

ORDINANCE NO. 2025-10-08

***An Ordinance Zoning the Property at 4915 Ringwood Road, Assigned Pin 09-09-277-015,
R-1 Single Family Residential with Conditional Uses for a Banquet Facility
and Commercial Dog Kennel on Certain Portions of the Property***

WHEREAS, MS Holdings, LLC, an Illinois limited liability company (the "Petitioner"), which represents to the Village that it is the sole owner of record of the "Property," as defined herein, seeks the rezoning of Property and conditional uses to operate a banquet facility and commercial dog kennel on certain portions of the Property. The Petitioner requests that the Property assigned PIN 09-09-277-015 with a commonly known address of 4915 Ringwood Road, Ringwood be rezoned as follows: "Parcel A" of the Property as R-1 Single-Family Residential with a conditional use to allow a banquet facility and "Parcel B" of the Property as R-1 Single-Family Residential with a conditional use to allow a commercial or private dog kennel; and

WHEREAS, the Village Board of Trustees has determined that it is not detrimental to the public welfare or injurious to any property owners in the vicinity of the Property to grant the zoning relief herein 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 Petitioner has presented clear and convincing evidence to the Village's Zoning Board of Appeals and the Village Board in support of the rezoning of the Property and the granting of the conditional uses set forth herein; and

WHEREAS, the Property is legally described below:

PARCEL A:

Part of Lot 17 in the Assessor's Plat of Part of Sections 9 and 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 as Document No. 3627, being described as follows: Commencing at the Northeast corner of said Lot 17; thence Southeasterly 124.77 feet along the East line thereof, being along a curve to the right, having a radius of 5788.17 feet, the chord of which bears South 36 degrees 34 minutes 44 seconds East for a length of 124.77 to a line 100.00 feet South of and parallel with the North line of said Lot 17 and the Place of Beginning; thence continuing Southeasterly 688.81 feet, the chord of which bears South 32 degrees 33 minutes 08 seconds East for a length of 688.41 feet; thence North 76 degrees 46 minutes 57 seconds West, 412.05 feet to the East line of the lands described in Document No. 1961R0387829; thence North 00 degrees 43 minutes 40 seconds East along said East line, 275.45 feet to the Northeast corner thereof; thence North 88 degrees 37 minutes 20 seconds West along the North line thereof, 606.74 feet to the West line of said Lot 17; thence North 00 degrees 23 minutes 17 seconds East along said West line, 197.65 feet to a line 100.00 feet South of and parallel to the North line of said Lot 17; thence South 89 degrees 51 minutes 11 seconds East along said parallel line 632.45 feet to the Place of Beginning in McHenry County, Illinois; and

PARCEL B:

Part of Lots 17 & 18 in the Assessor's Plat of Part of Sections 9 and 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 as Document No. 3627, being described as

follows: Commencing at the Northeast corner of said Lot 17; thence Southeasterly 813.58 feet along the East line thereof, being along a curve to the right, having a radius of 5788.17 feet, the chord of which bears South 33 degrees 10 minutes 11 seconds East for a length of 812.91 feet to the Place of Beginning; thence continuing Southeasterly 242.56 feet along said East line, being along a curve to the right, having a radius of 5,788.17 feet, the chord of which bears South 27 degrees 56 minutes 33 seconds East, for a length of 242.55 feet to the Northeast corner of Lot 15 in said Assessor's Plat; thence South 46 degrees 26 minutes 07 seconds West along the Northwesterly line thereof and the Northwesterly line of Lot 15 in said Assessor's Plat, a distance of 241.27 feet; thence South 10 degrees 05 minutes 01 second East along the West line of said Lot 16, a distance of 66.21 feet; thence South 24 degrees 45 minutes 45 seconds East along the Southwesterly line of said Lot 16, a distance of 225.02 feet to the Northeast corner of said Lot 18; thence South 28 degrees 16 minutes 08 seconds West along the centerline of Ringwood Road as described in Document No. 1940R0150957, a distance of 81.05 feet; thence North 71 degrees 31 minutes 17 seconds West along the Southwesterly line of the lands described in said Document No. 1940R0150957, a distance of 197.96 feet to the most Westerly corner thereof; thence North 28 degrees 14 minutes 29 seconds East along the Northwesterly line thereof, 81.03 feet to the Southwesterly line of said Lot 17; thence North 71 degrees 31 minutes 35 seconds West along said Southwesterly line, 279.97 feet to the East line of the lands described in 1961R0387829; thence North 00 degrees 43 minutes 40 seconds East along said East line, 592.88 feet; thence South 76 degrees 46 minutes 57 seconds East, 412.05 feet to the Place of Beginning in McHenry County, Illinois.

WHEREAS, the Property is depicted in Exhibit A hereto;

WHEREAS; the Village of Ringwood Zoning Board of Appeals, following a public hearing on October 13, 2025, has submitted findings of fact and recommends approval to the Village Board of Trustees to rezone the Property to R-1 Single-Family Residential with conditional uses for a banquet facility on Parcel A and a commercial or private dog kennel on Parcel B.

