

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

BEFORE THE RINGWOOD ZONING BOARD OF APPEALS
McHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF)
TOMASZ ZAWIERTA)
OWNER, FOR AN AMENDMENT OF THE)
ZONING ORDINANCE OF RINGWOOD,)
ILLINOIS FOR A CONDITIONAL USE)
AND VARIANCES THERETO)

VARIANCE AND CONDITIONAL USE PERMIT ORDINANCE

WHEREAS, the petitioner, TOMASZ ZAWIERTA, filed a petition with the Ringwood Zoning Board of Appeals requesting issuance of a Conditional Use to allow for storage of personal property in the B-3 Zoning District, and variances for lot coverage and location of fencing as it relates to the Ringwood Zoning Ordinance, and as such ordinance is amended as it relates to the real property more fully described as follows:

That part of the Southwest Quarter of Section 10, Township 45 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the East line of said Southwest Quarter with the Northerly right-of-way line of State Route 31; thence Northwesterly along the Northerly right-of-way line of State Route 31, a distance of 298.87 feet; thence Northwesterly along said Northerly right-of-way line being along a curve to the right having a radius of 2082.2 feet and being tangent to the last described course, a distance of 1.13 feet; thence Northerly parallel with the East line of the Southwest Quarter of said Section 10, a distance of 579.34 feet; thence Easterly at right angles to the last described course, a distance of 274.45 feet to a point on the East line of said Southwest Quarter, that is 700.50 feet Northerly of the Place of Beginning; thence Southerly along said East line, being at right angles to the last described course, a distance of 700.50 feet to the Place of Beginning, in McHenry County, Illinois.

Property Index No. 09-10-326-003
Commonly known as: 4408 N Rte. 31 Ringwood IL 60072 (the "Subject Property")

WHEREAS, the Subject Property consists of approximately four (4) acres.

WHEREAS, on November 15, 2021, a hearing on said petition was held before the Ringwood Zoning Board of Appeals as prescribed by the Village of Ringwood Zoning Ordinance.

WHEREAS, as a result of said hearing and taking of evidence and viewing of exhibits and maps thereon, the Ringwood Zoning Board of Appeals did recommend by a vote of 5 ayes and 0 nays, the Village approve the Conditional Use to allow for storage of personal property in the B-3 Zoning District with the following condition and variance for the Subject Property:

1. Storage shall be indoors.
2. A variance pursuant to Section 702 (2) of the Zoning Ordinance of Ringwood as otherwise required pursuant to Section 307.2 be granted to allow for a fence to be located beyond the principal structure and beyond the side building lines of a structure along the western edge of the property approximately 8.8 feet from the building as proposed.

WHEREAS, as a result of said hearing and taking of evidence and viewing of exhibits and maps thereon, the Ringwood Zoning Board of Appeals did not recommend by a vote of 2 ayes and 3 nays, the Village approve the following variance for the Subject Property:

1. Variance for lot coverage in excess of thirty-five percent (35%) as otherwise required pursuant to Section 305.2 Table 2 of the Zoning Ordinance of Ringwood to allow for the construction of additional buildings as outlined pursuant to Exhibit A attached hereto. The additional buildings will be cause for excess lot coverage by 5,741 S.F. of building area for a total lot coverage of 67,182 S.F.

NOW, THEREFORE, be it ordained that the Petitioner is granted the issuance of a conditional use permit to allow the storage of personal property in the B-3 zoning district on the Subject Property, along with the following conditions and variances:

1. Storage shall be indoors.
2. Variance for lot coverage in excess of thirty five percent (35%) as otherwise required pursuant to Section 305.2 Table 2 of the Zoning Ordinance of Ringwood to allow for thirty-six and one-third percent (36.3%) lot coverage for the construction of an additional building as outlined pursuant to Exhibit A attached hereto. The additional building will be cause for excess lot coverage by 2,300 S.F. of building area.
2. Variance pursuant to Section 702 (2) of the Zoning Ordinance of Ringwood as otherwise required pursuant to Section 307.2 to allow for a fence to be located beyond the principal structure and beyond the side building lines of a structure along the western edge of the property approximately 8.8 feet from the building as proposed. The fence shall be a 6-foot decorative fence.

This Ordinance shall be in full force and effect from and after its passage as by law provided.

[SIGNATURE PAGE FOLLOWS]

PASSED THIS 16th DAY OF November, 2021.

AYES: Meyer, WALKINGTON, HURDUS, NEWES

NAYES: REINWALL

ABSTAIN: _____

ABSENT: Robek

NOT VOTING: _____

APPROVED:

Richard E. Mack
President Rick Mack

(SEAL)
ATTEST: Sue Keener
Village Clerk Sue Keener

Passed: November 16, 2021

Approved: November 16, 2021

Published: November 16, 2021