

VILLAGE OF RINGWOOD
ORDINANCE NO. 2021 - 08-17

**AN ORDINANCE GRANTING THE RE-ZONING OF CERTAIN PROPERTY FROM A-1 TO R-1 AND
GRANTING A VARIANCE OF VARIOUS REQUIREMENTS OF THE ZONING ORDINANCE**

ORDINANCE OF THE VILLAGE OF RINGWOOD ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RINGWOOD on this 17th day of August, 2021.

WHEREAS, Justin R. Vineyard, ("Petitioner") Petitioned the Village of Ringwood for re-zoning and variance of certain requirements of the zoning ordinance of the property described below;

WHEREAS, the Petitioner have specifically requested the property be re-zoned from A-1 to R-1;

WHEREAS, the Petitioner have specifically requested a variance from Table Two of the Bulk Chart Section 305.3, Section 306.3(8) and Section 405.8 of the Village of Ringwood Zoning Ordinance ("Zoning Ordinance").

WHEREAS, the Petitioner's property ("property") is legally described below:

COMMENCING IN THE CENTER OF THE HIGHWAY LEADING FROM RINGWOOD TO GREENWOOD AT THE NORTHEAST CORNER OF LOT OWNED BY THE ESTATE OF KARL KROHN; THENCE EASTERLY ALONG THE CENTER OF SAID HIGHWAY ONE HUNDRED TWENTY (120) FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF THE LOT BELONGING TO THE ESTATE OF KARL KROHN TO THE NORTH LINE OF THE G. A. STEVENS FARM; THENCE WESTERLY ALONG SAID NORTH LINE ONE HUNDRED TWENTY (120) FEET TO THE SOUTHEAST CORNER OF THE LOT OWNED BY THE ESTATE OF KARL KROHN; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT OWNED BY THE ESTATE OF KARL KROHN TO THE PLACE OF BEGINNING, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

Commonly Known as: 5301 Barnard Mill Road, Ringwood, Illinois 60072
PIN: 09-09-429-005

WHEREAS, the Village of Ringwood Zoning Board of Appeals ("ZBA") following a public hearing on June 22, 2021, and continued until July 13, 2021, the ZBA submitted findings of fact and recommended approval of the Petitioner's map amendment and variance of the property.

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

1. The above recitals are incorporated by reference.

2. That the Petitioner has met all of the requirement for a map amendment and variance established in Article Eight & Seven, respectively, Zoning Ordinance.
3. The property be rezoned to R-1.
4. A variance to Section 305.3 Table Two: Bulk Chart of the Zoning Ordinance to allow an accessory building, which include:
 - a. A variance to the minimum area of the property from 65,340 square feet to 22,151 square feet for a variance of 43,189 square feet.
 - b. A variance to the minimum rear yard of the property from 20 feet to 10 feet for a variance of 10 feet.
 - c. A variance to the minimum side yard of the property from 15 feet to 10 feet for a variance of 5 feet.
 - d. A variance to the minimum land coverage of the property for the accessory building of 32.1 x 32.1 for a variance of 1,030 square feet.
 - e. A variance to the minimum height limit of the property from 14 feet to 18 feet for a variance of 4 feet.
 - f. A variance to the minimum size of a one floor dwelling, of the property from 2,200 square feet to 2,086 square feet for a variance of 114 square feet.
5. A variance to Section 306.3(8) of the Zoning Ordinance regarding accessory structure being constructed with the same or similar material as the principal structure, and/or steel roof and siding.
6. A variance to Section 405.8 of the Zoning Ordinance regarding off street parking to allow for waiver of such requirements to allow for a second driveway to the accessory building for garage/storage.
7. The accessory structure be constructed in accordance with Petitioner's Group Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

(Signature Page to Follow)

PASSED THIS 17th DAY OF August, 2021.