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

SECTION 1: The Property, in its entirety, is hereby zoned R-1 Single-Family Residential.

SECTION 2: That a conditional use for a banquet facility is hereby granted for Parcel A, only, of the Property under the following conditions:

- a. The banquet facility shall be constructed in strict accordance with the building renderings attached hereto as Exhibit B prepared by B&C Enterprises, consisting of 2 pages;
- b. That all improvements related to the banquet facility on Parcel A shall be limited to those improvements depicted on the site plan prepared by J. Condon & Associates, Inc. dated September 10, 2025, consisting of 2 pages, attached hereto as Exhibit C. There shall be no other improvements other than the improvements expressly set forth in the site plan attached hereto as Exhibit C without the prior approval from the Village Board of Trustees such that any future improvement on Parcel A of the Property must be approved by the Village Board of Trustees so as to prevent any unintended consequences that would

otherwise harm the long term vision that the Village has for Parcel A of the Property, which is to have this Property developed into a single-family R-1 residential development.

- c. As a condition of occupancy of the banquet facility, all landscaping in the attached plan attached hereto as Exhibit D shall be installed, weather permitting. Petitioner and all subsequent owners, lessees and operators of Parcel A of the Property shall maintain such trees, bushes or other landscaping and any dying, dead or diseased trees, bushes or other landscaping shall promptly be replaced, weather permitting. In the event that, after 15 days' notice from the Village, the Petitioner, subsequent owner, lessee or operator of Parcel A fail to replace the dying, dead or diseased tree, bush or other landscaping after being requested by the Village to do so, the Village may, in its discretion, do so and the Petitioner, subsequent owner, lessee or operator of Parcel A shall be jointly and severally responsible for paying the Village for the amount incurred to remove the dying, dead or diseased tree, bush or other landscaping and to purchase and plant the replacement tree, bush or other landscaping as the case may be and the Village shall have the right to place a lien on Parcel A of the Property for such amounts. Time is of the essence.
- d. The lighting requirements for the banquet facility parking lot shall be in accordance with the requirements attached hereto as Exhibit E and the lighting fixtures shall be colored black.
- e. As a condition to receiving a certificate of occupancy for the banquet facility building on Parcel A, Petitioner shall use its best efforts to enter into an access agreement with Johnsburg School District 12 to connect their respective parking lots via a pedestrian path such that the respective parking lots are connected so as to encourage and support shared use parking;
- f. Prior to installing any sign on Parcel A, all banquet facility exterior signage will be submitted to the Village of Ringwood Board of Trustees for approval by the Petitioner;
- g. The conditional use for the banquet facility is limited to a 20-year interval commencing as of the date of the approval of this Ordinance;
- h. That the hours of operation for the banquet facility on Parcel A shall be limited to:
 - i) Weekdays: 11:00 am to 12:00 am
 - ii) Saturdays: 11:00 am to 12:00 am
 - iii) Sundays: 11:00 am to 12:00 am
- i. That the banquet facility shall be permitted to open at 8:00 am, no more than twelve times per calendar year
- j. The banquet facility shall not be permitted to install any video gaming equipment.

SECTION 3: That the conditional use for a commercial or private dog kennel is hereby granted for Parcel B, only, of the Property under the following conditions:

- a. The conditional use for the commercial or private dog kennel shall be limited to a 20-year interval from the date of approval of this Ordinance;

- b. There are no improvements other than the pre-existing structures (kennel and single family home) that can be constructed on Parcel B without prior approval from the Village Board such that any future improvement on Parcel B of the Property must be approved by the Village Board so as to prevent any unintended consequences that would otherwise harm the long term vision that the Village has for this Property, which is to have this Property developed into a single-family R-1 residential development;
- c. That the hours of operations for the kennel on Parcel B of the Property shall be restricted to the following hours of operation:
 - i) Weekdays: 8:00 am to 6:00 pm
 - ii) Saturdays: 9:00 am to 12:00 noon
 - iii) Sundays: 3:00 pm to 6:00 pm

SECTION 4: All other requirements set forth in the Ringwood Zoning Ordinance, as would be required by any owner of property zoned in the same manner as the Property shall be complied with.

SECTION 5: The report and recommendations and findings of fact of the Ringwood Zoning Board of Appeals on the question of granting the conditional uses for Parcels A and B of the Property, respectively, are hereby accepted.

SECTION 6: This Ordinance supersedes and replaces Ordinance No. 2016-11-1 entitled, *Granting Conditional Use Permit*, in its entirety. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: 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 contingent upon Petitioner executing the Unconditional Agreement and Consent attached hereto within 10 days of the approval of this Ordinance. Otherwise this Ordinance shall be invalid and of no effect.

