N67°03'31"E	22.94'
C10	81°05'14"	25.00'	35.38'	S80°17'26"W	32.60'
C11	54°37'24"	25.00'	23.83'	S12°26'07"W	22.94'
C12	90°00'00"	25.00'	39.27'	N46°01'34"W	35.36'
C13	90°00'00"	25.00'	39.27'	S43°58'26"W	35.36'
C14	90°00'00"	25.00'	39.27'	N43°58'26"E	35.36'
C15	90°00'00"	25.00'	39.27'	S46°01'34"E	35.36'
C16	3°25'20"	330.00'	19.71'	S60°52'37"E	19.71'

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
M.U.E. = MUNICIPAL UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: DMR
PROJ. ASSOC.: JID
DRAWN BY: PGA
DATE: 01/28/25
SCALE: 1"=50'

SHEET

3 OF 5

LENJBIL01

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	94°37'01"	25.00'	41.28'	S59°19'35"W	36.75'
C2	0°46'10"	320.00'	4.30'	S11°38'00"W	4.30'
C3	8°56'34"	25.00'	38.37'	N25°33'07"W	34.71'
C4	11°53'21"	25.00'	50.42'	S6°56'19"W	42.30'
C5	7°53°19"	25.00'	32.95'	N22°24'14"W	30.61'
C6	7°30'34"	25.00'	31.91'	N18°03'44"E	29.79'
C7	7°30'34"	25.00'	31.91'	N82°08'57"W	29.79'
C8	81°05'14"	25.00'	35.38'	N00°47'48"W	32.50'
C9	54°37'24"	25.00'	23.83'	N67°03'31"E	22.94'
C10	81°05'14"	25.00'	35.38'	S80°17'26"W	32.50'
C11	54°37'24"	25.00'	23.83'	S12°26'07"W	22.94'
C12	90°00'00"	25.00'	39.27'	N46°01'34"W	35.36'
C13	90°00'00"	25.00'	39.27'	S43°58'26"W	35.36'
C14	90°00'00"	25.00'	39.27'	S43°58'26"E	35.36'
C15	90°00'00"	25.00'	39.27'	S46°01'34"E	35.36'
C16	3°25'20"	330.00'	19.71'	S60°52'37"E	19.71'

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
M.U.E. = MUNICIPAL UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE

	DATE	REVISIONS	DRAWN BY
	05/05/25	REVISED PER VILLAGE COMMENTS	PGA
	04/03/25	REVISED EASEMENT PROVISIONS	PGA
	03/27/25	REVISED OUTLOTS	PGA
	03/19/25	REVISED EASEMENTS	PGA
	02/24/25	REVISED PER VILLAGE COMMENTS	PGA

Manhard
CONSULTING

One Overlook Park, Suite 200, Jacksonville, FL 32089 p.904/762-6550 f.904/762-0036 manhard.com

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Construction Management • Environmental Scientists • Landscape Architects • Planners

REMINGTON GROVE OF JOHNSBURG - PHASE 2
VILLAGE OF JOHNSBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: DMR
 PROJ. ASSOC.: JID
 DRAWN BY: PGA
 DATE: 01/28/25
 SCALE: 1"=50'

SHEET

4 OF 5

LENJBIL01

FINAL PLAT
OF
REMINGTON GROVE OF JOHNSBURG - PHASE 2

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTHEAST
QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 45
NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY,
ILLINOIS, THIS _____ DAY OF _____, A.D., 20____, AT _____
O'CLOCK ____M., AND RECORDED AS DOCUMENT NO. _____

BY: _____
COUNTY RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.
I, _____, COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO
UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE
ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT WOODSTOCK, ILLINOIS, THIS _____ DAY
OF _____, A.D., 2025.

BY: _____
MCHENRY COUNTY CLERK

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.
THIS PLAT AND DEDICATIONS SHOWN HEREON ARE HEREBY APPROVED BY THE VILLAGE OF JOHNSBURG,
ILLINOIS AT A MEETING HELD ON THE _____ DAY OF _____, A.D., 2025.

BY: _____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

PLANNING COMMISSION

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.
APPROVAL BY THE PLAN COMMISSION OF THE VILLAGE OF JOHNSBURG

THIS _____ DAY OF _____, A.D., 2025.

BY: _____
CHAIRPERSON

ATTEST: _____
SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

MY SIGNATURE, AS VILLAGE TREASURER OF THE VILLAGE OF JOHNSBURG, CERTIFIES THAT THERE ARE
NO DELINQUENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED
INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE LAND INCLUDED IN THIS PLAT OF
SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 2025.

BY: _____ VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, _____, THE VILLAGE ENGINEER FOR THE VILLAGE OF JOHNSBURG,
DO HEREBY CERTIFY THAT THE TOPOGRAPHIC STUDIES AND ENGINEERING PLANS ACCOMPANYING THE
PLAT HERON DRAWN, AS REQUIRED BY THE PLAT ACT, HAVE BEEN REVIEWED UNDER MY SUPERVISION
AND THAT, TO THE BEST OF MY KNOWLEDGE, THE PLANS CONFORM TO THE REQUIREMENTS ON
ORDINANCES OF SAID VILLAGE.

DATED THIS _____ DAY OF _____, A.D., 2025.

BY: _____
VILLAGE ENGINEER

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND
GRANTED TO

NICOR GAS COMPANY
ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME
TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL
GAS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE
DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED
ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT
TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE
IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON
ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE
PARCEL FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES'
FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC
UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA
MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT
LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING,
INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF
ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO
INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES' AT
COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS
EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS
MAIN ALIGNMENT.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE
OF JOHNSBURG, MCHENRY COUNTY, ILLINOIS, AND TO ITS SUCCESSORS AND ASSIGNS, IN, UPON,
ACROSS, OVER, UNDER AND THROUGH ALL OF OUTLOT G LABELED AS "STORMWATER MANAGEMENT
EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING,
RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS,
DITCHES, SWALES, AND ANY AND ALL CONNECTIONS, CATCH BASINS OR OTHER FACILITIES THEREWITH
WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO PROVIDE STORMWATER
STORAGE AND/OR DRAINAGE FOR THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS
THERE TO ALL AS SAID VILLAGE MAY DEEM NECESSARY, IN ITS SOLE DISCRETION WITHOUT THE
OBLIGATION TO DO SO (UNLESS THE VILLAGE REQUESTS AND OBTAINS TITLE TO AN OUTLOT AS SET
FORTH BELOW), TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENT MARKED ON THE
OUTLOT G FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE
WORK, THE RIGHT IS ALSO HEREBY GRANTED TO SAIL VILLAGE TO CUT DOWN, TRIM, OR MOVE ANY
TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SUCH
FACILITIES, IN, ON, UPON, ACROSS, UNDER OR THROUGH, IN AND UPON THE OUTLOT WITHOUT ANY
OBLIGATION TO RESTORE ANY SUCH LANDSCAPING SAID EASEMENTS. NO PERMANENT BUILDINGS,
FENCES OR STRUCTURES, OR OTHER IMPROVEMENTS UNRELATED TO THE STORMWATER DRAINAGE
FACILITIES SHALL BE PLACED IN SAID EASEMENTS ON SUCH OUTLOT. THESE PROVISIONS ARE
COVENANTS WHICH RUN WITH THE LAND, IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS AN
ACTION TO INTERPRET OR ENFORCE ITS RIGHTS UNDER THESE COVENANTS, IT SHALL BE PAID ITS
ATTORNEY'S FEES AND COSTS IN SUCH ACTION BY THE NON-PREVALING PARTY, AS WELL AS ITS
ATTORNEY'S FEES AND COSTS INCURRED IN CONNECTION WITH AN APPEAL OR COLLECTION
PROCEEDING.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS
PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF JOHNSBURG, ILLINOIS, AND TO ITS
NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM
THE VILLAGE OF JOHNSBURG INCLUDING, BUT NOT LIMITED TO AT&T/SBC/AMERITECH COMPANY, NICOR
GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS
(COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT,
RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PUBLIC UTILITY TOGETHER WITH ANY
AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES
AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF JOHNSBURG, IN ITS SOLE
DISCRETION WITHOUT ANY OBLIGATION TO DO SO, UPON, ALONG, UNDER AND THROUGH SAID INDICATED
EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND
EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR
REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE
OPERATION OF THE "PUBLIC UTILITY" WITHOUT ANY OBLIGATION TO RESTORE ANY SUCH LANDSCAPING.
THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL
BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT
SHALL NOT BE LIABLE TO RESTORE, ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING
DISTURBED DURING MAINTENANCE. THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND
COMPLETE RESTORATION OF THE EASEMENT PREMISES, NO PERMANENT BUILDING, FENCE OR OTHER
STRUCTURE SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND
IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS,
SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE
AFORESAD USES OR RIGHTS, ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT
PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF JOHNSBURG. IN THE EVENT OF ANY
CONSTRUCTION, RECONSTRUCTION OR INSTALLATION, REPAIR, INSPECTION, OR REPLACEMENT OF ANY
PUBLIC UTILITY WITHIN A PUBLIC UTILITY EASEMENT, THE VILLAGE SHALL NOT BE OBLIGATED TO
REPLACE ANY BUILDING, STRUCTURE, FENCE OR OTHER IMPROVEMENT SITUATED IN OR UPON SUCH
PUBLIC UTILITY EASEMENT. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS AN ACTION TO
INTERPRET OR ENFORCE ITS RIGHTS UNDER THESE COVENANTS, IT SHALL BE PAID ITS ATTORNEY'S
FEES AND COSTS IN SUCH ACTION BY THE NON-PREVALING PARTY, AS WELL AS ITS ATTORNEY'S FEES
AND COSTS INCURRED IN CONNECTION WITH AN APPEAL OR COLLECTION PROCEEDING.

