

WHEREAS, the Petition requests no reclassification of the subject property from its present classification which is E-2 Estate District, but a conditional use be granted to allow the operation of a "senior group home/shared housing establishment."

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

WHEREAS, as a result of said hearing, the taking of evidence, and viewing of exhibits advanced thereat, the Zoning Board of Appeals of the Village of Ringwood, McHenry County, Illinois, did recommend, by a vote of five ayes and one nay, the granting of a Conditional Use to allow the operation of a "senior group home/shared housing establishment," subject to the following conditions:

1. The group home/shared housing establishment shall be limited to seniors, age 55 and older.
2. The group home/shared housing establishment shall be limited to no more than seven (7) bedrooms and eight (8) unrelated seniors, plus the minimum number of on-site staff as required by the State of Illinois.
3. The group home/shared housing establishment shall at all times meet the requirements of the State of Illinois with respect to a "shared housing establishment," including any licensing requirements.
4. There shall be minimal signage, approved by the Village of Ringwood, and as recommended by the Wonder Lake Fire Department.
5. The group home/shared housing establishment shall incorporate the safety recommendations of the Wonder Lake Fire Department.
6. The group home/shared housing establishment shall meet all of the requirements of the McHenry County Health Code with respect to its private septic system.
7. All improvements to the group home/shared housing establishment shall be in substantial compliance with the drawings prepared by Shawn Purnell, Architect and presented to the Ringwood Zoning Board of Appeals on April 16, 2015.

8. The group home/shared housing establishment shall not be operated as a not-for-profit or charitable organization.
9. During peak times between 8:00 a.m. and 8:00 p.m., two caregivers shall be present and on-site at the group home/shared housing establishment when the number of seniors residing at the home is greater than six.
10. The group home/shared housing establishment shall not open until such time as a sprinkler system for the whole facility is installed.
11. Residents shall not be permitted to have cars or vehicles at the group home/shared housing establishment.
12. The conditional use shall expire ten (10) years from the date of its approval by the Village of Ringwood, Illinois.
13. The operator of the group home/shared housing establishment shall request the Wonder Lake Fire Department to inspect the facility at least quarterly.
14. Inspection reports from the Fire Department, State, County, Federal, and any other governmental entity or agency shall be delivered to the Village of Ringwood, Illinois within twenty-one (21) days of receipt by the operator of the facility.

WHEREAS, the Village of Ringwood Board has considered the recommendation as submitted by the Zoning Board of Appeals of the Village of Ringwood, McHenry County, Illinois, and the request of the Petitioners and has discussed additional conditions;

WHEREAS, the standards for a conditional use, as set forth in the Village of Ringwood, McHenry County, Illinois Zoning Ordinance and Chapter 55 of the Illinois Compiled Statutes have been met.

NOW, THEREFORE, BE IT ORDAINED that the Zoning Ordinance and zoning map of the Village of Ringwood, McHenry County, Illinois, and such ordinances and such maps as amended, be and the same are hereby amended to grant and approve a conditional use permit for the operation of a "senior group home/shared housing establishment," on the real estate, subject to the following conditions:

1. The group home/shared housing establishment shall be limited to seniors, age 55 and older.
2. The group home/shared housing establishment shall be limited to no more than seven (7) bedrooms and eight (8) unrelated seniors, plus the minimum number of on-site staff as required by the State of Illinois.
3. The group home/shared housing establishment shall at all times meet the requirements of the State of Illinois with respect to a "shared housing establishment," including any licensing requirements.
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within twenty-one (21) days of receipt by the operator of the facility.

- 15. The property will not have more than two pets on the premises.
- 16. The property will not use Lumley Drive for access to the property.
- 17. The facility will remove the wire fence in the front yard and redesign the gate over the front drive.
- 18. The petitioner shall design a landscape plan which will include parking lot screening, a revised gate, along with maintenance and cleanup of the plantings along Lumley Drive. The landscaping plan, the new/revised gate and any proposed signage will be subject to approval by the Village Board.

If any part, sentence, clause or provision of this ordinance is adjudged to be unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.

This Ordinance shall be in full force and effect from and after its passage as by law provided. DATED: This 23rd day of April, 2015.

VILLAGE OF RINGWOOD, COUNTY OF MCHENRY, ILLINOIS

Richard E. Mack By: Village President

ATTEST:
By: Roni Haddis-Bushro
Village Clerk

NUMBER VOTING AYE: Trustees Meyer, Pytel, Kepes, Spinwall & Bushro

NUMBER VOTING NAY: President Mack

NUMBER ABSTAINING: Trustee Klimkowski

NUMBER ABSENT: None

ground elevation to the highest point of the ridge.

- 202.135 HEIGHT, BUILDING: The vertical distance from the average ground elevation to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level which is located midway between the eaves and ridge for gable, hip or gambrel roofs. Chimneys, towers, spires, elevator penthouses, cooling towers and similar projects are not included in calculating building heights.
- 202.136 HEIGHT, STRUCTURES (Other than buildings): The vertical distance as measured from the average ground elevation to the highest point of such a structure.
- 202.137 HELIPORT: An area, either at ground level or elevated on a structure licensed or approved for the loading and takeoff of helicopters, and including auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment.
- 202.138 HOME OCCUPATION: Any activity carried out by a resident conducted as an accessory use in the resident's dwelling and meeting the criteria of Section 402.1 of this ordinance.
- 202.139 HOMES, GROUP: A residence offering permanent living arrangements for disabled individuals under the auspices of an association, corporation or other legal entity aside from residents, their parents or individual legal guardians. Group homes offer rehabilitative services for residents and strive to create a living environment which enables residents to develop their life skills to full capacity.
- 202.140 (Reserved)
- 202.141 HOMES, INSTITUTIONS, SPECIALIZED CARE FACILITIES: A private home, institution, building, residence, or other place operated for profit or not-for-profit which provides, through its ownership or management, personal care, sheltered care, and/or nursing care for unrelated individuals not comprising a family unit. Examples include Nursing Homes and Retirement Facilities.
- 202.142 HORSE FARM: A building or structure and/or land whose operator keeps equines primarily for breeding and boarding and which operation may or may not be incidental to the owner's primary occupation.
- 202.143 HOSPICE: A facility offering an alternative to hospitalization or nursing home care for the terminally ill. Hospices provide treatment and/or relief from physical pain and symptoms, and psychological, practical, spiritual