AYES: J. Meyer, J. Walkington, M. Robel, K. Herdus, G. Reinwall, Tom Hewes

NAYES: None

ABSTAIN: None

ABSENT: None

NOT VOTING: None

APPROVED THIS 17th DAY OF August, 2021

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:

Susan M. Keener
VILLAGE CLERK



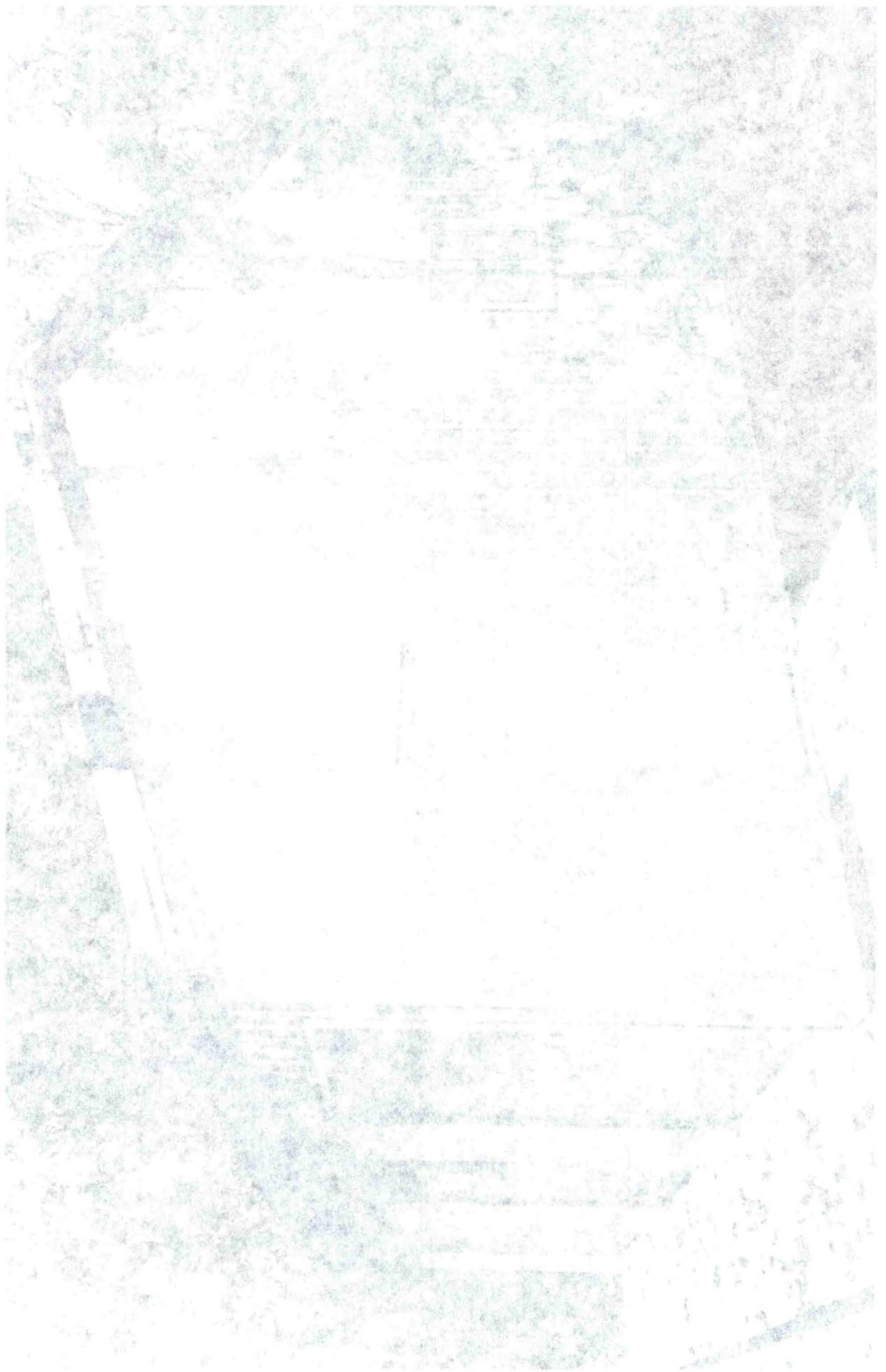
Group Exhibit "A"

