

ORDINANCE No. 04-6-1

AN ORDINANCE ZONING CERTAIN TERRITORY KNOWN AS THE PRESTON WOODS PROPERTY AND GRANTING A VARIATION FROM THE PROVISIONS OF THE VILLAGE OF RINGWOOD ZONING ORDINANCE

WHEREAS, a petition signed by State Bank of Woodstock, as Trustee under Trust No. 2163 as Owner and J & D Carpentry, Inc., as Contract Purchaser has been filed with the Village of Ringwood, McHenry County, Illinois, requesting that certain property be rezoned and requesting certain variations; and

WHEREAS, A PUBLIC HEARING was held by the Zoning Board of Appeals after due notice in the manner provided by law; and

WHEREAS, THE ZONING BOARD OF APPEALS, after deliberation, have issued their findings of fact and made a report and made no recommendation on the granting of said rezoning and variations, and

WHEREAS, THE VILLAGE BOARD has considered the findings of fact, based upon the evidence presented at the public hearing to the Zoning Board of Appeals by the Petitioners and the recommendation of the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF RINGWOOD, McHenry County, Illinois, as follows:

SECTION 1: That the following legally described property shall be zoned R-1 Single Family Residential District:

All of Lot 65 of the County Clerk's Plat of Section 9, Township 45 North, Range 8 East of the Third Principal Meridian, as recorded in Book 2 of Plats, page 35, more particularly described as follows: Commencing in the Center of the Road leading from Ringwood to Woodstock at the Northeast Corner of a piece of land conveyed by Samuel Simmons and wife to Elizur Holcomb by Warranty Deed recorded November 27, 1857 in Book 18 of Deeds, Page 485; Thence West 60 rods; Thence North 20 degrees East 29 Rods; thence East 60 rods, more or less, to the center line of said Rockwood Road, thence South 20 degrees west along the center line of said Rockwood Road, 29 Rods, more or less, to the Place of Beginning (excepting therefrom the following parcel, described as follows: That part of Lot 65 in the County Clerk's Plat of Section 9, Thence East half of the Northeast Quarter of Section 8 and the West Half of Section 10, Township 45 North, Range 8 East of the Third Principal Meridian, According to the Plat thereof recorded in Book 2 of Plats, Page 35, more particularly described as follows: Commencing in the Center of the Road leading from Ringwood to Woodstock, at the Northeast corner of a

piece of land conveyed by Samuel Simmons and wife to Elizur Holcomb by Warranty Deed recorded November 27, 1857 in Book 18 of Deeds, Page 485; Thence North 20 degrees East, 478.5 feet (Along the Center Line of Rockwood Road) for a place of beginning; thence West 573.75 feet; thence South 160 feet; thence east 515.25 feet to the center line of said Rockwood Road; thence North 20 degrees East 171.35 feet (along the center line of said Rockwood Road) to the Place of Beginning), in McHenry County, Illinois.

SECTION 2: That the following variation of the Zoning Ordinance shall be granted for the Subject Property : variation of Section 303.4-1. to allow a minimum lot size of 43,560 square feet instead of the ordinance required 65,340 square feet, for proposed lot numbers 2, 3, 4, 5 and 6 as depicted on the Tentative Plat for Preston Woods of Ringwood, prepared by Schmitt Engineering, dated May 6, 2004.

SECTION 3: 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 and continue in full force and effect.

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

SECTION 5: 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.

Ayes: Bauer; Roseman; Bruce; House; Mudra; Mack.

Nays: Kepes

Absent:

Abstain:

Passed this 21st day of June, 2004.

Approved by me this 21st day of June, 2004.


Richard Mack, Village President

(Seal)

Attest: Sue Konnebeck
Village Clerk

Passed: June 21st, 2004

Approved: June 21, 2004

Published: June 21, 2004