

VILLAGE OF RINGWOOD
ORDINANCE NO. 07-9-2

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 17th DAY OF SEPTEMBER, 2007

Published in pamphlet form by authority
of the President and Board of Trustees of
the Village of Ringwood, McHenry County,
Illinois this 17th day of September, 2007

ORDINANCE NO. 07-9-2

AN ORDINANCE ESTABLISHING THE ZONING DISTRICT
CLASSIFICATION OF NEWLY ANNEXED TERRITORY (FORMERLY
KNOWN AS THE PERRY PROPERTY AND O'MALLEY PROPERTY)
TO THE VILLAGE OF RINGWOOD, MCHENRY COUNTY, ILLINOIS

WHEREAS, the following described real estate has been newly annexed to the
Village of Ringwood, McHenry County, Illinois:

PARCEL A (Perry Farm Legal Description):

The Southeast Quarter of the Northwest Quarter of Section 16 and the South Half of the Northeast Quarter of said Section 16, lying North of a line 150.00 feet Northeasterly of the centerline of F.A Route 201, recorded as Document No. 413547, as measured radially thereto; all in Township 45 North, Range 8 East of the Third Principal Meridian, (excepting and reserving therefrom that part of the South half of the Northeast Quarter of said Section 16, being described as follows: Commencing at the Southwest corner of the Northeast Quarter of Section 16; thence Easterly along the South line of the Northeast Quarter of Section 16, a distance of 360.08 feet to the Place of Beginning; thence Northeasterly along a line which makes an angle of 54 degrees 49 minutes 04 seconds to the left of the prolongation of the last described course, at the last described point, a distance of 335.39 feet to a point; thence Northeasterly along a line which makes an angle of 02 degrees 23 minutes 03 seconds to the right of the prolongation of the last described course, at the last described point, a distance of 297.32 feet to a point; thence Southeasterly along a line which makes an angle of 76 degrees 50 minutes 13 seconds to the right of the prolongation of the last described course, at the last described point, a distance of 30.00 feet to a point on the centerline of the public highway known as Ringwood Road; thence Southwesterly along the centerline of said Ringwood Road, which is on the arc of a curve to the right, having a radius of 2,455.53 feet, being concave Northwesterly, a distance of 419.50 feet to a point of tangency; thence Southwesterly along the

said centerline of Ringwood Road, which is the extension of the tangent to the last described curve, at the last described point, a distance of 159.57 feet to the point of intersection of said centerline with the South line of the South half of the Northeast Quarter of Section 16; thence Westerly along the said South line, a distance of 107.12 feet to the Place of Beginning; also excepting therefrom that part being described as follows: Commencing at the Southwest corner of the Northeast Quarter of the Section 16; thence Easterly along the South line of the Northeast Quarter of Section 16, a distance of 467.20 feet to the point of intersection with the centerline of the public highway known as Ringwood Road, said point being the Place of Beginning; thence continuing Easterly along the said South line of the Northeast Quarter of Section 16, a distance of 180.85 feet to a point; thence Northwesterly along a line which makes an angle of 134 degrees 00 minutes 43 seconds to the left of the prolongation of the last described course, at the last described point, a distance of 60.88 feet to a point; thence Northeasterly along a line which makes an angle of 70 degrees 21 minutes 16 seconds to the right of the prolongation of the last described course, at the last described point, a distance of 375.40 feet to a point; thence Northerly along a line which makes an angle of 17 degrees 11 minutes 09 seconds to the left of the prolongation of the last described course, at the last described point, a distance of 106.15 feet to a point; thence Northwesterly along a line which makes an angle of 74 degrees 45 minutes 14 seconds to the left of the prolongation of the last described course, at the last described point, a distance of 30.00 feet to a point on the centerline of the public highway known as Ringwood Road; thence Southwesterly along the centerline of said Ringwood Road, which is on the arc of a curve to the right, having a radius of 2,455.53 feet, being concave Northwesterly, a distance of 419.50 feet to a point of tangency; thence Southwesterly along the said centerline of Ringwood Road, which is the extension of the tangent to the last described curve, at the last described point, a distance of 159.57 feet to the Place of Beginning), all in McHenry County, Illinois.