Passed this 20th day of October, 2025, by a roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee Missy Robel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Tim Meseck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Karen Morgan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Jason Meyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Gary Reinwall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Katie Herdus	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
President Rick Mack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



APPROVED THIS 20th DAY OF October, 2025

Richard E. Mack
Village President Rick Mack

(SEAL)

ATTEST: Elaine Fung
Village Clerk Elaine Fung

Published: Oct 20, 2025

Exhibit List:

- Exhibit A: Depiction of the Property – Plat of Survey by Vanderstappen Land Surveying dated May 7, 2025
- Exhibit B: Building Renderings
- Exhibit C: Site Plan by J. Condon & Associates, Inc. dated September 10, 2025
- Exhibit D: Landscaping Plan
- Exhibit E: Lighting Requirements
- Exhibit F: Unconditional Agreement and Consent

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 20th day of October, 2025, the foregoing Ordinance entitled AN ORDINANCE GRANTING THE REZONING OF CERTAIN PROPERTY FROM A-1 TO R-1 AND GRANTING CONDITIONAL USE, as duly passed by the President and Board of Trustees of the Village of Ringwood.

The pamphlet form of Ordinance No. 2025-¹⁰⁻⁰⁸, 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 20th day of October, 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 20th day of October, 2025.



(SEAL)

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

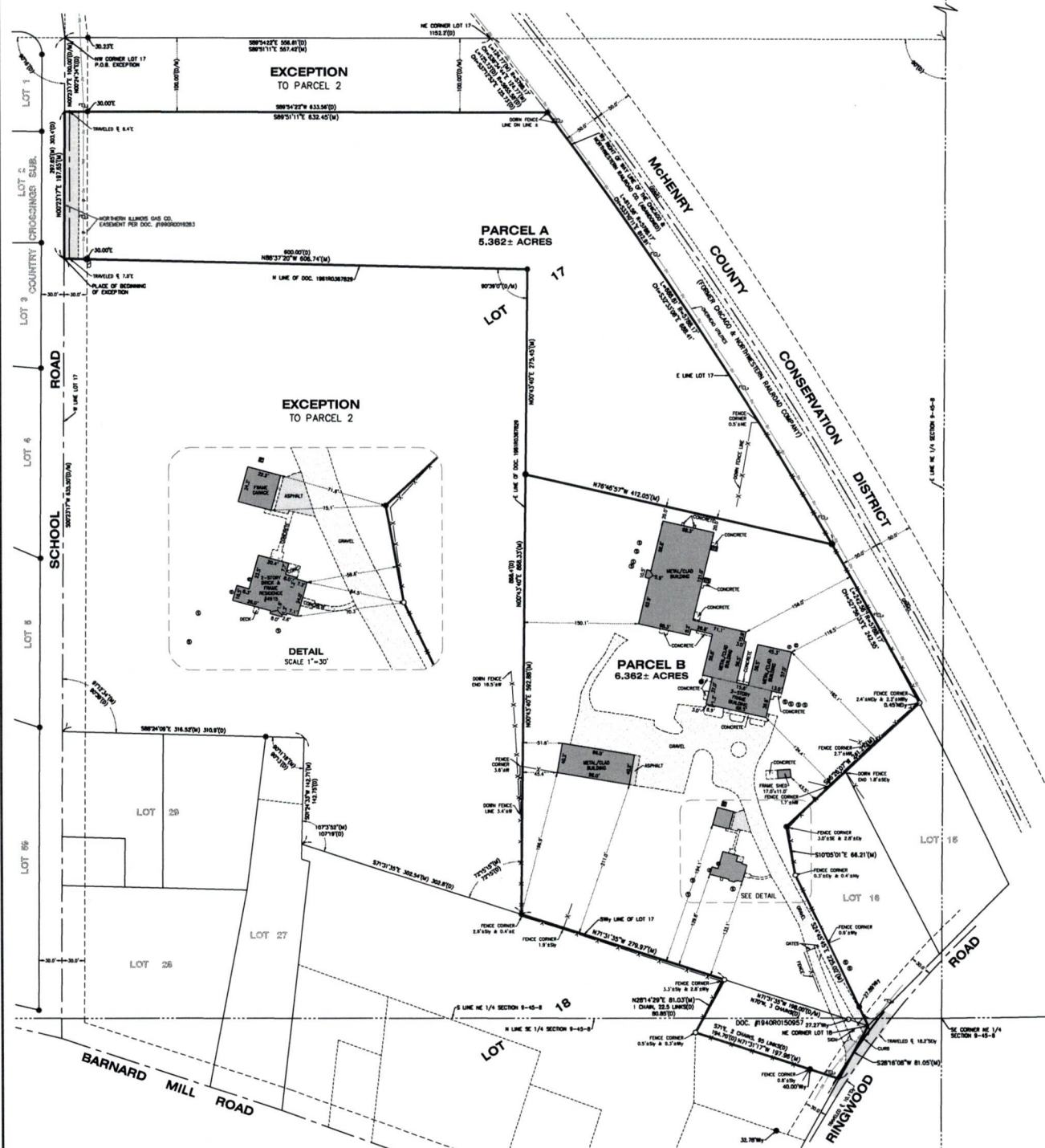


PLAT OF SURVEY

LEGEND	
■	AIR CONDITIONER
■	CLASH OUT
■	DOWN OUT
■	FOUND IRON BAR
■	FOUND IRON PIPE
■	HANDMADE LINDEN
■	SEPIC LID
■	SET IRON BAR
■	SON
■	TRANSFORMER
■	UTILITY POLE
■	WELL
■	DEED
■	RECORD
■	HEADLINE

