

THE VILLAGE OF RINGWOOD

ORDINANCE NO. 05-8-3

**AN ORDINANCE ESTABLISHING THE ZONING DISTRICT
CLASSIFICATION OF NEWLY ANNEXED TERRITORY TO
THE VILLAGE OF RINGWOOD,
McHENRY COUNTY, ILLINOIS**

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD
THIS 15TH DAY OF AUGUST, 2005**

Published in pamphlet form by
authority of the President and
Board of Trustees of the Village of
Ringwood, McHenry County,
Illinois, this 15th day of August, 2005

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**AN ORDINANCE ESTABLISHING THE ZONING DISTRICT
CLASSIFICATION OF NEWLY ANNEXED TERRITORY TO
THE VILLAGE OF RINGWOOD, McHENRY COUNTY, ILLINOIS**

WHEREAS, the real estate which is legally described on Exhibit "A" attached hereto and by this reference made a part hereof and commonly known as the "Gerstad Parcel" located generally Southeast of the intersection of Barnard Mill Road and Stillwell Avenue has been newly annexed to the Village of Ringwood, McHenry County, Illinois.

PIN#: 09-05-351-002; 09-05-351-003; 09-05-351-005; 09-05-351-006; 09-05-351-007; 09-08-101-001; 09-05-376-002; 09-08-102-001; and 09-05-352-001.

The Property is rectangular in shape and consists of 75.3 acres more or less.

WHEREAS, a Petition has been filed requesting R-1 Single Family Residential zoning classification of the above described real estate and certain zoning variations hereinafter described.

WHEREAS, a hearing on the Petition was held before the Zoning Board of the Village of Ringwood in the manner and form as prescribed by Village Zoning Ordinance and Statute; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RINGWOOD, McHENRY COUNTY, ILLINOIS, as follows:

Section 1: The above described real estate and territory which is commonly known as "The Gerstad Parcel," located generally Southeast of the intersection of Barnard Mill Road and Stillwell Avenue in McHenry Township, McHenry County, Illinois, is hereby classified under the terms and provisions of the Village of Ringwood Zoning Ordinance as R-1, Single Family Residential District.

Section 2: The following variations from the Village's Zoning Ordinance are hereby granted:

- (a) Minimum dwelling size on lots that do not abutt the eastern subdivision boundary: 1 story 1800 sq. ft.; 2 story 2200 sq. ft.,
- (b) Minimum frontage width: 100 feet at the building line,
- (c) Lot sizes: 10 lots at 1.3 acres or greater; 23 lots less than 1.3 acres and greater than or equal to 1 acre; 27 lots less than 1 acre and greater than .75 acres; 10 lots equal to .75 acres,
- (d) Maximum number of lots: 70,
- (e) Average lot size: .99 acres.

Section 3: The official zoning map of the Village of Ringwood, Illinois, shall be amended to reflect this zoning classification and variations under the Village of Ringwood Zoning Ordinance.

Section 4. This Ordinance shall be in full force and effect immediately upon its passage and approval as required by law.

PASSED THIS 15th DAY OF August, 2005

AYES: Bauer, Mudra, House, Roseman, Descole, & Mack

NAYS: None

ABSTAIN: None

NOT VOTING: Justice Kepes was absent

APPROVED THIS 15th DAY OF August, 2005.

Richard E. Mack
Village President

ATTEST:
Veronica R. Gaddis
Village Clerk



EXHIBIT "A"

PARCEL 1: LOT 3 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: LOT 4 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3: LOT 6 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 4: LOT 7 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 5: LOT 8 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 6: LOT 9 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST

QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 7: LOT 11 IN PLEASANT VALLEY SUBDIVISION UNIT NO.1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT NO. 253356, IN BOOK 11 OF PLATS, PAGE 52, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 8: THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8 (EXCEPT THE SOUTH 20 ACRES THEREOF, AND ALSO EXCEPTING THAT PORTION OF PLEASANT VALLEY SUBDIVISION, UNIT NO. 1, AS RECORDED IN THE MCHENRY COUNTY PLAT BOOK 11, PAGE 52, LYING WITHIN THE BORDERS OF THE FIRST ABOVE-DESCRIBED WEST ½ OF THE NORTHWEST ¼ OF SECTION 8 AFORESAID) IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 9: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5; THENCE RUNNING 510.09 FEET NORTH TO THE CENTER OF MCARTHUR AVENUE; THENCE EAST ON THE CENTER LINE OF MCARTHUR AVENUE, 500 FEET TO THE CENTER OF ORCHARD DRIVE; THENCE SOUTH ON THE CENTER LINE OF ORCHARD DRIVE, 510.09 FEET TO THE SECTION LINE BETWEEN SECTIONS 5 AND 8; THENCE 500 FEET WEST TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.