

**COPY**

STATE OF ILLINOIS        )  
  ) SS  
VILLAGE OF RINGWOOD    )

IN THE MATTER OF THE APPLICATION OF        )  
JAMES G. RAYCRAFT AND JAQUELINE        )  
RAYCRAFT, TITLEHOLDERS OF RECORD        )  
AND JAMIE MORAN AND JACK PEASE,        )  
CONTRACT PURCHASERS, FOR AN        )  
AMENDMENT OF THE ZONING        )  
ORDINANCE OF THE VILLAGE OF        )  
RINGWOOD, ILLINOIS.        )

NUMBER \_\_\_\_\_

ZONING PETITION

Your Petitioners, JAMES G. RAYCRAFT AND JAQUELINE RAYCRAFT, TITLEHOLDERS OF RECORD AND JAMIE MORAN AND JACK PEASE, CONTRACT PURCHASERS, by Donald C. Stinespring & Associates, their agents and attorneys, respectfully represent as follows:

- 1) That James G. Raycraft and Jaqueline Raycraft, are the owners of record of the following described property:

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE OLD CENTERLINE OF RINGWOOD ROAD WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87° 12:10" WEST ALONG THE SAID SOUTH LINE, 80 RODS = 1320.00 FEET OLD DEED (1319.36 FEET = MEASURED); THENCE NORTH 22° 54' 00" EAST PARALLEL TO THE SAID OLD CENTERLINE OF RINGWOOD ROAD, 42 RODS 10 LINKS = 699.60 FEET = OLD DEED (699.54 FEET = MEASURED) TO THE CENTER OF A STEEL FENCE POST; THENCE SOUTH 87° 12' 10" EAST ALONG A LINE PARALLEL TO THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER, 80 RODS = 1320.00 FEET = OLD DEED (1319.36 FEET = MEASURED) TO A POINT OF INTERSECTION WITH THE SAID OLD CENTERLINE OF RINGWOOD ROAD; THENCE SOUTH 22° 54' 00" WEST ALONG SAID OLD CENTERLINE, 42 RODS 10 LINKS = 699.60 FEET = OLD DEED (699.54 FEET = MEASURED) TO THE PLACE OF BEGINNING. ALL CONTAINING 19.8970 ACRES, MORE OR LESS, IN McHENRY COUNTY, ILLINOIS.

PIN: 09-09-451-004

COMMON ADDRESS: Vacant, Ringwood Road, Ringwood, Illinois

2) That Jamie Moran and Jack Pease, contract purchasers, have entered into a Real Estate Contract with James G. Raycraft and Jaqueline Raycraft to acquire the real estate legally described above ("Subject Property").

3) That the addresses of the petitioners are as follows:

James G. Raycraft and Jaqueline Raycraft  
P.O. Box 88  
McHenry, Illinois 60050

Jack Pease  
4501 Route #12  
Richmond, Illinois 60071

Jamie Moran  
2817 North Sterling  
McHenry, Illinois 60040

- 4) That all petitioners are acting for themselves in the above captioned matter, with full knowledge of the contents of this application.
- 5) That the Subject Property constitutes approximately 19.8970 acres more or less, said property is presently vacant, located on the West Side of Ringwood Road, across the street from Morton Chemical Corporation and Modine Manufacturing, it is on a Class Two truck route, ½ mile North of McCullom Lake Road, in the Village of Ringwood, McHenry Township, McHenry County, Illinois.
- 6) That the Subject Property is currently zoned "A-1" - Agricultural District within the meaning of the Village of Ringwood Zoning Ordinance.
- 7) That the Petitioners are requesting that the Subject Property be reclassified as "I-1" - Light Industry District within the meaning of said classification as set forth in the Village of Ringwood Ordinance.
- 8) That attached hereto is a list of names and addresses of all persons who last paid taxes on all property contiguous to the Subject Property, including such taxpayers as may own property across Ringwood Road from the subject property, as shown on the rolls of the County Collector of McHenry County, and is incorporated herein as Exhibit "A."

