

VILLAGE OF RINGWOOD

ORDINANCE NO. 2025 - 04 - 04

**AN ORDINANCE AMENDING SECTION 301, INTENT,
AND SECTION 304.3, USES NOT TABULATED,
AND ADDING SECTION 303.8, MIXED-USE DEVELOPMENT,
OF THE VILLAGE OF RINGWOOD ZONING ORDINANCE**

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 21ST DAY OF APRIL 2025**

Published in pamphlet form by authority
of the President and Board of Trustees of
The Village of Ringwood, McHenry County,
Illinois this 21st day of April 2025

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE
OF RINGWOOD, ILLINOIS, pursuant to its statutory and plenary powers as granted under Illinois
law, as follows:

SECTION 1. Article Three, Section 301 of the Village of Ringwood Zoning Ordinance is hereby
amended and shall be as follows (additions in underscore):

301 INTENT

For the purpose of this Ordinance, all land and water areas within the Village of
Ringwood, Illinois, are hereby divided into Zoning Districts. These districts are
established as a matter of policy to better guide and plan land use changes,
particularly the conversion of rural land to urban uses. It is recognized that a
diversity of lifestyles and land uses should be maintained for the residents of the
Village. Therefore, the Village of Ringwood is hereby divided into the following
Zoning Districts:

A-1 Agricultural Zoning District

RR-3, RR-2, RR-1 Rural Residential Zoning Districts

E-5, E-3, E-2 Estate Zoning Districts

R-1, R-2, R-3 Residential Zoning Districts

B-1, B-2, B-3 Business Zoning Districts

O/R Office / Research Zoning District

An Ordinance Amending the Village of Ringwood Zoning Ordinance

I-1, I-2 Industrial Zoning Districts

MXD Mixed-Use Development Zoning District

SECTION 2. Article Three, Section 303.8 of the Village of Ringwood Zoning Ordinance is hereby added and shall be as follows:

303.8 MXD—MIXED-USE DEVELOPMENT ZONING DISTRICT

The provisions of this Mixed-Use Development Zoning District (MXD) address the areas in the village where a mix of uses in the same building, on the same parcel, or in the same neighborhood are strongly encouraged or required and consistent with the Village's Land Use Plan. Properties included in MXD may be expanded, from time to time by the corporate authorities, but include the property subject to the Annexation Agreement Between the Village of Ringwood and Home State Bank Trust 4527, dated February 17, 2025.

A. Permitted uses include the following:

1. All permitted uses of A-1;
2. All permitted uses of R-1, R-2, R-3;
3. All permitted uses of B-1, B-2;
4. B-3, permitted use, only for an Automobile Service Station;
5. All permitted uses of O/R.

B. Conditional uses include the following:

1. All conditional uses of A-1;
2. All conditional uses of R-1, R-2, R-3
3. All conditional uses of B-1, B-2, and B-3;
6. B-3, permitted uses shall be conditional uses, except for an Automobile Service Station, which is a permitted use;
7. All conditional uses of O/R.

C. In all regards, any use in the MXD, permitted or approved as a Conditional use or otherwise, must comport with all applicable zoning requirements, generally, and specifically to the applicable zoning district for which the use is permitted or approved. Such requirements include, by way of example but are not limited to, minimum lot size area and width, setback requirements, maximum lot coverage, building height, parking requirements, and supplemental review standards, as well as building and any other Code requirements.

SECTION 3. Article Three, Section 304.3 of the Village of Ringwood Zoning Ordinance is hereby amended and shall be as follows (additions in underscore):

304.3 USES NOT TABULATED

The uses in Table One are permitted in the zones designated. Any use not listed in Table One is not permitted in the Village of Ringwood; however, (1) the Zoning Enforcement Officer shall have the right to allow any other uses which are similar to and compatible with the other uses allowed in a particular district in relation to hours of operation, traffic generation, intensity of use, size of lot or parcel, size of building and type of use, and (2) Mixed-Use Development Zoning District (MXD) are permitted, as described in Section 303.8, following the corresponding Zoning District described therein. Such determination by the Zoning Enforcement Officer, referenced in subpart (1) of this Section, *supra*, will take into account the recommendations of the applicable departments and shall be in writing. An objection shall be appealable to the Zoning Board of Appeals within thirty (30) days of the date of the notification sent by the Zoning Enforcement Officer. A record shall be kept on each additional use allowed, and shall be available for public inspection.

SECTION 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Village of Ringwood hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrased be declared unconstitutional.

SECTION 5. That nothing in this legislation or in the 2015 International Residential Building Code or in the 2015 International Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred.

SECTION 6. That the Village Clerk is hereby ordered and directed to cause this legislation to be published in pamphlet form by authority of the President and Board of Trustees of the Village of Ringwood, McHenry County, Illinois.

SECTION 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately, from and after the date of its final passage and adoption.

PASSED this 21st day of April 2025.

AYES: Meseck, Herdus, Reinwall, Morgan, Robel, meyer

NAYES: None

ABSTAIN: None

ABSENT: None

NOT VOTING: None

APPROVED THIS 21ST DAY OF APRIL 2025.

Richard E. Mack
Rick Mack, Village President

ATTEST:
Elaine Fung
Elaine Fung, Village Clerk



CERTIFICATION

I, Elaine Fung, do hereby certify that I am the duly elected, acting and qualified Clerk of the Village of Ringwood, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Ringwood.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Ringwood, held on the 21st day of April, 2025, the foregoing Ordinance entitled *AN ORDINANCE AMENDING SECTION 301, INTENT, AND SECTION 304.3, USES NOT TABULATED, AND ADDING SECTION 303.8, MIXED-USE DEVELOPMENT OF THE VILLAGE OF RINGWOOD ZONING ORDINANCE*, as duly passed by the President and Board of Trustees of the Village of Ringwood.

The pamphlet form of Ordinance No. 2025-__, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 21st day of April, 2025, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Ringwood this 21st day of April, 2025.



(SEAL)

Elaine Fung
Elaine Fung, Village Clerk
Village of Ringwood,
McHenry County, Illinois