PARCEL B (O'Malley Farm Legal Description):

That Part Of The Northwest Quarter Of Section 15 And The Northeast Quarter Of Section 16, Township 45 North, Range 8 East Of The Third Principal Meridian Described As Follows: Beginning At The Intersection Of The New Center Line Of Ringwood Road And The North Line Of Said Northeast Quarter; Thence South 87 degrees 12 minutes 02 seconds East Along Said North Line, 42.49 Feet: Thence South 83 degrees 17 minutes 34 seconds East, 16.47 Chains (1087.02' = Deed And 1084.07' = Measured) To A Point Of Intersection With The East Line Of Said Northeast Quarter; Thence South 0 degrees 01 minutes 42 seconds East, 1246.18 Feet; Thence North 88 degrees 28 minutes 05 seconds West, 64.68 Feet To A Point Of Intersection With The Said East Line; Thence North 87 degrees 12 minutes 40 seconds West, 1602.01 Feet To A Point Of Intersection With The Said Centerline Of Ringwood Road; Thence North 22 degrees 49 minutes 52 seconds East Along The Said Center Line, 1405.28' To The Place Of Beginning.

Parcel Containing 41.3139 Acres, More Or Less,
In McHenry County, Illinois

That the real estate described as on Parcel A aforesaid consists of real estate parcels C, D and E, which are legally described as follows:

PARCEL C:

All that part of the Southeast Quarter of the Northwest Quarter of Section 16 and the South Half of the Northeast Quarter of said Section 16, lying North of a line 150.00 feet Northeasterly of the centerline of F.A Route 201, recorded as Document No. 413547, as measured radially thereto and West of the West right-of-way line of Ringwood Road (excepting that part of the said South Half of the Northeast Quarter of said Section 16 being described as follow: Commencing at the Northwest corner of the said South Half of the Northeast Quarter; thence South 89 degrees 40 minutes 04 seconds East along the North line thereof, 709.52 feet to the Place of Beginning; thence continuing South 89 degrees 40 minutes 04 seconds East along said North line, 282.35 feet to the West right-of-way line of Ringwood Road as established by Plat of Highway recorded as Document 545299; thence South 20 degrees 31 minutes 26 seconds West along said West right-of-way line, 586.77 feet; thence North 69 degrees 28 minutes 34 seconds West, 90.00 feet; thence North 73 degrees 26 minutes 22 seconds West, 101.27 feet; thence 74.10 feet along a curve to the left having a radius of 733.00 feet, a chord distance of 74.06 feet and bears North 72 degrees 22 minutes 19 seconds West; thence North 20 degrees 31 minutes 26 seconds East, 500.06 feet to the Place of Beginning, in McHenry County.

PARCEL D:

All that part of the South Half Northeast Quarter of Section 16, Township 45 North, Range 8 East of the Third Principal Meridian, lying East of the East right-of-way line of Ringwood Road (excepting that part being described as follow: described as follows: Beginning at the Southeast corner of the said South Half Northeast Quarter; thence North 89 degrees 40 minutes 22 seconds West along the South line thereof, 202.62 feet; thence North 00 degrees 19 minutes 38 seconds East, 50.00 feet; thence South 89 degrees 40 minutes 22 seconds East, 50.00 feet; thence North 00 degrees 19 minutes 38 seconds East, 240.82 feet; thence South 89 degrees 34 minutes 35 seconds East 153.10 feet to the East line of the said South Half of the Northeast Quarter of Section 16; thence South 0 degrees 25 minutes 25 seconds West along said East line 290.57 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL E:

Part of the South Half Northeast Quarter of Section 16, Township 45 North, Range 8 East of the Third Principal Meridian, described as follows: being described as follow: Commencing at the Northwest corner of the said South Half of the Northeast Quarter; thence South 89 degrees 40 minutes 04 seconds East along the North line thereof, 709.52 feet to the Place of Beginning; thence continuing South 89 degrees 40 minutes 04 seconds East along said North line, 282.35 feet to the West right-of-way line of Ringwood Road as established by Plat of Highway recorded as Document 545299; thence South 20 degrees 31 minutes 26 seconds West along said West right-of-way line, 586.77 feet; thence North 69 degrees 28 minutes 34 seconds West, 90.00 feet; thence North 73 degrees 26 minutes 22 seconds West, 101.27 feet; thence 74.10 feet along a curve to the left having a radius of 733.00 feet, a chord distance of 74.06 feet and bears North 72 degrees 22 minutes 19 seconds West; thence North 20 degrees 31 minutes 26 seconds East, 500.06 feet to the Place of Beginning, in McHenry County Illinois.