PARCEL A:
Part of Lot 17 in the Assessor's Plot of Part of Sections 9 and 10, Township 45 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded in Book 82 of Deeds, page 504 as Document No. 3827, being described as follows: Commencing at the Northeast corner of said Lot 17; thence Southeastly 124.77 feet along the East line thereof, being along a curve to the right, having a radius of 5788.17 feet, the chord of which bears South 38 degrees 34 minutes 44 seconds East for a length of 124.77 to a line 100.00 feet South of and parallel with the North line of said Lot 17 and the Place of Beginning; thence continuing Southeastly 888.81 feet, the chord of which bears South 32 degrees 53 minutes 08 seconds East for a length of 888.81 feet; thence North 78 degrees 46 minutes 57 seconds West, 412.05 feet to the East line of the lands described in Document No. 19818038725; thence North 00 degrees 43 minutes 40 seconds East along said East line, 275.45 feet to the Northeast corner thereof; thence North 88 degrees 37 minutes 20 seconds West along the North line thereof, 606.74 feet to the West line of said Lot 17; thence North 00 degrees 23 minutes 17 seconds East along said West line, 197.85 feet to a line 100.00 feet South of and parallel to the North line of said Lot 17; thence South 89 degrees 51 minutes 11 seconds East along said parallel line 632.45 feet to the Place of Beginning in McHenry County, Illinois.

PARCEL B:
Part of Lots 17 & 18 in the Assessor's Plot of Part of Sections 9 and 10, Township 45 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded in Book 82 of Deeds, page 504 as Document No. 3827, being described as follows: Commencing at the Northeast corner of said Lot 17; thence Southeastly 813.58 feet along the East line thereof, being along a curve to the right, having a radius of 5788.17 feet, the chord of which bears South 33 degrees 10 minutes 11 seconds East for a length of 813.58 feet to the Place of Beginning; thence continuing Southeastly 242.56 feet along said East line, being along a curve to the right, having a radius of 5,788.17 feet, the chord of which bears South 27 degrees 58 minutes 33 seconds East, for a length of 242.56 feet to the Northeast corner of Lot 15 in said Assessor's Plot; thence South 48 degrees 26 minutes 07 seconds West along the Northwesterly line thereof and the Northwesterly line of Lot 15 in said Assessor's Plot, a distance of 243.27 feet; thence South 10 degrees 05 minutes 01 seconds East along the West line of said Lot 16, a distance of 66.21 feet; thence South 24 degrees 45 minutes 45 seconds East along the Southwesterly line of said Lot 16, a distance of 225.02 feet to the Northeast corner of said Lot 18; thence South 28 degrees 16 minutes 08 seconds West along the easterly line of Ringwood Road as described in Document No. 1940R0150957, a distance of 81.05 feet; thence North 71 degrees 35 minutes 17 seconds West along the Southwesterly line of the lands described in said Document No. 1940R0150957, a distance of 197.96 feet to the most Westerly corner thereof; thence North 28 degrees 14 minutes 29 seconds East along the Northwesterly line thereof, 81.03 feet to the Southwesterly line of said Lot 17; thence North 71 degrees 35 minutes 25 seconds East along said Southwesterly line, 279.87 feet to the East line of the lands described in 19818038725; thence North 00 degrees 43 minutes 40 seconds East along said East line, 592.88 feet; thence South 78 degrees 46 minutes 57 seconds East, 412.05 feet to the Place of Beginning in McHenry County, Illinois.



STATE OF ILLINOIS) 9/26/25 APC - DIVIDED TRACT INTO PARCELS
COUNTY OF McHENRY) S.S.

I, my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises shown described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois - 5/7 A.D., 2025.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002782