MUNICIPAL UTILITY EASEMENT (M.U.E.) PROVISIONS

THE MUNICIPAL UTILITY EASEMENTS DEPICTED HEREIN ARE HEREBY DEDICATED EXCLUSIVELY TO THE
VILLAGE OF JOHNSBURG, AN ILLINOIS MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS
FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPAIRING AND REPLACING MAINS,
PIPES, OR OTHER MEANS OF TRANSMISSION WHICH PROVIDE UTILITY SERVICE INCLUDING WATER,
SANITARY SEWER, AND PUBLIC RIGHT-OF-WAY STORM SEWER. THESE EASEMENTS SHALL BE
PERMANENT AND IRREVOCABLE AND SHALL RUN WITH THE LAND.

THE VILLAGE SHALL HAVE THE RIGHT TO REMOVE ALL IMPROVEMENTS, OBSTRUCTIONS OR VEGETATION
WITHIN THE AREAS DESIGNATED AS MUNICIPAL UTILITY EASEMENTS OR COMMON AREA WITHIN NO
RESPONSIBILITY OR OBLIGATION TO REPLACE OR RESTORE SAME. IN THE EVENT THAT THE VILLAGE
INSTALLS, MAINTAINS, REPAIRS, INSPECTS, CONSTRUCTS OR REPLACES VILLAGE-OWNED UTILITIES WITHIN
THE MUNICIPAL UTILITY EASEMENTS OR COMMON AREAS DEPICTED HEREIN, AND SUCH ACTION
NECESSITATES RELOCATION OF OTHER UTILITIES, SUCH OTHER UTILITIES SHALL RELOCATE THEIR
UTILITIES TO ACCOMMODATE THE VILLAGE AT THE UTILITY PROVIDERS COST. IN THE EVENT THERE IS
ANY INCONSISTENCY, CONFLICT OR AMBIGUITY BETWEEN THIS PROVISION AND ANY OTHER PROVISION
REGARDING EASEMENTS SET FORTH ON THIS PLAT, THIS PROVISION IN FAVOR OF THE VILLAGE SHALL
CONTROL, GOVERN AND PREVAIL. IN THE EVENT THE VILLAGE BRINGS OR DEFENDS AN ACTION
REGARDING ITS RIGHTS UNDER THESE COVENANTS, IT SHALL BE PAID ITS ATTORNEY'S FEES AND
ATTORNEY'S FEES AND COSTS ARISING FROM SUCH ACTION BY THE OTHER PARTY. THIS COVENANT
SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER, ITS SUCCESSORS, ASSIGNS, SUBSEQUENT
LOT PURCHASERS AND OTHER EASEMENT HOLDERS.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY,
THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO
THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH
SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOT", "COMMON ELEMENTS",
"OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM
"COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH
INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A
BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR
MECHANICAL EQUIPMENT.

NO SHEDS OR ANY OTHER BUILDINGS EXCEPT THOSE OWNED BY THE VILLAGE OF JOHNSBURG MAY BE
PLACED WITHIN ANY PART OF SAID "MUNICIPAL UTILITY EASEMENT", FENCES WHICH DO NOT OBSTRUCT
SURFACE WATER DRAINAGE ARE ALLOWABLE IN SAID "MUNICIPAL UTILITY EASEMENT", HOWEVER IF SAID
IMPROVEMENTS ARE REMOVED DURING ANY CONSTRUCTION OR MAINTENANCE BY THE VILLAGE OF
JOHNSBURG OR THE RESPECTIVE SUCCESSORS AND ASSIGNS, THE HOMEOWNER WILL REPLACE THE
IMPROVEMENTS AT THEIR OWN EXPENSE. ANY FENCES, GARDENS, SHRUBS, LANDSCAPING OR ANY
OTHER IMPROVEMENTS SHALL NOT CONFLICT WITH ANY EXISTING USE OF THE "MUNICIPAL UTILITY
EASEMENT". ANY OTHER PUBLIC UTILITY COMPANY MAY ONLY CROSS SAID "MUNICIPAL UTILITY
EASEMENT" PERPENDICULARLY OR NEAR PERPENDICULARLY.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE
COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT,
OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE,
FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS,
PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND
UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND
SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN
THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY
EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS
AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED
SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE
IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE
TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND
SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE
RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE
PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED
LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT
SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED,
INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS
AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE
EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION
WITH RESPECT TO SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION
DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN
LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL
NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE
THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON
WRITTEN REQUEST.

DEDICATION OF OUTLOTS

OWNERSHIP OF OUTLOTS G AND H ARE HEREBY GRANTED TO THE REMINGTON GROVE PHASE 2
ASSOCIATION (H.O.A.) AND THE OUTLOTS SHALL BE MAINTAINED BY THE H.O.A. IN ACCORDANCE WITH
ALL VILLAGE OF JOHNSBURG ORDINANCES, IN THE EVENT THE VILLAGE OF JOHNSBURG DEEMS
ACQUIRING OUTLOTS G AND/OR H IS IN THE PUBLIC INTEREST FOR THE OPERATION AND MAINTENANCE
OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE H.O.A. SHALL GRANT ANY SUCH REQUESTED
OUTLOT TO THE VILLAGE THROUGH A WARRANTY DEED FOR NO ADDITIONAL CONSIDERATION AND, IN
TURN, UPON THE VILLAGE'S ACCEPTANCE OF SUCH OUTLOT, AND THE RESPONSIBILITY OF ITS
MAINTENANCE SHALL PASS TO THE VILLAGE OF JOHNSBURG WITHOUT COST TO THE CITY. IN THE
EVENT THAT THE H.O.A. IS DEFUNCT, NON-OPERATIONAL, INSOLVENT, OR SIMILARLY SITUATED, THE
RESPONSIBILITY FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF ANY REAL ESTATE TAXES AND
ASSESSMENTS LEVIED UPON OR RELATED TO OUTLOTS G AND H SHALL BE THE EQUAL RESPONSIBILITY
OF EACH INDIVIDUAL PROPERTY OWNER WITHIN THE SUBDIVISION, JOINTLY AND SEVERALLY.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY
MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND
SURVEYOR AND THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY
AND SUBDIVISION:

PARCEL 1:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 NORTH,
RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE
SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST 100.76 FEET, ALONG THE NORTH LINE THEREOF
TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES, 51 MINUTES, 58 SECONDS WEST, 498.07
FEET; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST, 786.49 FEET, TO THE WEST
LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00
DEGREES, 13 MINUTES, 13 SECONDS EAST, 265.08 FEET, ALONG SAID WEST LINE TO THE NORTH LINE
OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES, 00 MINUTES, 38
SECONDS EAST, 1202.56 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN MCHENRY
COUNTY, ILLINOIS,

EXCEPTING THEREFROM ANY PORTION OF THE LAND NOT FALLING WITHIN PERMANENT INDEX NUMBER
09--22--226--005, ONLY.

PARCEL 2:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
SECTION 15; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST (BEARING ASSUMED),
ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A
DISTANCE OF 2624.54 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 47 MINUTES 13 SECONDS EAST, ALONG
THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE
OF 1311.21 FEET, TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SAID SECTION 15; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS WEST, ALONG THE EAST
LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF
2621.82 FEET, TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SAID SECTION 15; THENCE NORTH 88 DEGREES 54 MINUTES 48 SECONDS WEST, ALONG THE SOUTH
LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1303.29
FEET, TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART FALLING IN REMINGTON GROVE OF JOHNSBURG--PHASE 1
SUBDIVISION RECORDED AS DOCUMENT NO. 2006R0030343;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN THE LAND DESCRIBED IN
DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING NORTHEASTERLY OF THE LAND
DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN ALEXANDER DRIVE.

PARCEL 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES
18 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE
OF 764.33 FEET TO THE WESTERLY LINE OF LAND DESCRIBED IN A DEED RECORDED APRIL 13, 2015
AS DOCUMENT NO. 2015R0012536; THENCE ALONG SAID WESTERLY LINE FOR THE NEXT THIRTEEN
(13) COURSES: (1) BEARING SOUTH 65 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.44
FEET; (2) THENCE SOUTH 70 DEGREES 11 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.43 FEET;
(3) THENCE SOUTH 67 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 110.81 FEET; (4)
THENCE SOUTH 68 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 69.53 FEET; (5)
THENCE SOUTH 73 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.10 FEET; (6)
THENCE SOUTH 65 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 81.56 FEET; (7)
THENCE SOUTH 25 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 60.94 FEET; (8)
THENCE SOUTH 02 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 109.59 FEET; (9)
THENCE SOUTH 08 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 235.33 FEET; (10)
THENCE SOUTH 15 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 91.12 FEET; (11)
THENCE SOUTH 01 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 56.01 FEET; (12)
THENCE SOUTH 66 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 205.35 FEET; (13)
THENCE SOUTH 88 DEGREES 11 MINUTES 20 SECONDS WEST, A DISTANCE OF 197.15 FEET TO THE
POINT OF BEGINNING.

