

VILLAGE OF RINGWOOD
ORDINANCE NO. 17-9-1

AN ORDINANCE AMENDING ARTICLE IX OF THE
VILLAGE SUBDIVISION ORDINANCE

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 19th DAY OF SEPTEMBER, 2017

Published in pamphlet form by authority
Of the President and Board of Trustees of
The Village of Ringwood, McHenry County,
Illinois this 19th day of September, 2017.

Ordinance No. 17-9-1
An Ordinance Amending Article IX of the
Village of Subdivision Ordinance

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

SECTION 1. Section 901 of the Village Subdivision Ordinance is hereby amended by
changing the criteria specified therein for the establishment of school sites to read as follows:

School Classifications by Grades	Maximum Number Of Students for each Such School Classification	Appropriate Number of Acres of Land for Each School Site of Such Classification
Elementary Schools, Grades Kindergarten through 5 th	450 students	25 acres
Junior high or middle schools, Grades 6 th through 8 th	600 students	40 acres
High schools, grades 9 th through 12 th	1,500 students	70 acres

SECTION 2. Section 901 of the Village Subdivision Ordinance is hereby amended by reducing the present "fair market value" of improved land to \$58,000.00 per acre.

SECTION 3. Section 901.1D1 of the Subdivision Ordinance is hereby amended to read as follows:

1. Cash contribution schedule. The cash contribution per each residential dwelling unit for park, library, fire protection, and school purposes, where the Village requires cash in lieu of land dedication for school or park and recreation sites, shall be in accordance with the following schedule:

CONTRIBUTION PER RESIDENTIAL DWELLING UNIT FOR:

<u>TYPES OF RESIDENTIAL DWELLING UNIT</u>	<u>VILLAGE</u>			
	<u>SCHOOLS</u>	<u>PARK</u>	<u>FIRE</u>	<u>LIBRARY</u>
Single Family Dwellings:				
3 bedroom or less	\$2,374	\$1,581	\$ 167	\$ 126
4 bedroom	\$3,020	\$1,687	\$ 218	\$ 163
5 bedroom or more	\$2,913	\$1,687	\$ 218	\$ 163
Apartments:				
2 bedroom or less	\$1,143	\$ 790	\$ 112	\$ 83
3 bedroom or more	\$2,118	\$1,054	\$ 176	\$ 132
Townhouse, Row House, Quad				
2 bedroom or less	\$ 563	\$ 790	\$ 114	\$ 86
3 bedroom or more	\$1,548	\$1,054	\$ 138	\$ 103

It is recognized that local conditions change over the years and the cash contribution provided in the foregoing is to be subject to periodic review and amendment, if necessary

SECTION 4. The Subdivision Ordinance is hereby amended by striking Section 902. Criteria for Requiring Transition Fees.

SECTION 5. Any person, firm or corporation violating any provision of this ordinance shall be fined not less than One Hundred Dollars (\$100.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each offense committed on each day during, or on which, a violation occurs or continues.

SECTION 6. All ordinances, or parts thereof, in conflict with the terms and provisions hereof, be and the same are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be published in pamphlet form by and under the authority of the Corporate Authorities of the Village.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

PASSED this 19th day of SEPTEMBER 2017.

AYES: Meyer, Walkington, Bauer, Reinwald & Hewes

NAYES: None

ABSTAIN: None

ABSENT: None

NOT VOTING: _____

APPROVED THIS 19th DAY OF SEPTEMBER, 2017.

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:
Roni Gaddis Bushroff
VILLAGE CLERK

LAW OFFICES OF
MATUSZEWICH & KELLY, LLP

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Crystal Lake, Illinois 60014
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September 18, 2017

Mr. Rick Mack, President
Village of Ringwood
6000 Barnard Mill Road
Ringwood, Illinois 60072

RE: Amended Impact Fee Ordinance

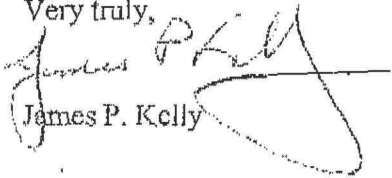
Dear Mr. Mack;

Enclosed is an amended impact fee ordinance for your review.

The Village's estimated value of improved property is \$110,000 per acre pursuant to the Ordinance, adopted in 2006, for the purpose of calculating impact fees. It should be noted that the Village of Johnsburg has the same valuation in its ordinance. This amount is used by the Village to calculate the developer's cash contribution or the contribution of land. Based upon the information you provided, primarily the County's analysis of valuation of improved land, in which the County calculated an estimated value of \$58,000 per acre. Using the County's valuation of land I have adjusted all of the contributions in the Village's Ordinance. I would recommend that this valuation be adjusted annually or when a number of residential properties in the Village have sold.

With respect to the Transitional Fee Found in Section 902 of the Ordinance, I have found nothing which seems to specifically prohibit this provision. However, this provision seems arbitrary and would recommend that it be stricken.

Very truly,


James P. Kelly

JPK/ms
Enclosure