By: _____ Illinois Professional Land Surveyor No. _____

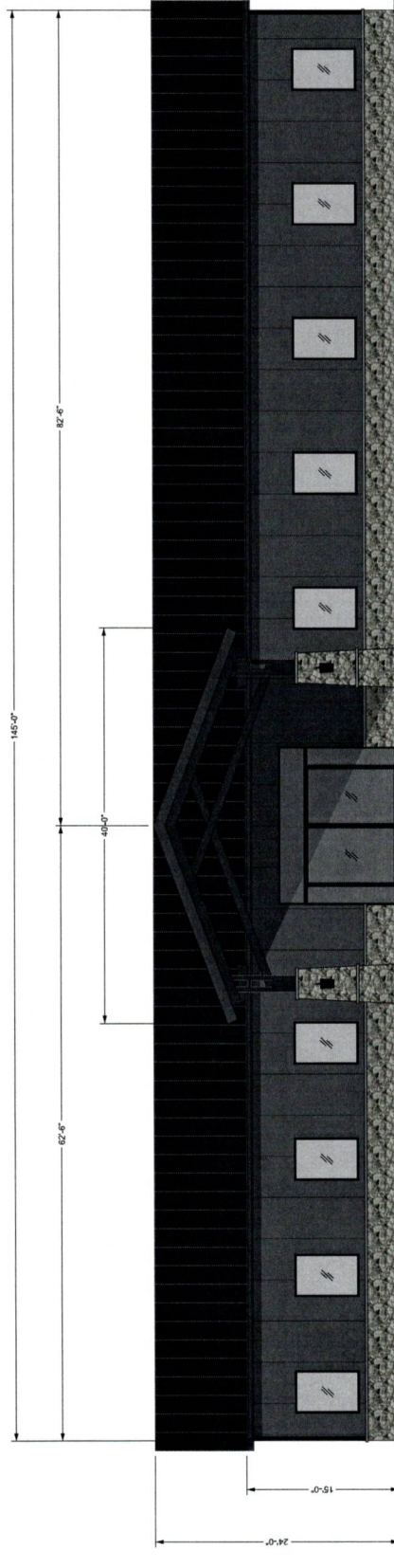
CLIENT: CAPSTONE LEGAL, LLC
DRAWN BY: JES CHECKED BY: _____
SCALE: 1"=80' N.T.S. - 7.55 N. & S. R.
BASIS OF BEARING: EAST ZONE NAD83 (2011)
P.L.N.: 09-09-277-012 - 015
JOB NO.: 220224-A I.D. MBS
PRELIMINARY COMPILED 4/25/25 BY: _____
ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF
ALL ANGLES SHOWN IN DEGREES AND MINUTES

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed include a proper description of the required building lines or easements.
• No distances should be assumed by scaling.
• No underground improvements have been located unless shown and noted.
• No representation as to ownership, use, or possession should be herein implied.
• This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

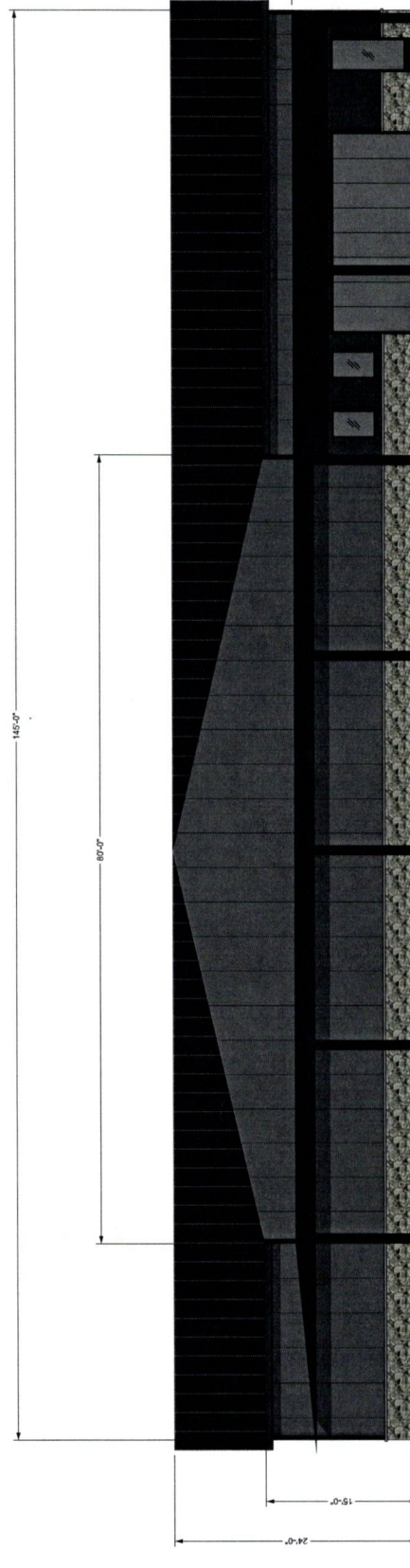
Exhibit B

Rusty Nail Reception Hall
RINGWOOD, ILLINOIS



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

PORTE COCHERE / ENTRANCE

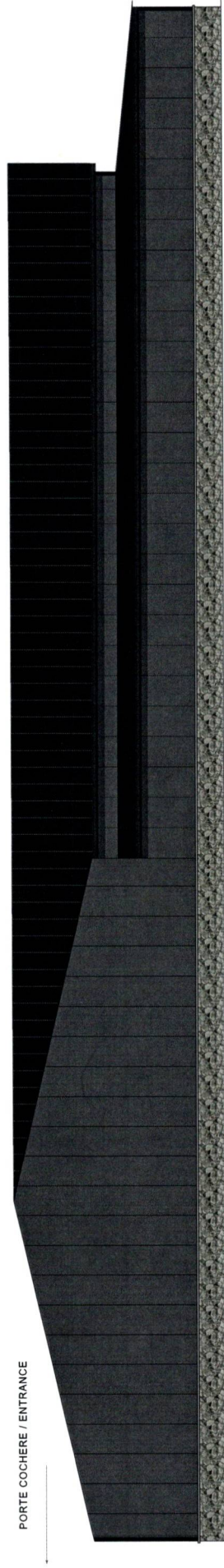


NORTH ELEVATION
SCALE 3/16" = 1'-0"