SUBDIVIDED PROPERTY CONTAINS 46.475 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN
FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN
THE CORPORATE LIMITS OF JOHNSBURG, MCHENRY COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE
PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11--12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS,
POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND
APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY
PANEL NUMBER 1711C0093J, 1711C0094J, 1711C0206J, ALL WITH AN EFFECTIVE
DATE OF NOVEMBER 16, 2006 INDICATE THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS
DESIGNATED AS ZONE X (UNSHADED), ZONE X, ZONE AE, AND ZONE AE FLOODWAY. ZONE X
(UNSHADED) IS DEFINED AS AREAS OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD HAZARD, ZONE X IS
AREAS WITHIN THE 0.2% ANNUAL FLOOD HAZARD, ZONE AE IS DEFINED AS FLOOD AREA WITH BASE
FLOOD ELEVATION, AND ZONE AE FLOOD WAY IS A REGULATORY FLOODWAY PER THE FLOOD
INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING
IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS
DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MAY, A.D. 2025.

Paul L. Dunham
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350--EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: AUGUST 5, 2024

DRAWN BY	DATE	REVISIONS				
		05/12/25	REVISED PER VILLAGE COMMENTS	PGA		
		05/05/25	REVISED PER VILLAGE COMMENTS	PGA		
		04/19/25	PRINT MYLAR	PGA		
		03/27/25	PERMANENT PROVISIONS	PGA		
		03/27/25	REVISED OUTLOTS	PGA		
		03/19/25	REVISED EASEMENTS	PGA		
		02/24/25	REVISED PER VILLAGE COMMENTS	PGA		



REMINGTON GROVE OF JOHNSBURG - PHASE 2

VILLAGE OF JOHNSBURG, ILLINOIS

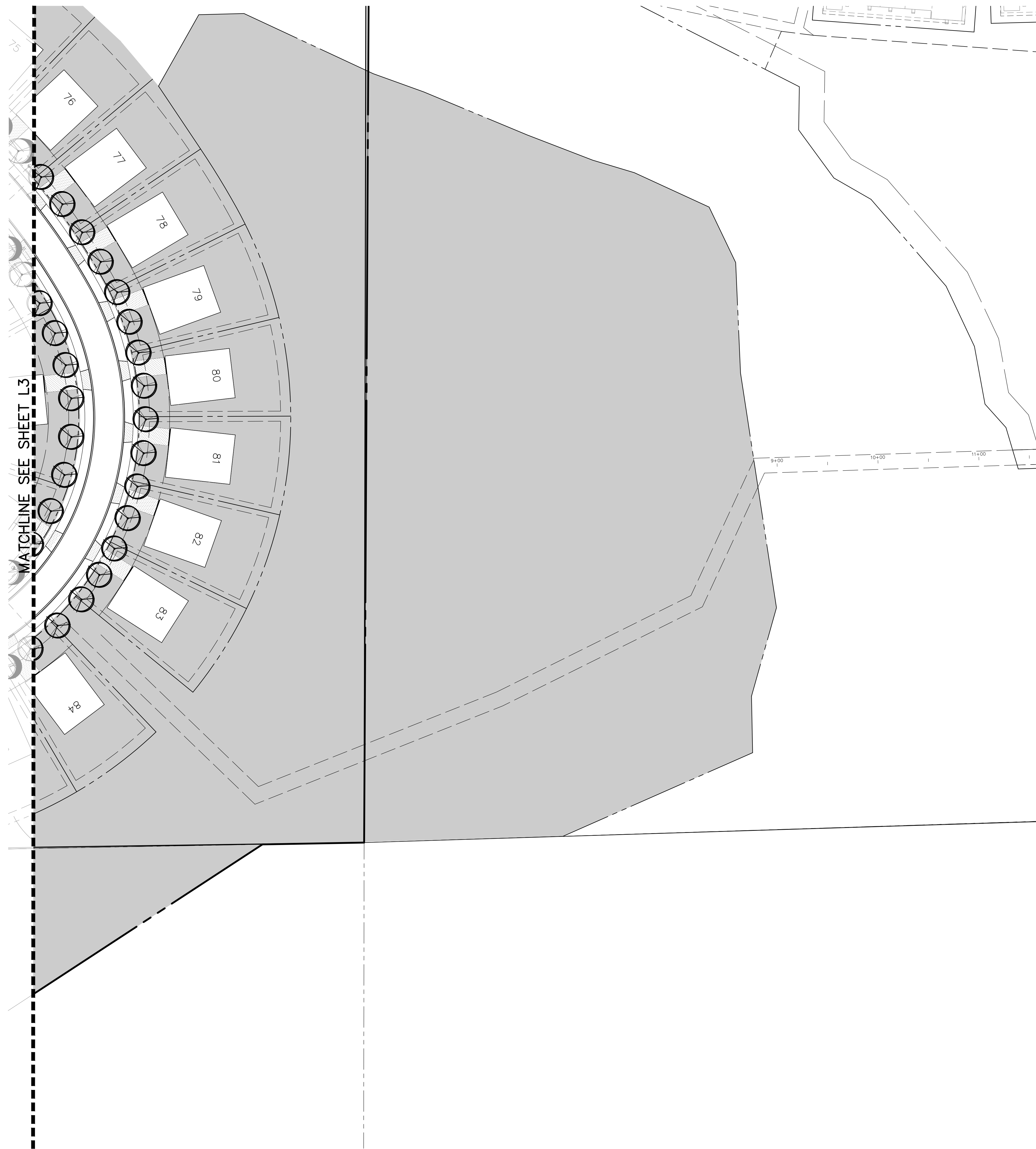
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: DMR	
PROJ. ASSOC.: JD	
DRAWN BY: PGA	
DATE: 01/28/25	
SCALE: NTS	
SHEET	
5 OF 5	
LENJB010	

NOTE: WHEN THIS PROPERTY WAS ORIGINALLY ANNEXED AND THE PD WAS CREATED, IT WAS APPROVED FOR 147 SINGLE-FAMILY LOTS BETWEEN PHASES 1 AND 2. ORDINANCE 06-07-18 PERMITS DEVELOPMENT OF UP TO 6 LOTS ON THE 8.8 ADDITIONAL ACRES AT THE SOUTH END OF THE PROJECT SITE. THIS BRINGS THE TOTAL PHASE 1 + PHASE 2 LOT COUNT UP TO 153 PERMITTED. THE 2005 PHASE 2 LAYOUT ASSOCIATED WITH THE 06-07-18 ORDINANCE IS SHOWING 86 LOTS. WITH THE 71 LOTS PROVIDED FOR IN PHASE 1 AND THE 86 PROPOSED LOTS ON PHASE 2, THE TOTAL SINGLE-FAMILY LOT YIELD WOULD BE 157.

ZONING	<u>ORD</u> R-4 PD	<u>PROP</u> R-4 PD
<u>SETBACKS</u>		
FRONT	30'	30'
REAR	20'	20'
SIDE	12' OR 10% LOT WIDTH WHICHEVER IS GREATER	9'
CORNER SIDE	30'	30'
MINIMUM LOT AREA	12,000 sf	10,650 sf
MAXIMUM LOT AREA	30,262 sf	20,591 sf
MIN LOT WIDTH (FRONT SETBACK)	80'	71'
MIN LOT WIDTH (ROW)	64' (PER ORD. 04-05-28)	49'
MAXIMUM LOT COVERAGE	35%	35%
ROW WIDTH	60'	60'
ROAD WIDTH	31' B-B	31' B-B
CUL-DE-SAC ROW RADIUS	70'	70'
CUL-DE-SAC PAVEMENT RADIUS	50'	50'
MIN. HORIZONTAL RADIUS	250'	250'
MINIMUM TANGENT	-	40'



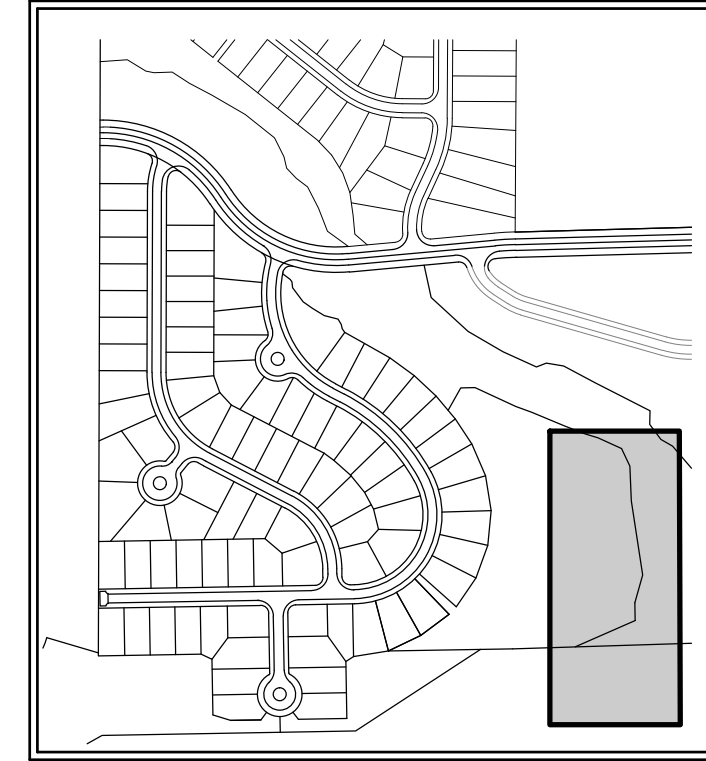


0 25 50 100

SCALE: 1"=50'



