

JOSEPH J. TIRIO
CLERK AND RECORDER
MCHENRY COUNTY, IL
2024R0006558

03/20/2024 10:07:44 AM PAGES: 5

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| RECORDING FEE | 11.00 |
| GIS FEE | 43.00 |
| AUTOMATION FEE | 8.00 |

VILLAGE OF RINGWOOD
ORDINANCE NO. 2024-3-03

RE: Ordinance granting variations to
property located at Ridgeway Rd. Ringwood
PIN 09-08-476-002

Prepared by and mail to:
Bradford S. Stewart
Zukowski, Rogers, Flood & McArdle
50 Virginia Street
Crystal Lake, Illinois 60014
(815) 459-2050

VILLAGE OF RINGWOOD
ORDINANCE NO. 2024- 3-03

AN ORDINANCE GRANTING VARIATIONS
FOR PROPERTY LOCATED AT S. RIDGEWAY RD., RINGWOOD, ILLINOIS,
PARCEL NUMBER: 09-08-476-002 (“THE PROPERTY”)

WHEREAS, the Village of Ringwood (“Village”), McHenry County, Illinois, is a non-home rule municipality as contemplated by the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village’s powers and functions as granted in the Constitution of the State of Illinois and applicable statutes; and

WHEREAS, the Village has the authority pursuant to the Illinois Municipal Code (65 ILCS 5/4-13-1, *et seq.*) to grant variations to its Zoning Ordinance for property in the Village;

WHEREAS, a Petition for certain variations from the provisions of the Zoning Ordinance of the Village has been filed with the Village as it relates to the Property; and

WHEREAS, after a public hearing, the Planning and Zoning Commission of the Village made findings of fact and recommendations to approve the request, with a vote of 5-0, all in accordance with the laws made and provided therefor.

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of Ringwood, Illinois, as follows:

SECTION 1: The President and Board of Trustees hereby finds that the facts in the preamble to this Ordinance are true and correct and hereby adopt the same as part of this Ordinance, specifically including that the finds of fact for the granting of variations has been met.

SECTION 2: The following variations are hereby granted from the terms of the Zoning Ordinance of the Village for the Property, as follows, and with the following conditions:

- a) To allow an accessory structure without, at this time, a primary structure, under Section 306.1.1, with such primary structure to have begun permitted construction within three (3) years of the granting of this variation, with completion of the construction to have occurred in the permitted timeframe; and
- b) To allow the maximum square footage of the accessory building to be 1,950 square feet rather than 1,250 square feet, under Section 306.3 of the Zoning Ordinance; and
- c) That placement and specifications of the accessory structure shall be in conformity with the Plat of Survey submitted with the Petition for variations, bearing a surveyor’s seal dated December 31, 2022; and

d) Should the structure not have permitted construction begun and/or completed within the timeframes prescribed by Section 2(a), *supra*, or in the time permitted for construction, then the Village Board shall, at its option, have the right to demand removal of the accessory structure and/or to issue violations for the failure to have constructed the primary structure, and/or for such other remedy as the Village board deems most appropriate, including a determination that the variations are not granted as a result of failing to meet the requirements stated herein.

SECTION 3. This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

APPROVED THIS 18th day of MARCH, 2024.

Voting Aye: KATIE HERDUS, TIM MESECK, JASON MEYER, KAREN MORGAN

Voting Nay: GARY REINWALL

Absent: MISSY ROBEL

Abstaining: 0

APPROVED:

Richard E. Mack
President Rick Mack

ATTEST:

Sue Keener
Village Clerk Sue Keener

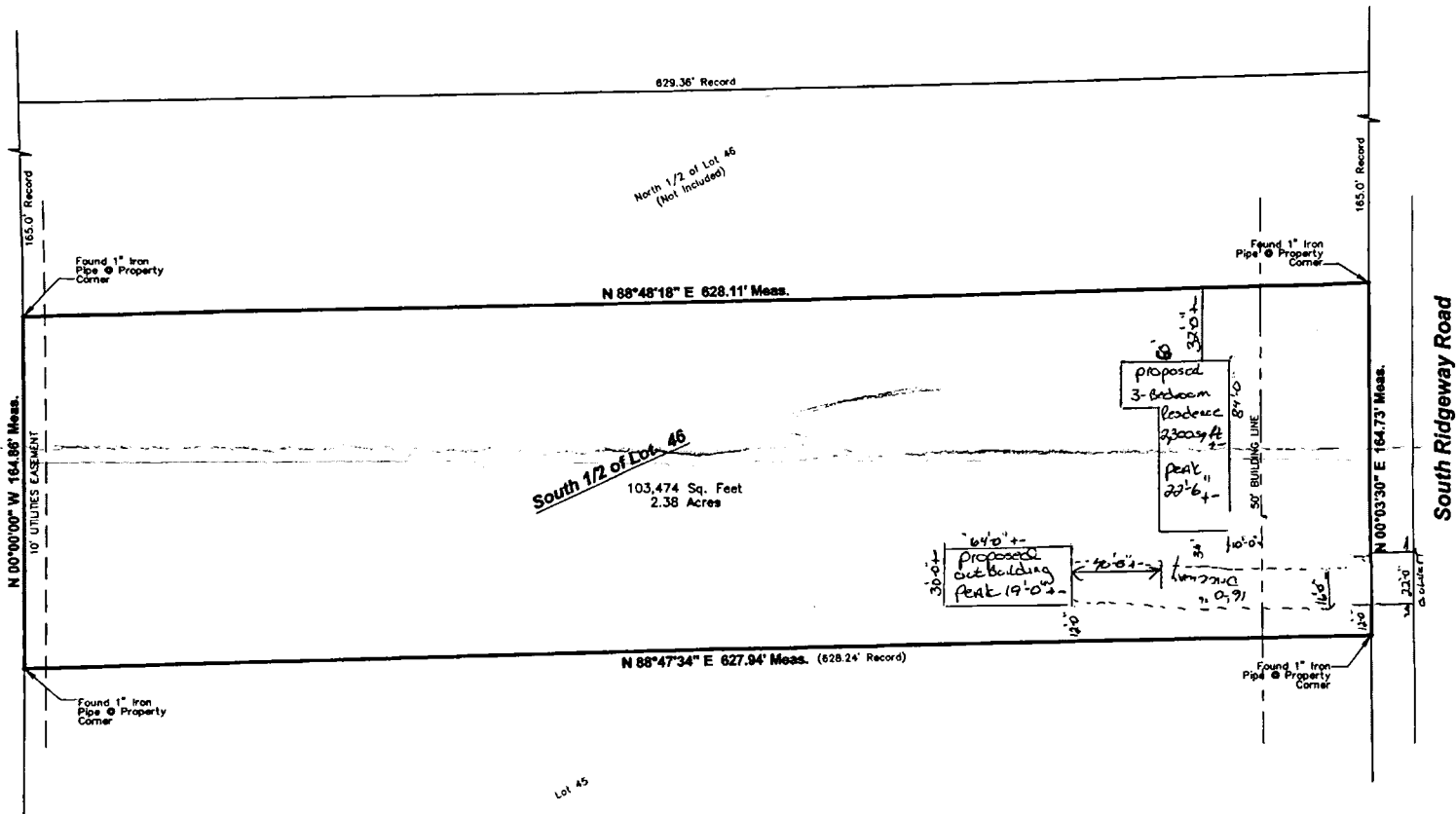
Passed: _____
Approved: ✓
Published: _____



Plat of Survey

LEGAL DESCRIPTION: THE SOUTH HALF OF LOT 46 IN ROBERT BARTLETT'S RINGWOOD ACRES UNIT TWO, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1961 AS DOCUMENT NO. 394332 IN MCHEMRY COUNTY, ILLINOIS.

PARCEL AREA:



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS)
COUNTY OF MCHEMRY) ss

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 31st DAY OF December A.D. 2022

JEFFREY A. SPRECK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3899
REGISTERED AGENT FOR LUCCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2022



NOTES:
COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
UTILITIES WITH EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

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| LEGEND ● 6\"/> | |
| | Luco Surveying Professional Design Firm No. 184 007972 54 Lee Avenue, Crystal Lake, IL 60014 Phone: 815.528.1874 Email: info@lucosurveying.com |
| | Common Address: S. Ridgeway Road, Ringwood, IL PIN # 09-05-478-002 Job Number: 20 - 62882 Drawn By: JAC Client: Clark Reference: Ryan Field Work Completion: 12/00/2020 Revisions: |
| | Recorder: JOSEPH J. TIRIO # 2024R0006558 McHenry County |



Rental Housing Support Program (RHSP) State Surcharge Exemption Declaration

Illinois law (55 ILCS 5/3-5018) requires that the Recorder collect a Rental Housing Support Program State surcharge for the recordation of any real estate-related document unless the entity recording the document is any State agency, any unit of local government or any school district.


By checking this box and affixing my signature below, I hereby claim that the entity recording this document is a State agency, a unit of local government or a school district and thus claiming to be exempt from the Rental Housing Support Program State surcharge.

Village of Ringwood

Name of State agency, unit of local government or school district recording this document (Please Print)

Brad S. Stewart

Name of person presenting this declaration (Please Print)



Signature of person presenting this declaration

3/20/2024

Date

RECORDER'S OFFICE STAFF: Place this form at the end of the document. Do not charge for this form