Exhibit B

Rusty Nail Reception Hall
RINGWOOD, ILLINOIS



EAST ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"



BUILDING & CONTRACTING,
QUALITY SINCE 1995
Residential and Commercial



CONDON & ASSOCIATES, INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.CONDONANDASSOCIATES.COM

MR. MIKE SUIDAK
MS HOLDINGS
RINGWOOD, ILLINOIS

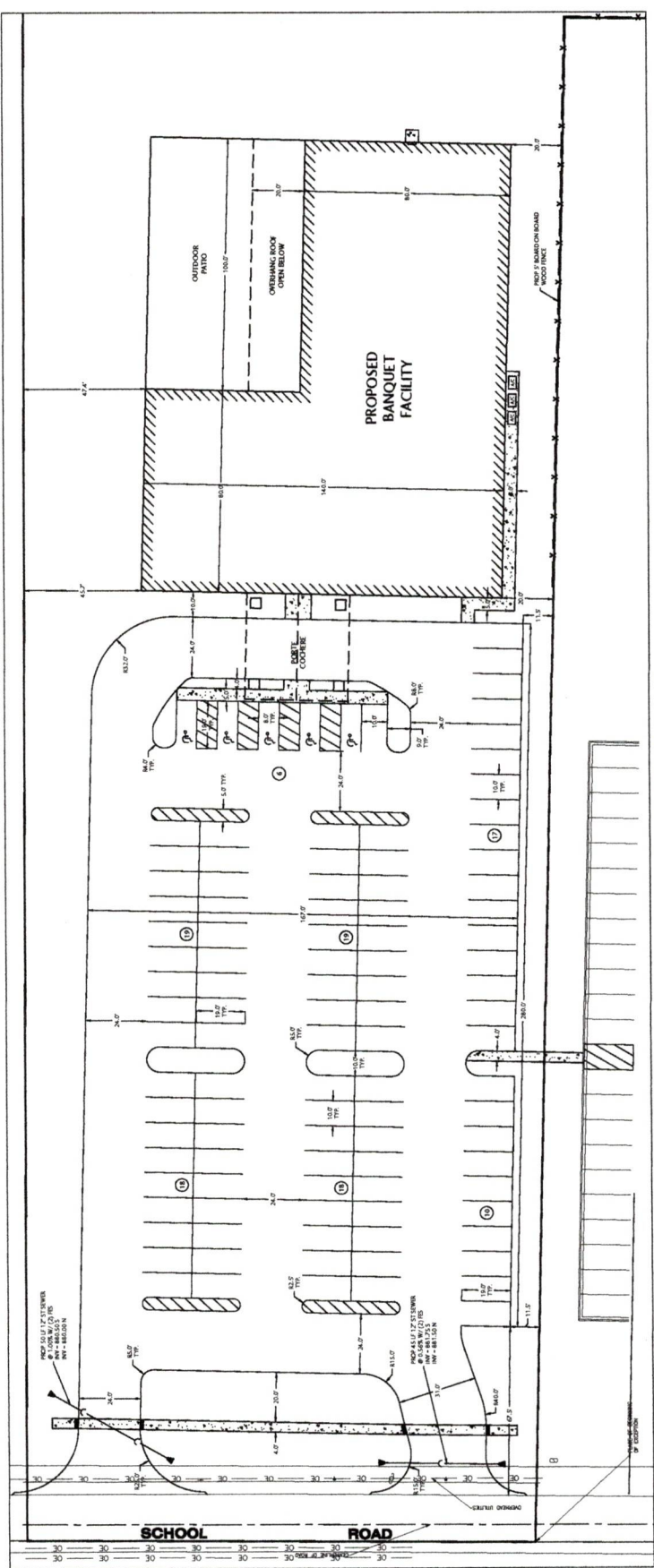


SCALE	AS SHOWN
VERTICAL	AS SHOWN
HORIZONTAL	AS SHOWN
AREA	AS SHOWN
PERIMETER	AS SHOWN
AREA	AS SHOWN
PERIMETER	AS SHOWN
AREA	AS SHOWN
PERIMETER	AS SHOWN