KEY MAP

[illegible]

REMINGTON GROVE - PHASE 2

VILLAGE OF JOHNSBURG, ILLINOIS

LANDSCAPE PLAN EAST

PROJ. MGR.: DMR
PROJ. ASSOC.: -----
DRAWN BY: JSH
DATE: 01/30/2025
SCALE: 1"=50'

SHEET

L4 OF L5

LEN.JBIL01

PART 1 - GENERAL

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:

1. Spreading of topsoil or soil preparation
2. Trees, shrubs, perennials and groundcovers
3. Planting mixes
4. Mulch and planting accessories
5. Fertilizer and herbicide
6. Maintenance
7. Warranty of plant material

1-02 QUALITY ASSURANCE:

- ### 1-03 DELIVERY, STORAGE & HANDLING:

- 1-04 PROJECT CONDITIONS:

- 1-05 PRELIMINARY ACCEPTANCE:

- 1-06 WARRANTY:

- ## PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- ## 2-02 ACCESSORIES:

- ## PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

- 3-02 PREPARATION:

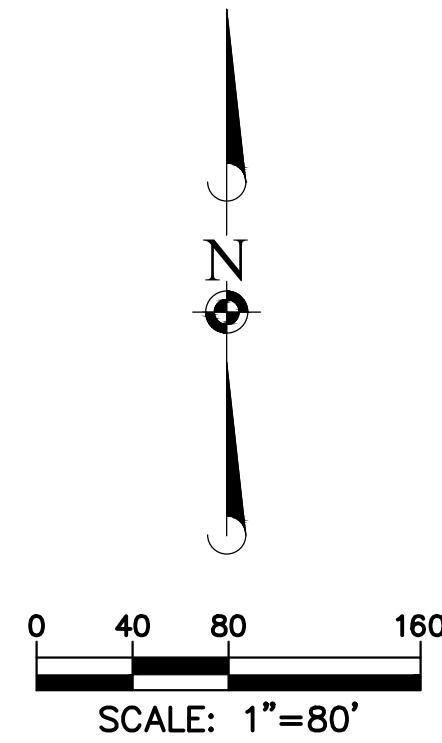
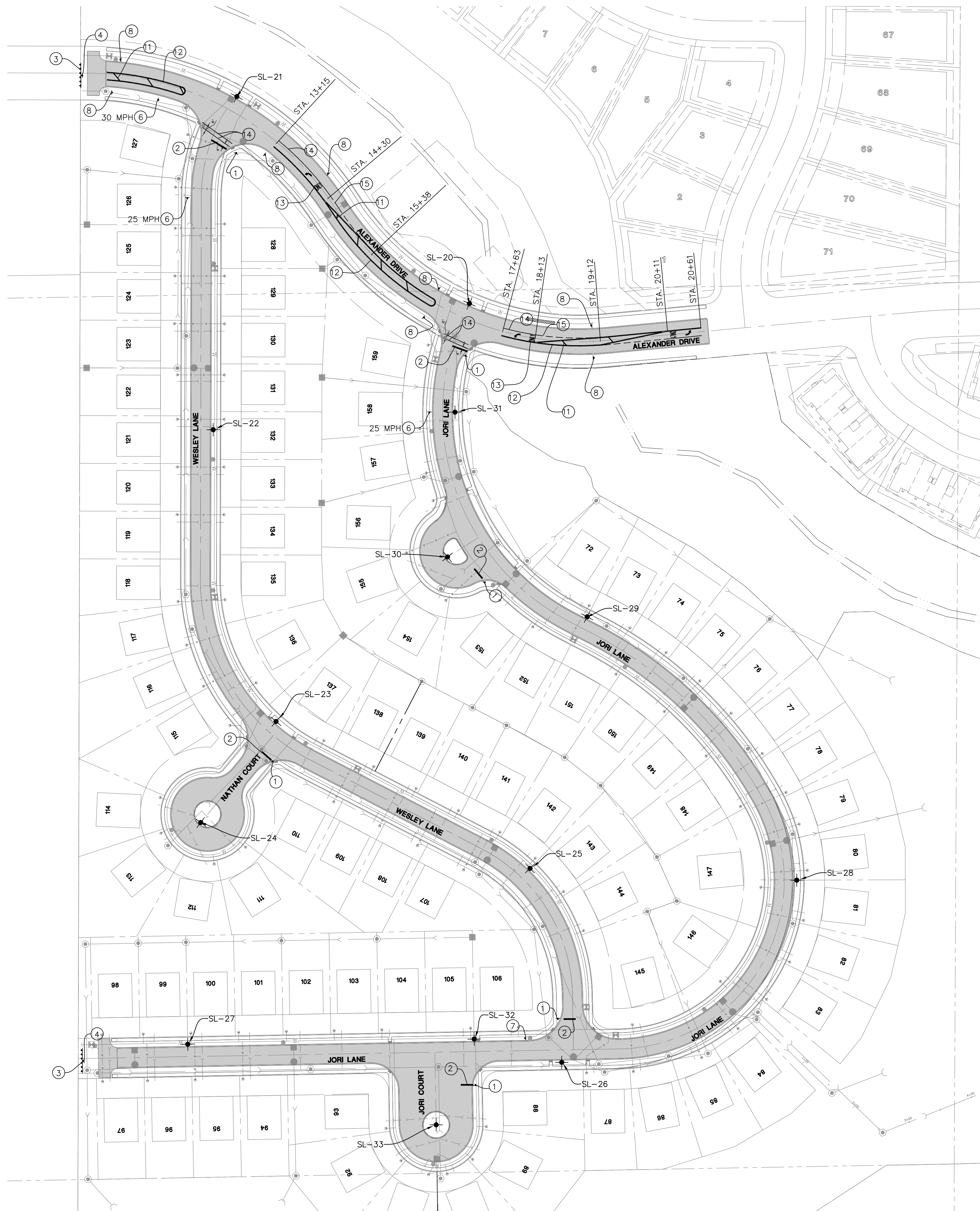
- ### 3-03 PLANTING PROCEDURES:

- ### 3-04 MAINTENANCE:

- 3-04 ACCEPTANCE:

- ### 3-06 SITE CLEAN-UP:

- January 28, 2025 - 18:00 Dwg Name: P:\Lenibil01\dwg\Landplan\02-Final\01-Landscape-Plan.dwg Updated By: J.Hendricks



LEGEND	
	SINGLE FIXTURE STREET LIGHT (LOCAL ROAD—SEE DETAIL BELOW)
① 	STOP SIGN R1 (30" x 30") → 
② 	24" WHITE STOP BAR (THERMOPLASTIC PAVEMENT MARKING)
③ 	TYPE III BARRICADE (SEE DETAIL ON SHEET 29)
④ 	ROAD CLOSED SIGN R11-2 (48" x 30") → 
⑤ 	PAINTED CROSSWALK
⑥ 	SPEED LIMIT SIGN R2-2 (24" x 30") (SPEED LIMIT VARIES, SEE PLAN)
⑦ 	NO OUTLET SIGN W14-2 (24" x 24")
⑧ 	NO PARKING ANYTIME SIGN R7-100 (12" x 18")
⑨ 	PEDESTRIAN CROSS WALK SIGN W11A-2 (24" X 24")
⑩ 	HANDICAP PARKING STALL (SEE DETAIL SHEET 29)
⑪ 	12" YELLOW DIAGONAL; 50' C-C
⑫ 	DOUBLE 4" YELLOW AT 11" C-C
⑬ ONLY 	THERMOPLASTIC PAVEMENT MARKINGS: LETTERS & SYMBOLS
⑭ 	4" WHITE (SOLID) THERMOPLASTIC
⑮ 	4" WHITE (DASHED) THERMOPLASTIC

