

VILLAGE OF RINGWOOD  
ORDINANCE NO. 2019-5-1

AN ORDINANCE GRANTING THE RE-ZONING OF CERTAIN PROPERTY FROM R-1 TO B-2 AND GRANTING A CONDITIONAL USE

ORDINANCE OF THE VILLAGE OF RINGWOOD ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RINGWOOD on this 21<sup>st</sup>, day of May 2019.

WHEREAS; MS Holdings, LLC, an Illinois Limited Liability Company and Michael Siudak, Managing Member seeks the re-zoning of property described below and a conditional use to operate a coffee and ice cream shop with drive-up window, and provide for sale of alcohol within the restaurant;

WHEREAS; the Board has determined that it is not detrimental to the public welfare or injurious to any property owners in the vicinity of the subject property and it is consistent with the general intent of the Village of Ringwood's Zoning Ordinance and all other conditions have been satisfied, further that the Petitioners have presented clear and convincing evidence to the Village's Zoning Board of Appeals and the Village Board for the re-zoning of the property and the granting of a conditional use;

WHEREAS; the Petitioners have specifically requested that Lots 11, 12 and 13 be re-zoned to B-2.

WHEREAS; Lots 11, 12, and 13 are legally described below:

LOT 11 (EXCEPTING FROM THE ABOVE DESCRIBED LOT A STRIP OF LAND 20 FEET WIDE EXTENDING ENTIRELY ACROSS THE NORTH END THEREOF) OF THE ASSESSOR'S PLAT OF RINGWOOD, IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 62 OF DEEDS, PAGE 504 IN MCHENRY COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5002 MONROE STREET, RINGWOOD, ILLINOIS 60072  
PIN: 09-10-301-001

LOTS 12 AND 13 (EXCEPTING AND RESERVING THEREFROM A STRIP OF LAND 20 FEET IN WIDTH OFF OF THE ENTIRE NORTH SIDE THEREOF FOR A ROADWAY) OF THE ASSESSOR'S PLAT OF THE VILLAGE OF RINGWOOD, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 9 AND THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 2, 1878 AS DOCUMENT NUMBER 3627 IN BOOK 62 OF DEEDS, PAGE 504, IN MCHENRY COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5003 MONROE STREET, RINGWOOD, ILLINOIS 60072  
PIN: 09-09-427-002

WHEREAS; the Petitioners have requested a conditional use permit be granted for Lots 11, 12 and 13 to allow the property to be used as a coffee and ice cream shop with a drive-up window, and allow for the sale of alcohol within the restaurant pursuant to the provisions of the Illinois Alcohol Control Act;

WHEREAS; the Village of Ringwood Zoning Board of Appeals following a public hearing on April 30, 2019, submits its finding of fact and recommends approval to the Village Board to re-zone the property to B-2.

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

1. Lots 11, 12, and 13 be re-zoned to B-2.
2. That a conditional use shall be allowed for the subject property under the following conditions:
  - A. That the exterior of the building will not be altered except for the addition of a Drive up window, no other changes will be made which conflict with the period style of the house, without further approval of the Village of Ringwood Board. The exterior of the building will be in earth tone colors.
  - B. That a landscape plan at "Exhibit A" will be installed no later than October 1, 2019.
  - C. That the parking lot shall be paved and stripped no later than July 1, 2020, in accordance all Village Codes.
  - D. Two signs for the business will be placed on the property which will match the style of the residence by period and color.
  - E. Lighting on the property will conform with the Village's exterior lighting ordinance.
  - F. That all Village Codes be complied with to include and not limited to the Village Building Code and the McHenry County Storm Water Management Ordinance.
  - G. Parking plan will have final approval of Village Board prior to July 1, 2020.
3. The conditional use shall extend for an indefinite period.

PASSED THIS 21 DAY OF May, 2019

AYES: Meyer, Walkington, Robel, Herdus, Penixwell & Hewes

NAYES: None

ABSTAIN: None

ABSENT: None

NOT VOTING: None

APPROVED THIS 21<sup>st</sup> DAY OF May, 2019.

Richard E. Mack  
VILLAGE PRESIDENT

ATTEST:

Roni Gaddis-Bushroe  
VILLAGE CLERK