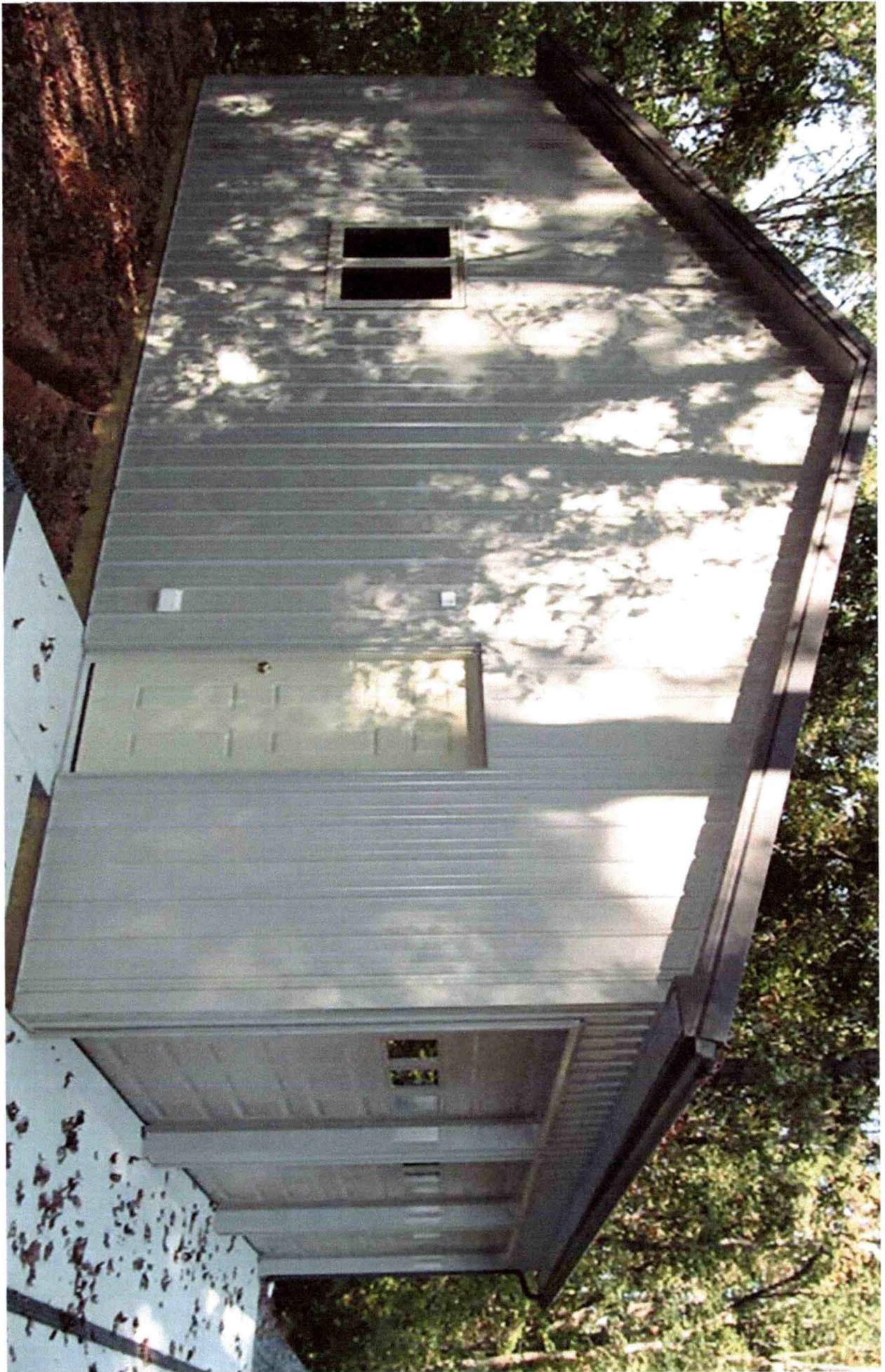
1. **Attached please find photos of the proposed building.** The siding & door colors are off from what they will be as they will match the house.
 - a. **Size:** 32 x 32 x 12 (wall size); with max height of roof line being 18.

2. **Building Rotated East and West:** You will note that the building has been rotated as requested by the Village so that the gable ends of the proposed building faces east and west.