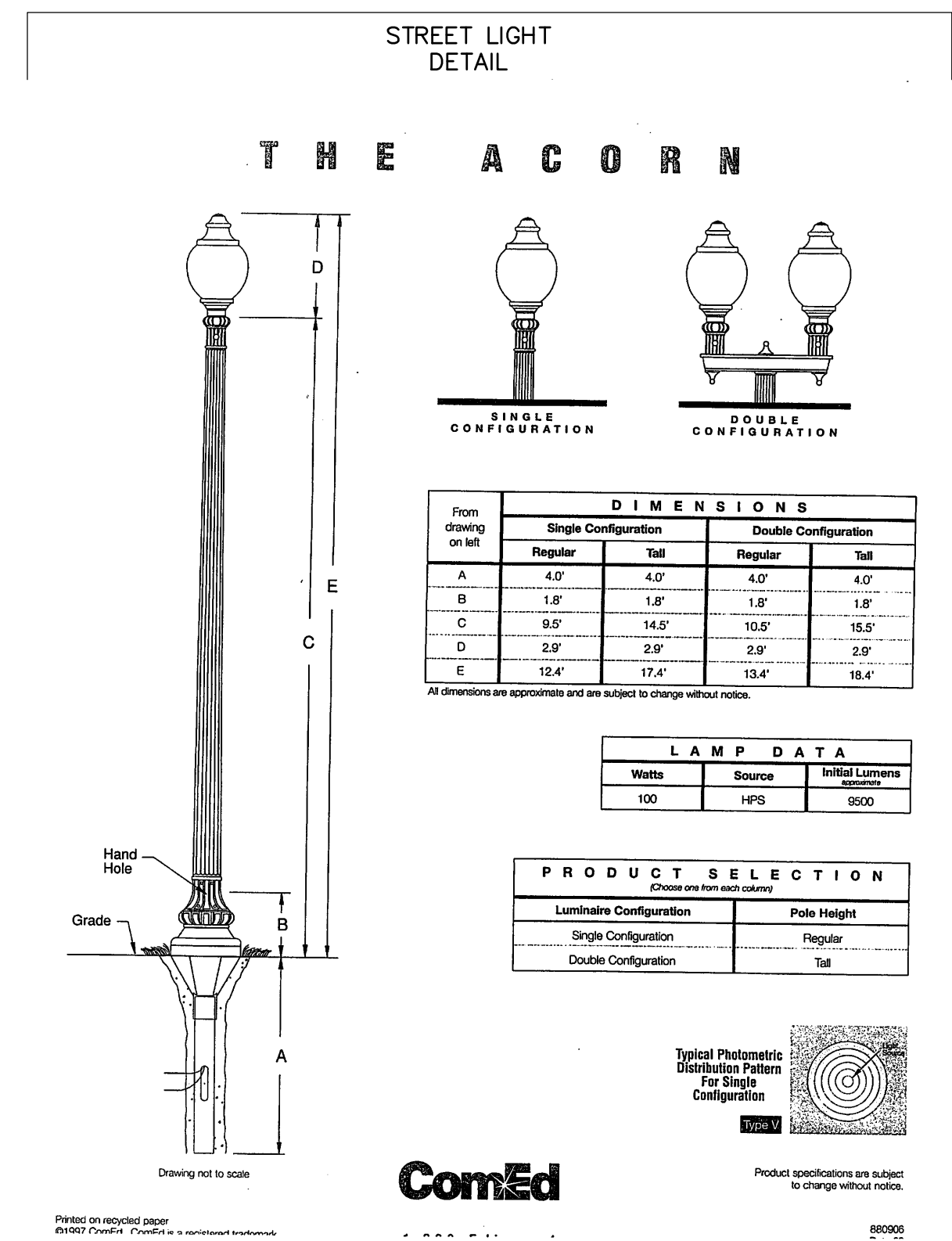


Exhibit E

LENNAR

Remington Grove - Johnsbury
Horizon Series

SINGLE-FAMILY DETACHED ANTI-MONOTONY

- *Special Note for Cul-De-Sacs:
- 1. Adjacent homesites shall have different elevation
 - 2. No more than 25% of homesites on the cul-de-sac radius shall have the same elevation

ELEVATION:

YES	YES	NO	NO	NO	YES	YES
-----	-----	----	----	----	-----	-----

STREET

YES	YES	NO	SOLD	NO	YES	YES
-----	-----	----	------	----	-----	-----

COLOR:

YES	YES	YES	NO	YES	YES	YES
-----	-----	-----	----	-----	-----	-----

STREET

YES	YES	NO	SOLD	NO	YES	YES
-----	-----	----	------	----	-----	-----

ELEVATION, CORNER HOMESITE

YES	YES	YES	YES	YES	NO	NO
-----	-----	-----	-----	-----	----	----

STREET

YES	YES	YES	YES	YES	NO	SOLD
YES	YES	YES	YES	YES	YES	YES

STREET

YES
YES
YES
YES

COLOR, CORNER HOMESITE

YES	YES	YES	YES	YES	YES	NO
-----	-----	-----	-----	-----	-----	----

STREET

YES	YES	YES	YES	YES	NO	SOLD
YES	YES	YES	YES	YES	YES	NO

STREET

YES
YES
NO
YES

Horizon				
Name	Sq. Ft.	Bed	Bath	Garage
Brighton (Ranch)	1,455	3	2	2
Meadowlark	2,052	3	2.5	2
Starling	2,193	4	2.5	2
Townsend	2,362	4	2.5	2
Wren	2,607	4	2.5	2



BRIGHTON "A"



MEADOWLARK "A"



STARLING "A"



TOWNSEND "A"



WREN "A"



BRIGHTON "B"



MEADOWLARK "B"



STARLING "B"



TOWNSEND "B"



WREN "B"



BRIGHTON "C"



MEADOWLARK "C"



STARLING "C"



TOWNSEND "C"



WREN "C"



BRIGHTON "D"



MEADOWLARK "D"



STARLING "D"

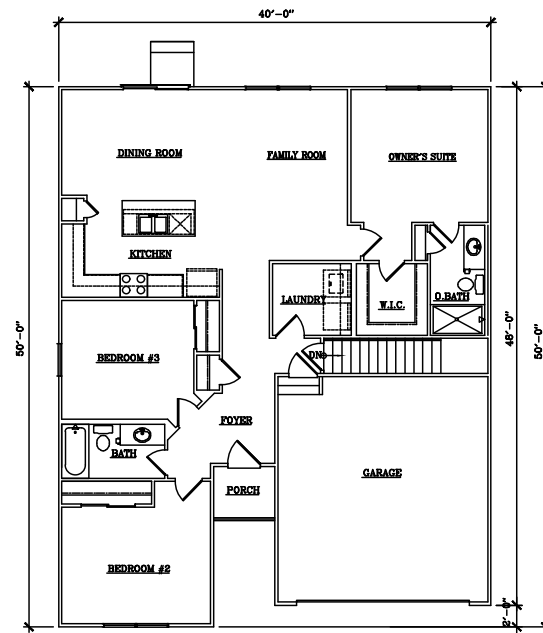


TOWNSEND "D"



WREN "D"

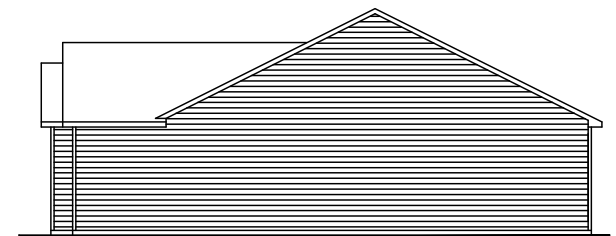
HORIZON SERIES ALL ELEVATIONS



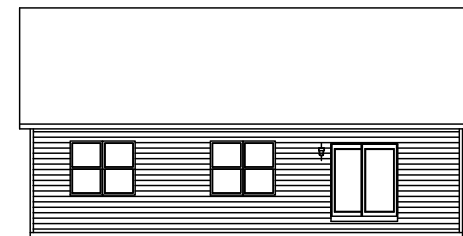
1ST FLR.
1460 SF.



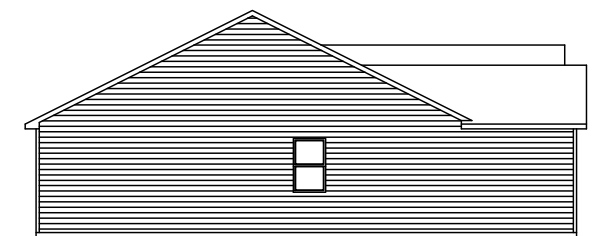
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

HORIZON SERIES BRIGHTON "A"

1460 SF.

Brighton – 1,455 Sq Ft
3 Beds / 2 Baths / 2-Car Garage



Elevation D

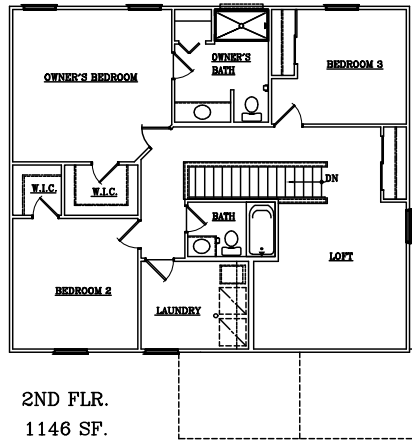
Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



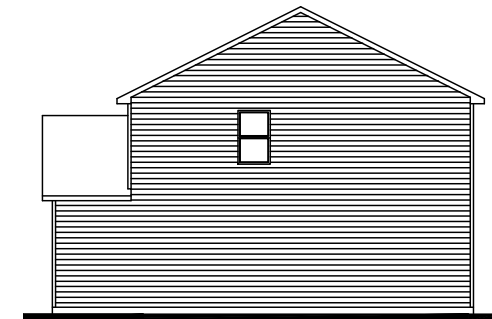
Elevation B



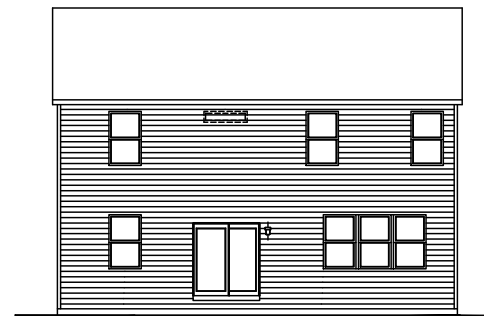
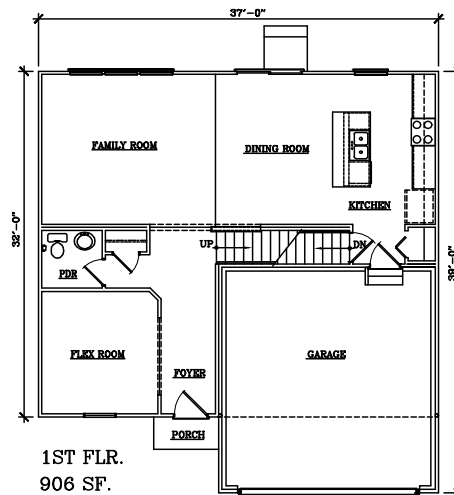
Elevation C