9) Present zoning and uses of surrounding properties, including properties across the street from the property in question.

10) A survey of the subject property is attached hereto as Exhibit "B."

WHEREFORE, your Petitioners request that the President and Board of Trustees of the Village of Ringwood set a day, time and place for a public hearing on this Petition, and that upon hearing testimony and viewing of exhibits thereat, the Village Board of Trustees for the Village of Ringwood recommend that the requests specified herein be granted, that the Subject Property be reclassified as requested herein.

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James G. Raycraft

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Jaqueline Raycraft

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Jack Pease

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Jamie Moran

VERIFICATION

We, James G. Raycraft and Jaqueline Raycraft, and Jamie Moran and Jack Pease, being first sworn on oath, depose and say that we are the Petitioners in the petition captioned IN THE MATTER OF THE APPLICATION OF JAMES G. RAYCRAFT AND JAQUELINE RAYCRAFT, TITLEHOLDERS OF RECORD, AND JAMIE MORAN AND JACK PEASE, CONTRACT PURCHASERS, FOR AN AMENDMENT OF THE ZONING ORDINANCE OF THE VILLAGE OF RINGWOOD, ILLINOIS, and that we are authorized to make this affidavit; and we know the contents of the foregoing Petition by us subscribed and that the same is true and accurate to the best of our knowledge.

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James G. Raycraft

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Jacqueline Raycraft

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Jamie Moran

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Jack Pease

Prepared by:  
DONALD C. STINESPRING & ASSOCIATES  
10604 Main Street  
P.O. Box 382  
Richmond, Illinois 60071  
815/678-4553

# FOX DEVELOPMENT

4501 Route 12

Richmond, IL 60071

815.675.6688



815.675.2735

March 29, 1999

Richard E. Mack, President  
Village of Ringwood  
P.O. Box 217  
Ringwood, IL 60072

RE: (20 Acres) Ringwood Business Park

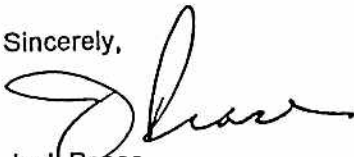
Dear Mr. Mack:

Our intention to build an upscale business park would be achieved by a set of strict covenants, which will include the following:

1. Masonry exteriors, no steel siding
2. Paved & striped parking lots, no gravel areas allowed
3. Minimum of 20% green spaces, which must have 10 trees per gross acre
4. Minimum front & rear set back of 50 feet
5. Minimum of 30' landscaped buffer between adjacent properties
6. Outside storage prohibited
7. Out buildings prohibited
8. Ornamental street lighting (Old Chicago type)

Thank you for considering this matter. If I can answer any questions please contact me at the number above.

Sincerely,



Jack Pease



October 19, 1999

Mr. Brian Knight  
Chairman  
Zoning Board of Appeals  
Village of Ringwood  
P.O. Box 217  
Ringwood, Illinois 60072

Dear Chairman Knight:

Last week I met with Village President Rick Mack to discuss land uses along Ringwood Road at the south end of the Village and the impacts anticipated from the recent annexation of some property at Ringwood Road and McCullom Lake Road by the Village of Johnsburg. President Mack asked that I prepare a report for the Zone Board of Appeals regarding these impacts and possible changes that could be made in the Village's Land Use Plan and Zoning Map to reflect the changing uses proposed to the south of Ringwood.

This report is attached with copies for you and the Zoning Board of Appeals. I will be attending your meeting on Monday, October 25 to answer any questions you may have. If you have any questions before that time you can reach me at 708 560-7070.