3. Attached please find a rendition of what it would look like behind the house. We also left the existing (3) mature trees to the east of the house to help blend the building better. The driveway would go between the trees and the house.



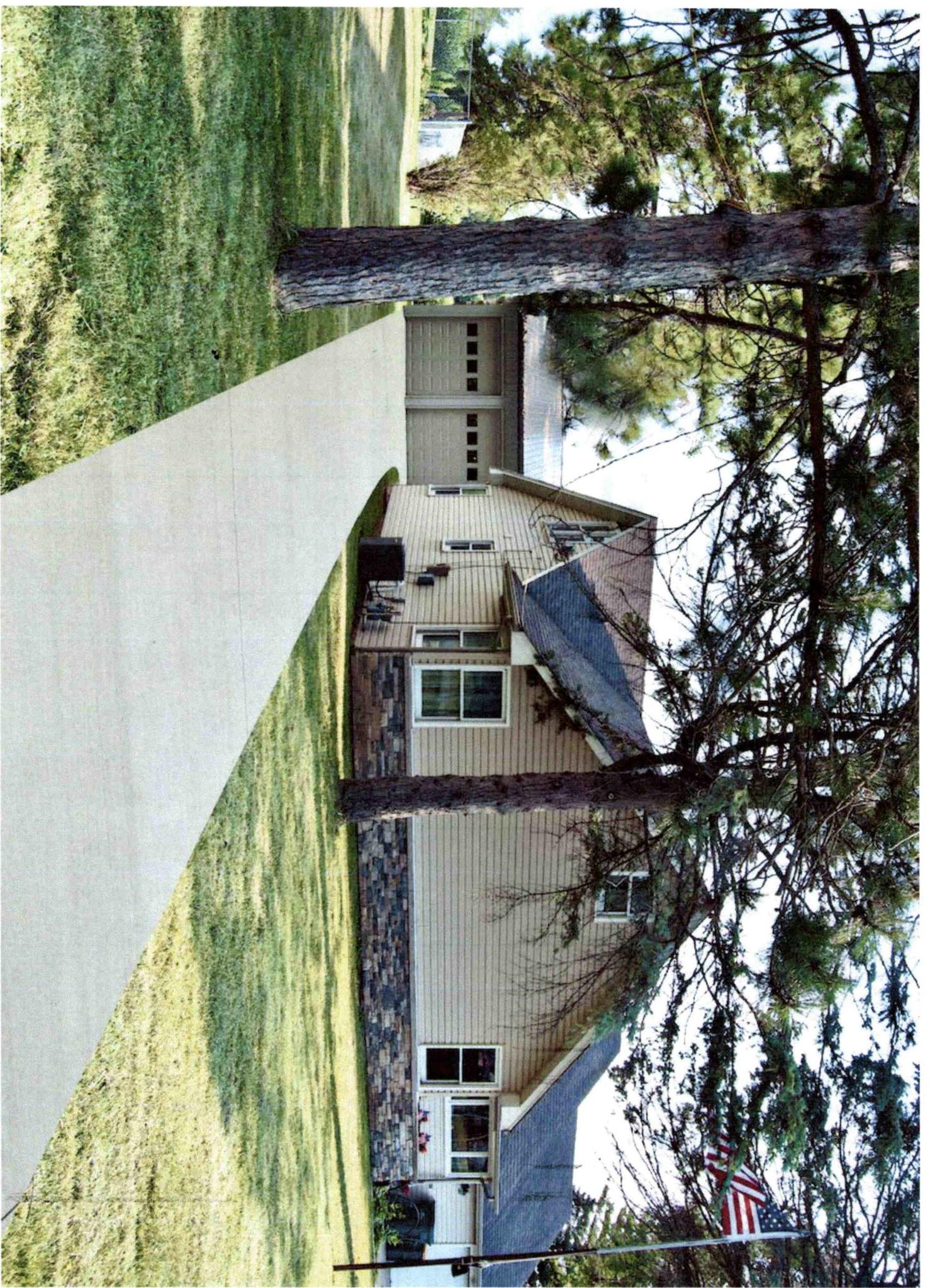
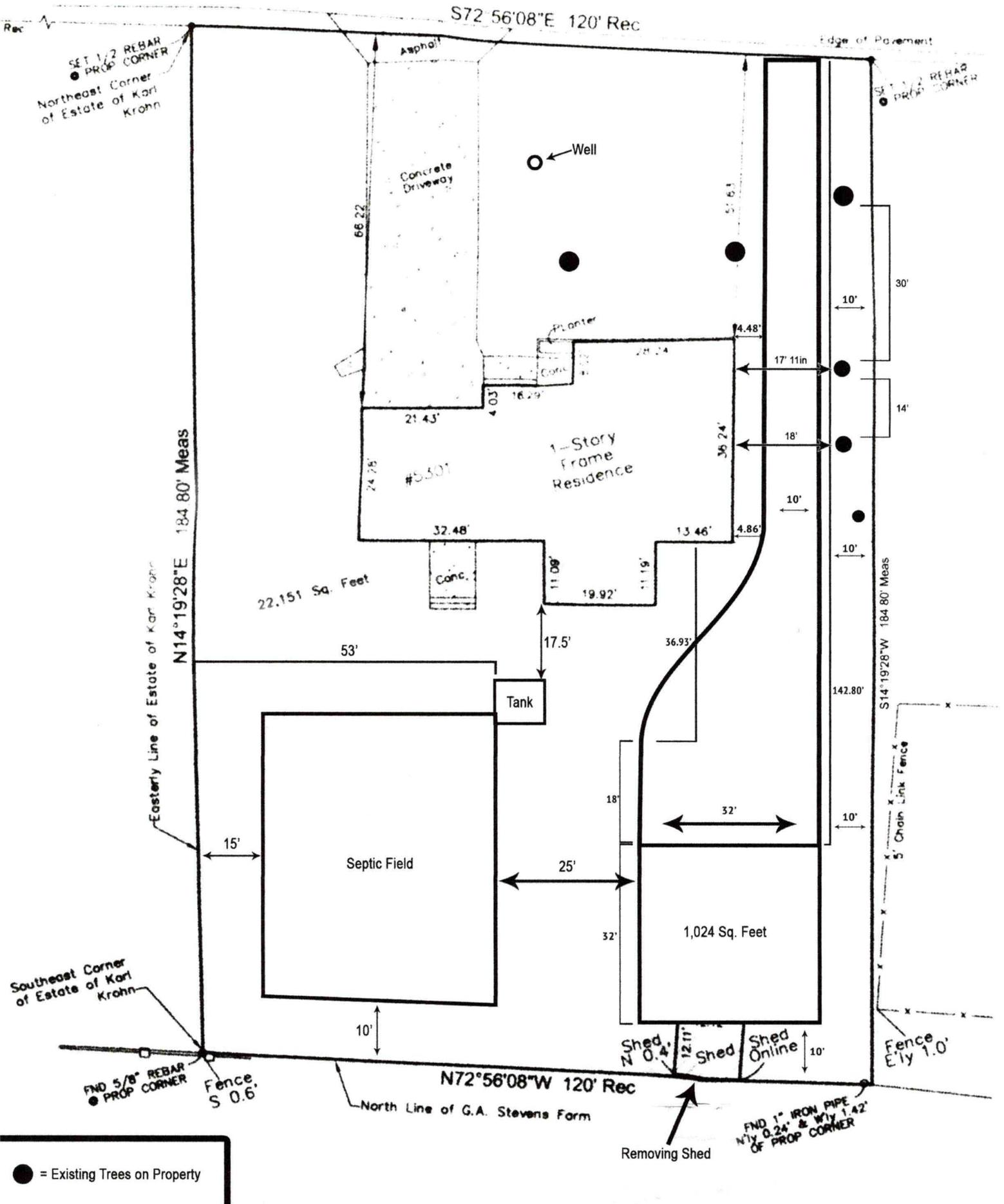


Exhibit "B"

- 4. Tree Location and 2 D Aerial Print of Septic Setbacks with the proposed driveway and accessory building. See attached.**

Barnard Mill Road



● = Existing Trees on Property