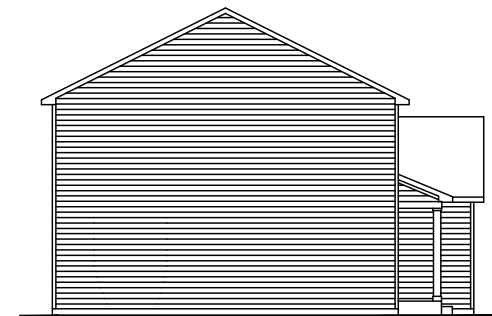
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

HORIZON SERIES MEADOWLARK "A"

2052 SF.

Meadowlark – 2,052 Sq Ft
3 Beds / 2.5 Baths / 2-Car Garage



Elevation D

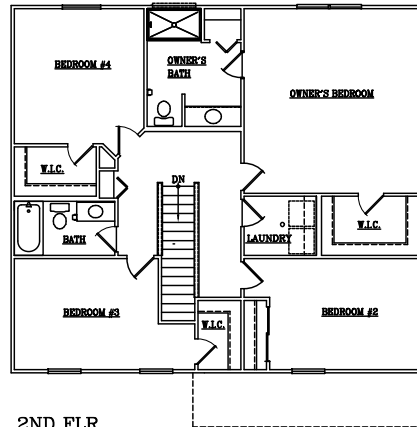
Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



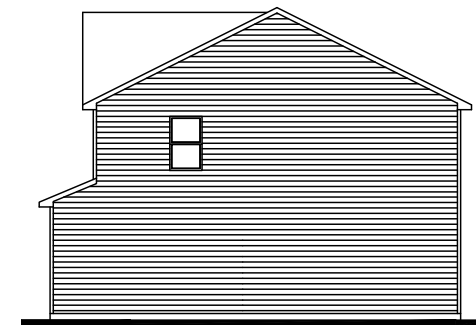
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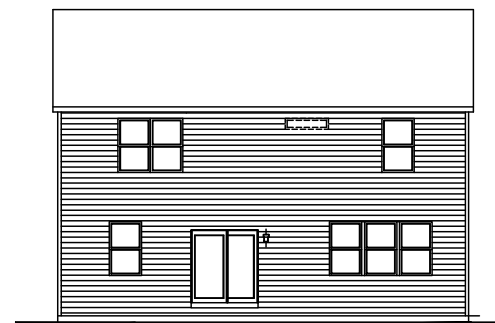
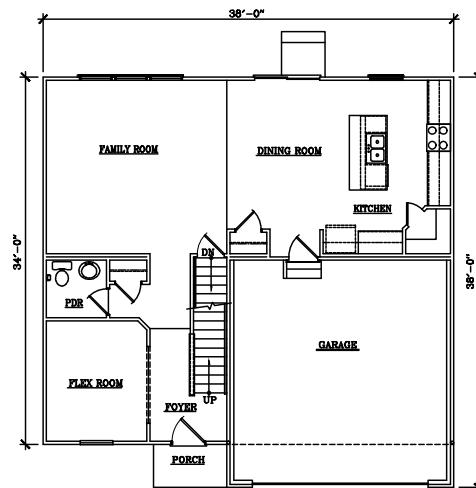
Elevation C



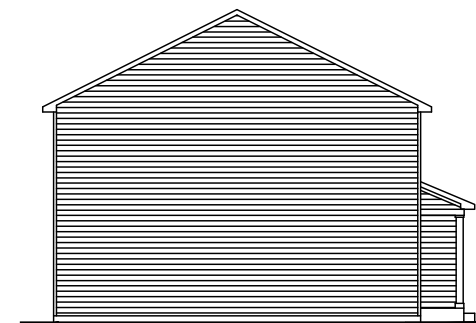
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

HORIZON SERIES
STARLING "A"
2193 SF.

Starling – 2,193 Sq Ft
4 Beds / 2.5 Baths / 2-Car Garage



Elevation D

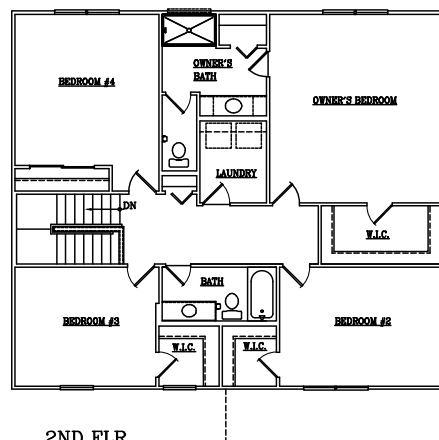
Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



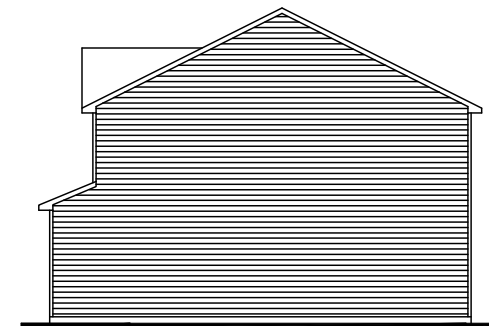
Elevation C



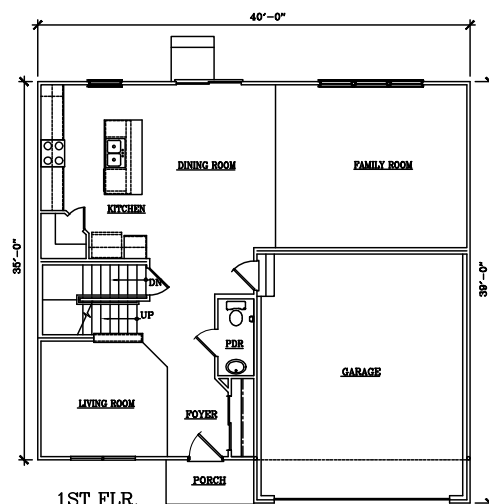
2ND FLR.
1337 SF.



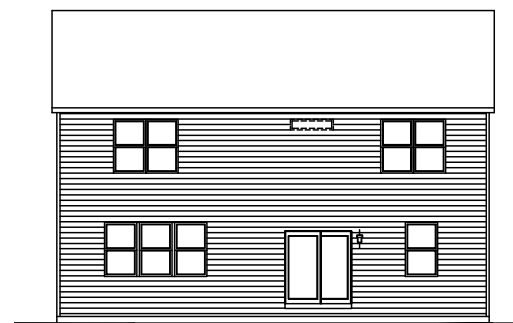
FRONT ELEVATION



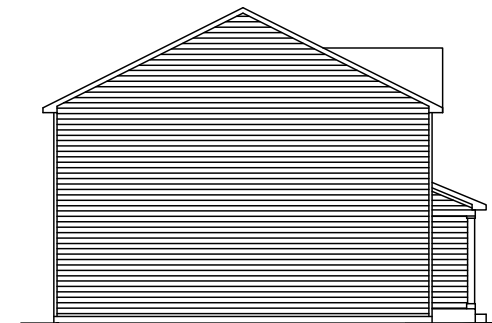
RIGHT ELEVATION



1ST FLR.
1025 SF.



REAR ELEVATION



LEFT ELEVATION

HORIZON SERIES TOWNSEND "A"

2362 SF.

Townsend – 2,362 Sq Ft
4 Beds / 2.5 Baths / 2-Car Garage



Elevation D

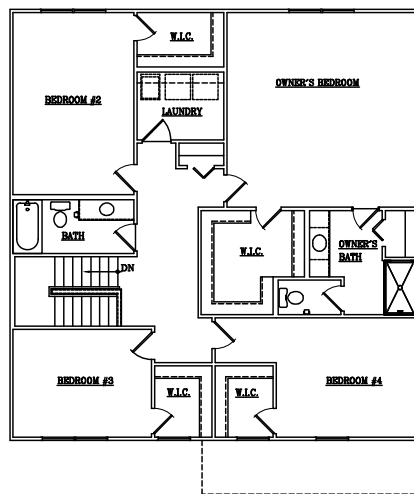
Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



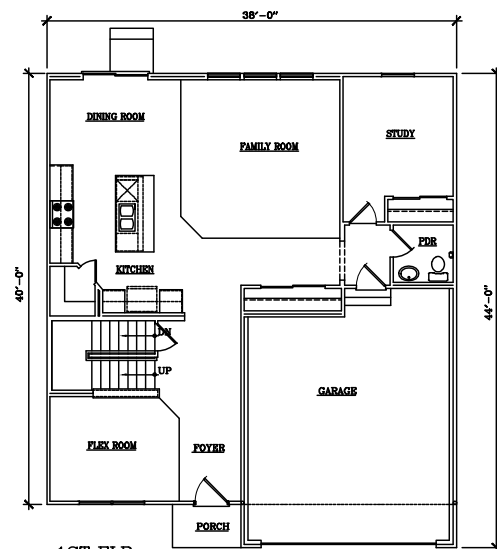
Elevation B



Elevation C



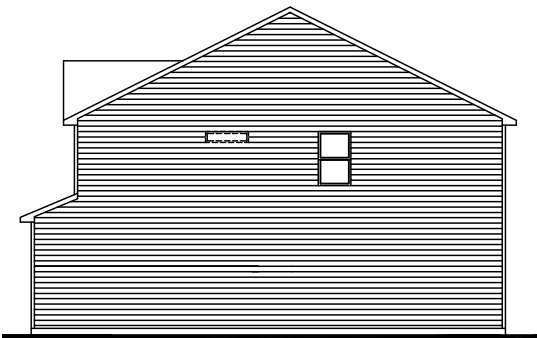
2ND FLR.
1457 SF.