RINGWOOD
BANQUET
FACILITY
RINGWOOD, ILLINOIS

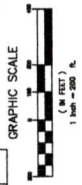
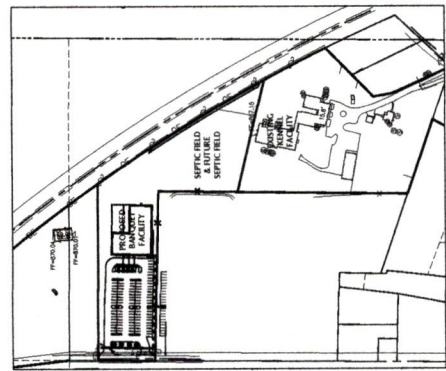
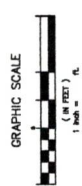
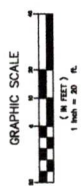
NO.	DATE	DESCRIPTION
1	10/18/25	REVISIONS PER CLIENT
2	11/17/25	SITE PLAN REVISION

PROJECT NUMBER	MSVD-2500-11
SHEET TITLE	GEOMETRIC PLAN
SHEET NUMBER	CX1.1



PROPOSED BANQUET FACILITY PLAN

PARKING SPACE COUNT	102
STANDARD HANDICAP	5



OVERALL SITE PLAN

Exhibit C

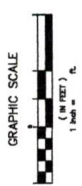
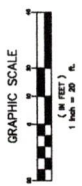
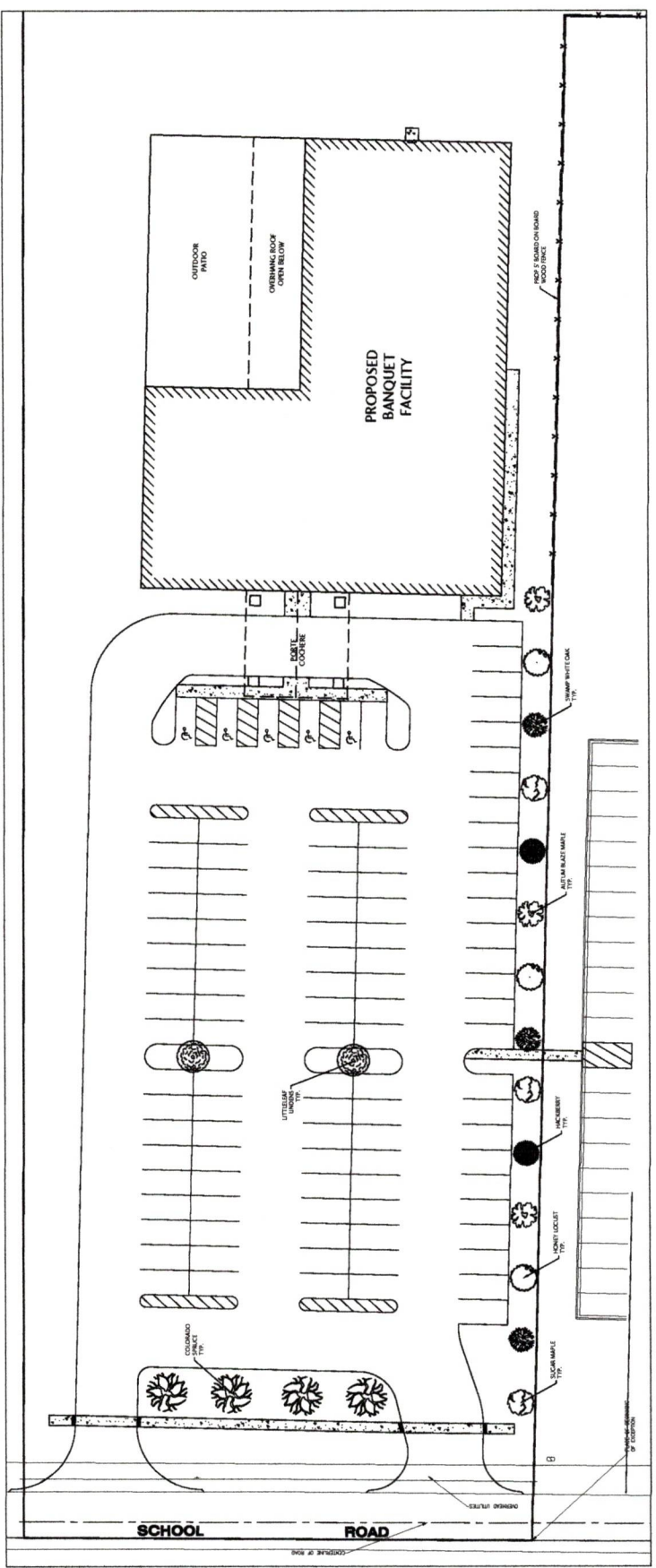
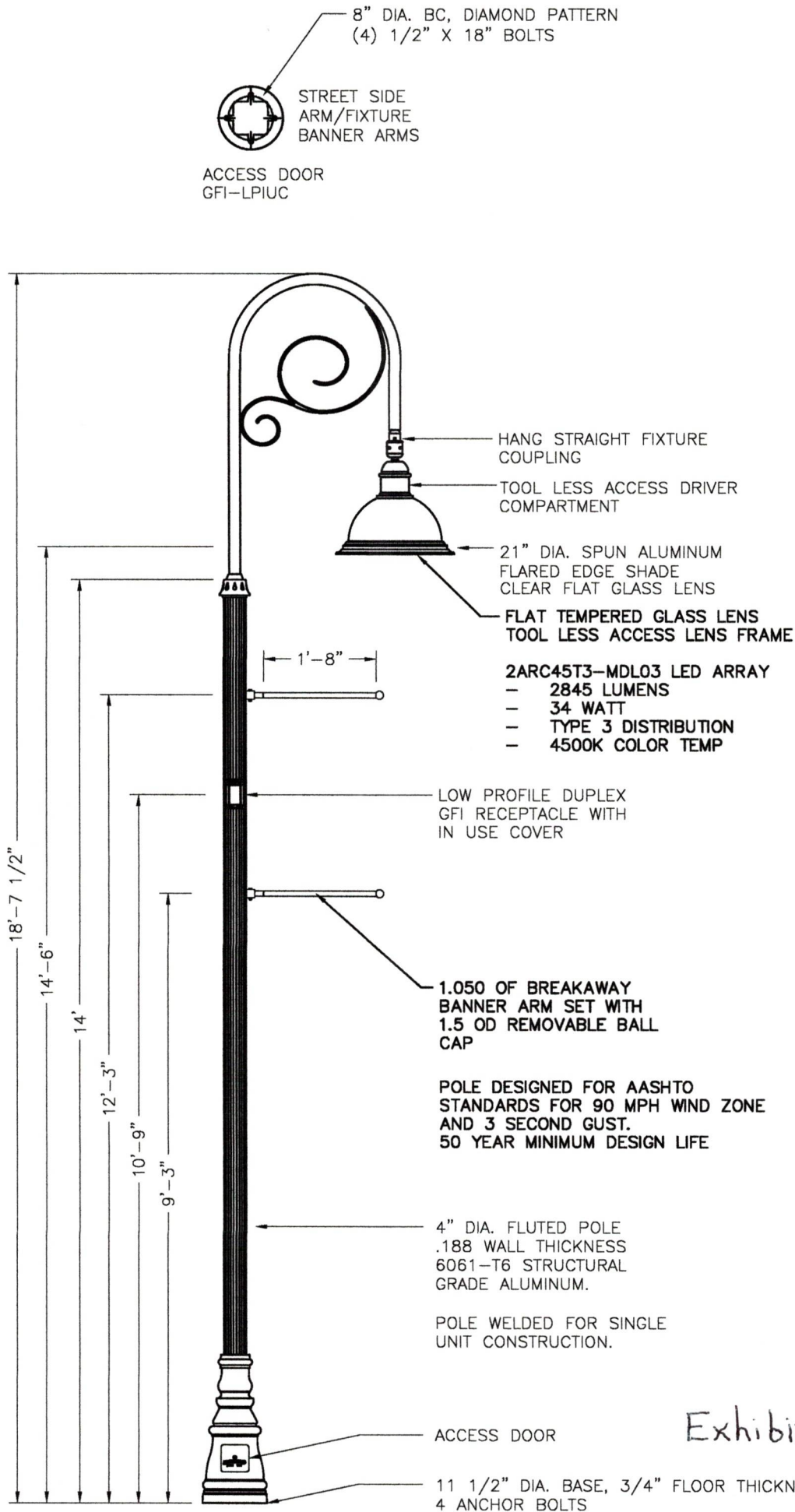