Very truly yours,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Donald F. Thomas". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Donald F. Thomas  
Senior Planner  
DFT/bjr

c.c. President Mack  
Village Board

# **THE VILLAGE OF RINGWOOD**

## **ZONING BOARD OF APPEALS**

### **Land Use Options on Ringwood Road**

Prepared by:  
Donald F. Thomas  
Senior Planner

In October 1996 the Village of Ringwood adopted its Year 2010 Land Use Plan including a Land Use Map reflecting the Village's existing and desired land uses at that time. Among the factors reflected in the land use classifications, especially for the undeveloped areas of the Village and the adjacent planning area, were the land classifications and uses, including the unincorporated areas as classified by the McHenry County land use plan. Following up on the approval of the land use map the Village adopted its Zoning Ordinance and Zoning Map in November 1997.

Since adoptions of the Land Use Plan and the Zoning Ordinance parcels of property south of the Village's corporate limits along Ringwood Road and McCullom Lake Road have been annexed to the Village of Johnsburg and classified as industrial and/or commercial use in the Johnsburg zoning and land use plans. These proposed land uses were not anticipated when the Ringwood land use plan and zoning ordinance were adopted and are not reflective of the agricultural zoning classifications within its existing corporate limits or the proposed land uses in the unincorporated areas between Ringwood and the recently annexed areas of Johnsburg. After reviewing the recent annexations of the Village of Johnsburg and the zoning classification attached to this newly annexed property, it is necessary for the Village of Ringwood to revisit its land use plan and classification of properties at the south end of the village along Ringwood Road, including the plan area adjacent to the Village but currently outside the Village boundaries.

The fact that the Village's Land Use Plan is amendable is conceded within the document. While the plan states that deviations from the plan should not be made without careful consideration of the consequences it also recognizes the plan is dynamic and takes into consideration other land use plans created by municipalities in the area. It goes on to state the Ringwood Land Use Map is based upon and was created with regard to the following considerations:

1. existing land uses;
2. existing zoning within the Village of Ringwood and vicinity;
3. undeveloped land by current land uses;
4. consistency with the McHenry County 2010 Land Use Plan, the Village of Johnsburg 2010 Land Use Plan, the Village of Spring Grove 2010 Land Use Plan, the City of McHenry 2010 Land Use Plan;
5. McHenry County Conservation District's boundary and future targeted acquisition sites;
6. wetlands and floodplains;
7. soils and their limitations for septic disposal systems; and
8. current and future population growth.

With the proposed industrial development of the newly annexed property to Johnsburg, the possible construction of the West McHenry Bypass through the southern area of the Village, and existence of major industrial properties - Modine and Morton - along Ringwood Road at the south end of the Village, I recommend the Village consider providing for industrial or commercial development along Ringwood Road at the south end of the Village and in the adjacent unincorporated area.

This can be done in one of two ways. In either instance the Village should first amend the Land Use Plan to indicate industrial or commercial uses along Ringwood Road. This amendment should recognize that Ringwood Road is an important entrance into the Village and all developments along the road must include high quality site design, building materials and landscaping. The second action would be to rezone the properties to the appropriate uses when/if petitioned to do so, or amending the current zoning ordinance by adding a provision for Planned Unit Developments (PUD), particularly for industrial and commercial uses.

The amendment of the zoning ordinance to include Planned Unit Developments for industrial and commercial properties has distinct advantages. It can allow for mixed uses on the properties with commercial users along Ringwood Road and industrial users in the areas behind the commercial where visibility is not as important. Depending on the wording of the PUD it can also be used as a means of setting standards for building materials, guaranteeing the quality of the construction of any new buildings, and require landscaping and other amenities. While the Village is always concerned that there are adequate utilities to service an area, a PUD can better account for storm water runoff and circulation within a development because often a single developer negotiates the requirements and sets the tone.

If a PUD is the Village's desired course, I believe you should consider limiting this zoning classification to industrial and commercial uses. After reviewing your land use plan and zoning ordinance with specific requirements for large lots and low densities in the residential areas, coupled with my experience that residential developers often try to use residential PUD's as a means to circumvent lot and density requirements, I think there are few instances where the Village would want to entertain a residential PUD.