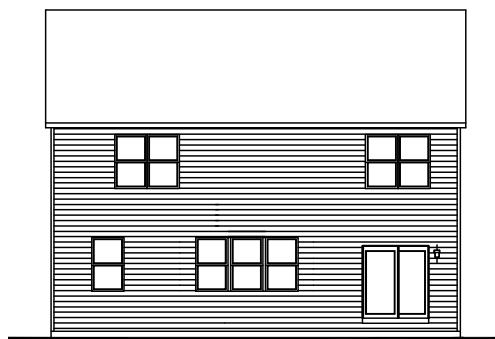
1ST FLR.
1150 SF.



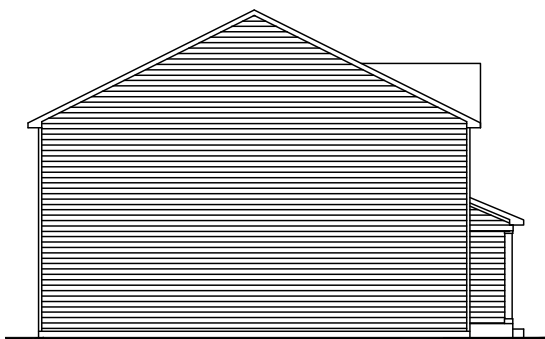
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

HORIZON SERIES
WREN "A"
2607 SF.

Wren – 2,607 Sq Ft
4 Beds / 2.5 Baths / 2-Car Garage



Elevation D

Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



Elevation C

Exhibit F

ORDINANCE NO. 24-25-___

*An Ordinance Proposing the Establishment of Special Service Area Number ___
Within the Village of Johnsburg and Providing for a Public Hearing
and Other Procedures in Connection Therewith for the
Property Commonly Known as Phase II of the Remington Grove Subdivision*

BE IT ORDAINED by the President and Board of Trustees (the “Corporate Authorities”) of the Village of Johnsburg, an Illinois municipal corporation located in McHenry County, Illinois (the “Village”), as follows:

SECTION 1: Authority to Establish Special Service Areas. The constitutional authority for special service areas is set forth in Article VII, Section 7, of the Constitution of the State of Illinois in force July 1, 1971, which provides in relevant part as follows:

§ 7. Counties and Municipalities Other Than Home Rule Units.

Counties and municipalities which are not home rule units shall have only powers granted to them by law and the powers...(6) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services.

Special service areas are established pursuant to the provisions of Public Act 88-455, the *Special Service Area Tax Law*, 35 ILCS 200/27-5 *et seq.*, which provides the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule municipalities and non-home rule municipalities and counties.

SECTION 2: Findings. This Village's Corporate Authorities find that:

A. It is in the public interest that the creation of Special Service Area Number ___, for the purposes set forth herein, be considered for the real property legally described as follows:

PARCEL 1:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST 100.76 FEET, ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES, 51 MINUTES, 58 SECONDS WEST, 498.07 FEET; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST, 786.49 FEET, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE NORTH 00 DEGREES, 13 MINUTES 53 SECONDS EAST, 265.06 FEET, ALONG SAID WEST LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES, 00 MINUTES, 38 SECONDS EAST, 1202.56 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS,

EXCEPTING THEREFROM ANY PORTION OF THE LAND NOT FALLING WITHIN PERMANENT INDEX NUMBER 09-22-226-005, ONLY; and

PARCEL 2:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST (BEARING ASSUMED), ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2624.54 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 47 MINUTES 13 SECONDS EAST; ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1311.21 FEET, TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS WEST; ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2621.82 FEET, TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 54 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1303.29 FEET, TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART FALLING IN REMINGTON GROVE OF JOHNSBURG-PHASE 1 SUBDIVISION RECORDED AS DOCUMENT NO. 2006R0030343;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN THE LAND DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING NORTHEASTERLY OF THE LAND DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN ALEXANDER DRIVE; and

PARCEL 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 764.33 FEET TO THE WESTERLY LINE OF LAND DESCRIBED IN A DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536; THENCE ALONG SAID WESTERLY LINE FOR THE NEXT THIRTEEN (13) COURSES (1) THENCE SOUTH 65 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.44 FEET; (2) THENCE SOUTH 70 DEGREES 11 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.43 FEET; (3) THENCE SOUTH 67 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 110.81 FEET; (4) THENCE SOUTH 68 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 69.53 FEET; (5) THENCE SOUTH 73 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.10 FEET; (6) THENCE SOUTH 65 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 81.56 FEET; (7) THENCE SOUTH 25 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 60.94 FEET; (8) THENCE SOUTH 02 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 109.59 FEET; (9) THENCE SOUTH 08 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 235.33 FEET; (10) THENCE SOUTH 15 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 91.12 FEET; (11) THENCE SOUTH 01 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 56.01 FEET; (12) THENCE SOUTH 66 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 205.35 FEET; (13) THENCE SOUTH 88 DEGREES 11 MINUTES 20 SECONDS WEST, A DISTANCE OF 197.15 FEET TO THE POINT OF BEGINNING (collectively, the "Area").

The Area consists of approximately 46.475 acres, and is located, generally, south of Alexander Drive and west and south of Monica Lane, in the Village of Johnsburg and is commonly known as Phase II of the Remington Grove subdivision.

The permanent tax numbers *presently* assigned to the Area are:

09-14-300-039;
09-15-400-012;
09-15-400-017; and
09-22-226-005.

B. The Area is compact, contiguous and constitutes a separate and distinct subdivision within the Village of Johnsburg; the Area will benefit specially from the special municipal services to be provided and as hereinafter described; the proposed special municipal services are in addition to municipal services provided to the Village of Johnsburg as a whole; and it is therefore in the best interests of the Village that the levy of special taxes against the Area to finance the special municipal services to be provided be considered. Such special municipal services would include but not be limited to the following:

1. Open space/natural areas maintenance consisting of mowing, reseeding, replanting, landscaping, replacement of trees and other vegetation, removal of debris, and cleanup of common areas, open spaces and outlots, as deemed necessary and appropriate by the Corporate Authorities; and
2. Administrative, professionals', engineering, attorneys' and consultants' fees in connection with the special services described in items 1 and 2 (collectively, the "Special Services").

Under no circumstances shall the provision of such Special Services by the Village or its contractors, in the Village's sole discretion without the obligation to do so, constitute an acceptance of any personal property or real property within the Area by the Village.

The term of the proposed Special Service Area would be perpetual and the nature of the Special Services is maintenance as well as construction.

SECTION 3: Public Hearing - Tax Rate. A public hearing shall be held on _____, the ____ day of _____, 2025, at 7:00 p.m. in the Johnsburg Village Hall, 1515 Channel Beach Road, Johnsburg, Illinois 60050, to consider the creation of Special Service Area No. ____ of the Village of Johnsburg for the Area described in Section 2(A) of this Ordinance. At the public hearing there will also be considered the levy of an annual tax not to exceed the annual rate of .600 percent of the assessed value, as equalized, of the taxable property within the Area, said tax to be levied annually from the date of the establishment of a special service area for the Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions

of the Special Service Area Tax Law. The amount of such tax levy for the Special Service Area for the initial year for which taxes will be levied within the Special Service Area will not exceed \$_____ and will not exceed the maximum annual rate of .600 percent of the assessed value, as equalized, of the taxable property within the Area.

However, prior to the Village adopting a subsequent special service area tax levy to provide any Special Services to the Area, the Village shall provide 15 days' written notice to the registered agent of the Area's incorporated homeowner's association[s], if any, of the Village's intention to provide the Special Services, unless, in the Village's reasonable determination, the Special Services need to be provided immediately because of an emergency. Unless there is an emergency, the homeowner's association[s] shall have 15 days from the date of the Village's notice to undertake and complete the identified Special Services within any of the common area, open space or outlot within the Area, to the Village's reasonable satisfaction, prior to the Village providing the "backup" Special Services to the Area. It is not the Village's intention to provide such Special Services and to adopt a tax levy subsequent to the initial levy against the Area unless there is a need to provide such Special Services and then only after providing notice to the registered agent of the Area's incorporated homeowners association[s] as set forth above (except in case of emergency).

SECTION 4: Special Service Area Levy: The levy of an annual tax not to exceed the maximum annual rate of .600 percent of the assessed value, as equalized, of the taxable property within the Area, shall be levied annually from the date of the establishment of the Special Service Area for the Area to pay for the Village's Annual Deposit to enable the Special Services to be provided. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Special Service Area Tax Law. The amount of such tax levy for the special service area for the initial year for which taxes will be levied within the special service area will not exceed \$_____ and will not exceed the maximum annual rate of .600 percent of the assessed value, as equalized, of the taxable property within the Area.

