
ORDINANCE NO. 25-O-01

*An Ordinance Granting a Zoning Map Amendment to
B2C Central Business District for 200 E. Judd Street,
Woodstock, Illinois*

ORDINANCE PASSED BY THE

MAYOR AND CITY COUNCIL

OF THE CITY OF WOODSTOCK

AT THEIR REGULAR MEETING ON JANUARY 21, 2025

PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF

THE CITY COUNCIL

OF THE

CITY OF WOODSTOCK

Mayor:

Michael Turner

City Council:

**Darrin Flynn
Melissa McMahon
Tom Nierman
Bob Seegers, Jr.
Gordon Tebo
Natalie Ziembra**

City Clerk:

Jane Howie

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WHEREAS, the City of Woodstock, McHenry County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, Thomas Wilson, the owner of the property (“Owner”), submitted an application for a Zoning Map Amendment to B2C Central Business District for the property located at 200 E. Judd Street, Woodstock, Illinois, (the “Subject Property”) and legally described in Exhibit A, attached hereto; and

WHEREAS, on December 12, 2024, and after due notice as provided by law, the Woodstock Plan Commission conducted a public hearing on the requested zoning map amendment for the Subject Property; and

WHEREAS, the Plan Commission found that the request met the zoning map amendment standards found in Section 4.3.6 of the City of Woodstock Unified Development Ordinance and recommended that the proposed zoning map amendment to B2C Central Business District for the Subject Property be approved by a 6-0 vote; and

WHEREAS, the Mayor and City Council have received and considered the recommendation and findings of the Plan Commission and find that approval of the proposed zoning map amendment is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED by the CITY COUNCIL of the CITY OF WOODSTOCK, McHenry County, Illinois, as follows:

SECTION 1: All recitals are incorporated herein and made part of the terms of this Ordinance.

SECTION 2: The Subject Property shall be granted a Zoning Map Amendment to B2C Central Business District pursuant to the City of Woodstock UDO.

SECTION 3: The report and findings of the Plan Commission are hereby accepted.

SECTION 4: 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 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: A certified copy of this Ordinance shall be recorded in the office of the McHenry County Recorder of Deeds.

SECTION 7: This Ordinance shall be known as Ordinance 25-O-01 and 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.

Ayes: Flynn, McMahon, Nierman, Seegers, Ziemba and Mayor Turner

Nays:

Abstentions:

Absentees: Tebo

APPROVED:



Mayor Michael Turner

ATTEST: Jane Howie
City Clerk Jane Howie

Passed: 1/21/2025

Approved: 1/21/2025

Published: 1/23/2025

EXHIBIT A

Lots 1, 2, 3, 4, 5, 8, 9 and 10 (except that part of said Lots 3, 4, 5, and 9 lying Southwesterly of the Northeasterly line of the right-of-way of the Chicago and Northwestern Railway Company); that part of the North Half of the vacated alley lying South and adjoining lots 1, 2, 4, 4 and 5 and Easterly of the Northeasterly right-of-way of the Chicago and Northwestern Railway Company and that part of the South Half of the vacated alley lying North of and adjoining Lots 9 and 10, all in Block 6; also the North Half of vacated East Jackson Street lying Easterly of the Northeasterly line of the Chicago and Northwestern Railway Company, all in the Original Plat of Centerville (now City of Woodstock), a Subdivision of part of the Southwest Quarter of Section 5, Township 44 North, Range 7, East of the Third Principal Meridian, according to the Plat thereof, recorded June 10, 1844 in Book D of Deeds, page 201, in McHenry County, Illinois.

Permanent Index Numbers: 13-05-390-001 and 13-05-390-003

CERTIFICATION

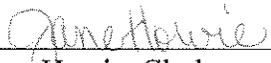
I, JANE HOWIE, do hereby certify that I am the duly appointed, acting and qualified Clerk of the City of Woodstock, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the Mayor and Council members of said City.

I do hereby further certify that at a regular meeting of the Woodstock City Council, held on the 21st day of January, 2025, the foregoing Ordinance entitled *An Ordinance Granting a Zoning Map Amendment to B2C Central Business District for 200 E. Judd Street, Woodstock, Illinois* was duly passed by said City Council.

The pamphlet form of Ordinance No. 25-O-01, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the City Hall, commencing on the 23rd day of January, 2025, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the City 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 City for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and corporate seal of the City of Woodstock this 23rd day of January, 2025.



Jane Howie, Clerk
City of Woodstock,
McHenry County, Illinois

(SEAL)