WHEREAS, the territory which is above-described is subject to an Annexation Agreement which provides, among other things, that upon annexation thereof to the Village of Ringwood, Illinois, the aforesaid territory shall be zoned in accordance with the terms and provisions contained in said Annexation Agreement; and,

WHEREAS, prior to the annexation of the above-described territory and the entry into the aforesaid Annexation Agreement between the parties therein, all public hearings required by law to be held were conducted and held pursuant to proper legal notice therefore given.

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

SECTION 1. That the real estate described above as Parcel C (part of Perry Farm) is hereby classified as R-1 Single Family Residential District zoning classification under the terms and provisions of the Village of Ringwood zoning ordinance.

SECTION 2. That the real estate described above as Parcel B (O'Malley Farm) and as Parcel D (part of Perry Farm) is hereby classified as R-3 Multiple Family Residential district zoning classification under the terms and provisions of the Village of Ringwood zoning ordinance.

SECTION 3. That the real estate described above as Parcel E (part of Perry Farm) is hereby classified as B-2 Limited Business district zoning classification under the terms and provisions of the Ringwood zoning ordinance.

SECTION 4. That the following zoning variations are hereby granted for the residential development of the aforesaid Parcel A, Parcel B, Parcel C, and Parcel D:

1. Bulk Regulations – Bulk Regulations (as such term is defined in the Zoning Ordinance) for the Residential Development shall be as follows:

	R-1 Single Family Lot	R-3 Four Unit Townhouse Lot	R-3 Five Unit Townhouse Lot	R-3 Six Unit Townhouse Lot
Minimum Lot Size	7,500 Sq. Ft.	11,400 Sq. Ft.	13,800 Sq. Ft.	16,200 Sq. Ft.
Minimum Front Yard	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Minimum Side Yard	7.5 Ft.	10 Ft.	10 Ft.	10 Ft.
Minimum Rear Yard	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Minimum Lot Width	75 Ft.	Per: (Preliminary Development Plan dated 12/2/05)	Per: (Preliminary Development Plan dated 12/2/05)	Per: (Preliminary Development Plan dated 12/2/05)

2. Lot Coverage – The principal building shall not cover more than 35 percent of the total lot area (“Maximum Coverage”) for lots located within the R-1 detached single family portion of the Residential Development (each, a “Single Family Lot”); provided that for each square foot by which a Single Family Lot exceeds 7,500 square feet, Maximum Coverage shall be increased by .15 percent. The principal building shall not cover more than 40 percent of the total lot area for lots located within the R-3 multi-family portion of the Residential Development.
3. Permitted Obstructions – The following shall not be considered as obstructions when located within or over required yards:
- (a) Terraces and patios;
 - (b) Chimneys not exceeding two (2) feet into the yard;
 - (c) Steps not over four (4) feet in height;
 - (d) Arbors and trellises;
 - (e) Breezeways and open porches; and
 - (f) Open parking areas.
4. Two-Car Garages – A dwelling located on a Single Family Lot shall be permitted to include an attached two-car garage.

SECTION 5. That the official zoning map of the Village of Ringwood, Illinois shall be amended to reflect the zoning classifications of the aforesaid premises.

PASSED THIS 17th DAY OF SEPTEMBER, 2007.

AYES: Mudra, Percole, Kepes, House, Roseman & Mack

NAYS: None

ABSTAIN: None

ABSENT: Bauer

NOT VOTING: —

APPROVED THIS 17th DAY OF SEPTEMBER, 2007

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:
Roni Gaddis
VILLAGE CLERK