Exhibit D



REV	REVISIONS	DATE	RVSD	JOHNSBURG, IL IDOT 107, CONTRACT 61D31	SS
A	ORIGINAL	8-7-17		1A-1521LED-F-2ARC45T3-MDL03-FG-EZ/OQR/3614FP4.188-GFILPIUC- BDBA6/BK	SCALE
				TYPE: ORNAMENTAL LIGHT UNIT WITH BANNER	DRAWING NUMBER
				POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"	SC28948A
				SternbergLighting ESTABLISHED 1927 / EMPLOYEE OWNED	

Exhibit E

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Ringwood, Illinois ("*Village*");

WHEREAS, MS Holdings, LLC ("*Petitioner*") represents to the Village that it is the sole record title owner of that certain property with a commonly known address of 4915 Ringwood Road in the Village ("*Property*") as legally described in Exhibit A hereto; and

WHEREAS, Ordinance No. 10-08, adopted by the Village President and Board of Trustees on October 20, 2025 ("*Ordinance*"), zones the Property to R-1 Single-Family Residential with a conditional use to allow for a banquet facility on Parcel A along with a conditional use for a kennel on Parcel B; and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Petitioner has filed, within 10 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, the Petitioner does hereby agree and covenant as follows:

The Petitioner does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

The Petitioner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

The Petitioner does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance for the Property.

Dated: October 20, 2025

ATTEST:

MS Holdings, LLC

By: 

Its: owner

By: 

Its: secretary

EXHIBIT F