SECTION 5: Notice of Public Hearing. Notice of the public hearing shall be published at least once not less than 15 days prior to the public hearing in one or more newspapers of general circulation in the Village of Johnsburg, Illinois. In addition, notice by mailing shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area. Said notice shall be mailed not less than 10 days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the Area. The notice shall be in substantially the following form:

**NOTICE OF PUBLIC HEARING
ON THE PROPOSED CREATION OF
SPECIAL SERVICE AREA NUMBER _____
FOR PHASE II OF THE REMINGTON GROVE SUBDIVISION**

**AND THE LEVY OF SPECIAL TAXES THEREFORE
IN THE VILLAGE OF JOHNSBURG**

NOTICE IS HEREBY GIVEN that on _____, _____, 2025, at 7:00 p.m. in the Johnsburg Village Hall, 1515 Channel Beach Road, Johnsburg, Illinois 60050, a public hearing will be held by the President and Board of Trustees (the "Corporate Authorities") of the Village of Johnsburg, Illinois (the "Village"), to consider forming a Special Service Area consisting of the following described territory:

PARCEL 1:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST 100.76 FEET, ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES, 51 MINUTES, 58 SECONDS WEST, 498.07 FEET; THENCE SOUTH 89 DEGREES, 00 MINUTES, 38 SECONDS WEST, 786.49 FEET, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE NORTH 00 DEGREES, 13 MINUTES 53 SECONDS EAST, 265.06 FEET, ALONG SAID WEST LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES, 00 MINUTES, 38 SECONDS EAST, 1202.56 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS,

EXCEPTING THEREFROM ANY PORTION OF THE LAND NOT FALLING WITHIN PERMANENT INDEX NUMBER 09-22-226-005, ONLY; and

PARCEL 2:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST (BEARING ASSUMED), ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2624.54 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 47 MINUTES 13 SECONDS EAST; ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1311.21 FEET, TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE

SOUTH 02 DEGREES 22 MINUTES 35 SECONDS WEST; ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2621.82 FEET, TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 54 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1303.29 FEET, TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART FALLING IN REMINGTON GROVE OF JOHNSBURG-PHASE 1 SUBDIVISION RECORDED AS DOCUMENT NO. 2006R0030343;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN THE LAND DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING NORTHEASTERLY OF THE LAND DESCRIBED IN DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536;

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN ALEXANDER DRIVE; and

PARCEL 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 764.33 FEET TO THE WESTERLY LINE OF LAND DESCRIBED IN A DEED RECORDED APRIL 13, 2015 AS DOCUMENT NO. 2015R0012536; THENCE ALONG SAID WESTERLY LINE FOR THE NEXT THIRTEEN (13) COURSES (1) THENCE SOUTH 65 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.44 FEET; (2) THENCE SOUTH 70 DEGREES 11 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.43 FEET; (3) THENCE SOUTH 67 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 110.81 FEET; (4) THENCE SOUTH 68 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 69.53 FEET; (5) THENCE SOUTH 73 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.10 FEET; (6) THENCE SOUTH 65 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 81.56 FEET; (7) THENCE SOUTH 25 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 60.94 FEET; (8) THENCE SOUTH 02 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 109.59 FEET; (9) THENCE

SOUTH 08 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 235.33 FEET; (10) THENCE SOUTH 15 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 91.12 FEET; (11) THENCE SOUTH 01 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 56.01 FEET; (12) THENCE SOUTH 66 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 205.35 FEET; (13) THENCE SOUTH 88 DEGREES 11 MINUTES 20 SECONDS WEST, A DISTANCE OF 197.15 FEET TO THE POINT OF BEGINNING (collectively, the "Area").

The Area consists of approximately 46.475 acres, and is located, generally, south of Alexander Drive and west and south of Monica Lane, in the Village of Johnsburg and is commonly known as Phase II of the Remington Grove subdivision.

All persons affected by the proposed formation of the Village of Johnsburg Special Service Area No. ____ will be given an opportunity to be heard regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the Special Service Area and the levy of taxes against the Area.

The purpose of the formation of the Village of Johnsburg Special Service Area No. ____ in general is to provide special municipal services to the Area, including, but not limited to:

1. Open space/natural areas maintenance consisting of mowing, reseeding, replanting, landscaping, replacement of trees and other vegetation, removal of debris, and cleanup of common areas, open spaces and outlots, as deemed necessary and appropriate by the Corporate Authorities; and
2. Administrative, professionals', engineering, attorneys' and consultants' fees in connection with the special services described in items 1 and 2 (collectively, the "Special Services").

The permanent tax numbers presently assigned to the Area are:

09-14-300-039;
09-15-400-012;
09-15-400-017; and
09-22-226-005.

Under no circumstances shall the provision of such Special Services by the Village or its contractors, in the Village's sole discretion without the obligation to do so, constitute an acceptance of any personal property or real property within the Area by the Village.

The term of the proposed Special Service Area would be perpetual and the nature of the Special Services is maintenance as well as construction.

A special service area tax will be considered at the public hearing, to be levied annually and not exceed a rate of .600 percent per annum of assessed value, as equalized, to be levied against the real, taxable property included within the proposed Special Service Area. The amount of such tax levy for the Special Service Area for the initial year for which taxes will be levied within the Special Service Area will not exceed \$ _____ and will not exceed the maximum annual rate of .600 percent of the assessed value, as equalized, of the taxable property within the Area.

However, prior to the Village adopting a subsequent special service area tax levy to provide any Special Services to the Area, the Village shall provide 15 days' written notice to the registered agent of the Area's incorporated homeowner's association[s], if any, of the Village's intention to provide the Special Services, unless, in the Village's reasonable determination, the Special Services need to be provided immediately because of an emergency. Unless there is an emergency, the homeowner's association[s] shall have 15 days from the date of the Village's notice to undertake and complete the identified Special Services within any of the common area, open space or outlot within the Area, to the Village's reasonable satisfaction, prior to the Village providing the "backup" Special Services to the Area. It is not the Village's intention to provide such Special Services and to adopt a tax levy subsequent to the initial levy against the Area unless there is a need to provide such Special Services and then only after providing notice to the registered agent of the Area's incorporated homeowners association[s] as set forth above (except in case of emergency).

At the public hearing, all interested persons affected by the formation of the proposed Special Service Area, including all persons owning taxable real estate therein and electors, will be given an opportunity to be heard. The hearing may be adjourned by the Board of Trustees of the Village of Johnsburg without further notice to another date other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51 percent of the electors residing within the Special Service Area and by at least 51 percent of the owners of record of the land included within the Area is filed with the Village of Johnsburg Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the Special Service Area, or the levy or imposition of a tax, no such special service area may be created or tax levied or imposed.

Dated this _____ day of _____ 2025.

/s/ Claudett E. Sofiakis
Village Clerk
Village of Johnsburg

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 and continue 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. However, neither this ordinance itself or any provision herein shall be construed as to repeal or abrogate in any manner all or any portion of Village of Johnsburg Ordinances 14-15-14, *An Ordinance Ratifying the Establishment of Special Service Area Number 29 Within the Village of Johnsburg for the Property Commonly Known as Phases I, II, and III of the Remington Grove Subdivision*, Village of Johnsburg Ordinance 14-15-15, *An Ordinance Ratifying the Establishment of Special Service Area Number 30 Within the Village of Johnsburg for the Property Commonly Known as Phase I of the Remington Grove Subdivision*, and Village of Johnsburg Ordinance 14-15-16, *An Ordinance Ratifying the Establishment of Special Service Area Number 31 Within the Village of Johnsburg for the Property Commonly Known as Phases III of the Remington Grove Subdivision*.

SECTION 7: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form, which is hereby authorized, as provided by law.

Voting Aye:

Voting Nay:

Absent:

Abstain:

APPROVED:

President Edwin P. Hettermann

(SEAL)

ATTEST: _____

Village Clerk Claudett E. Sofiakis

Passed:

Approved:

Published: _____

Prepared by:

Michael J. Smoron

Zukowski, Rogers, Flood & McArdle

50 Virginia Street

Crystal Lake, IL 60014

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 ____ day of _____, 20__, the foregoing Ordinance entitled *An Ordinance Proposing the Establishment of Special Service Area Number __ in the Village of Johnsburg and Providing for a Public Hearing and Other Procedures in Connection Therewith for the Property Commonly Known as Phase II of the Remington Grove Subdivision* was duly passed by the President and Board of Trustees of the Village of Johnsburg.

The pamphlet form of Ordinance No. _____, 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 _____ day of _____, 20__, 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 _____ day of _____, 20__.

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

(SEAL)

CERTIFICATION

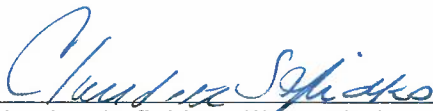
I, CLAUDETT SOFIAKIS, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Johnsburg, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Johnsburg.

I do hereby further certify that at a special meeting of the President and Board of Trustees of the Village of Johnsburg, held on the 3rd day of April 2025, the foregoing Ordinance entitled An Ordinance Amending Ordinance 04-05-09 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development relating to the Property Commonly Known as Phase 2 of Remington Grove Subdivision, Village of Johnsburg, was duly passed by the President and Board of Trustees of the Village of Johnsburg.

The pamphlet form of Ordinance No. 24-25-31, 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 3rd day of April, 2025 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 3rd day of April, 2025



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

