

VILLAGE OF RINGWOOD
ORDINANCE NO. 97-11-2

AN ORDINANCE REZONING APPROXIMATELY 102 ACRES
LOCATED AT THE NORTHWEST CORNER OF BARNARD MILL ROAD
AND SCHOOL ROAD IN THE VILLAGE OF RINGWOOD, ILLINOIS

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 17TH DAY OF NOVEMBER, 1997

Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Ringwood, McHenry County, Illinois
this 17th day of November, 1997.

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LOCATED AT THE NORTHWEST CORNER OF BARNARD MILL ROAD
AND SCHOOL ROAD IN THE VILLAGE OF RINGWOOD, ILLINOIS

WHEREAS, Springwood Estates L.L.C. and Joel S. Dryer have filed a Petition with the Board of Trustees of the Village of Ringwood, Illinois sitting as the Village of Ringwood Zoning Board of Appeals requesting the Zoning reclassification of the following described property from its present A-1, Agricultural Zoning District Classification under the terms and provisions of the McHenry County Zoning Ordinance to E-1, Estate District Zoning District Classification under the McHenry County Zoning Ordinance;

The East Half of the East Half of the Northwest Quarter lying Northerly of the center line of Barnard Mill Road in Section 9, Township 45 North, Range 8 East of the Third Principal Meridian, (excepting that part being described as follows: Beginning at the point where the West line of said East Half of the East Half of the Northwest Quarter intersects the center of the highway running from Ringwood to Hebron and running thence North along said West line, 53 1/3 rods; thence Easterly parallel with the center of said highway, 30 rods; thence South, parallel with said West line, 53 1/3 rods to the

center of said highway; thence Westerly along the center of said highway, 30 rods to the place of beginning); also that part of the Northeast Quarter and the Southeast Quarter of said Section 9, lying North of the center line of Barnard Mill Road, being described as follows: Beginning at the Northwest corner of the said Northeast Quarter; thence Easterly along the North line thereof, to the Southwesterly right of way line of the Chicago and Northwestern Railway Company; thence along said line to the West line of the property described in Book 29 of Deeds, page 523; thence Southeasterly, 720.98 feet to the West line of the property described in Book "L" of Deeds, page 275; thence Southerly parallel with the East line of said Northeast Quarter, 1354.69 feet to the center line of Barnard Mill Road; thence Northwesterly along said center line, forming an angle of 75 degrees, 05 minutes, 21 seconds with the last described course, measured counter-clockwise therefrom, 114.90 feet to an angle in said center line; thence Northwesterly along said center line to the West line of said Northeast Quarter; thence Northerly along the West line of said Northeast Quarter to the place of beginning, in McHenry County, Illinois.

WHEREAS, the terms and provisions of the McHenry County Zoning Ordinance and Zoning Map are currently in effect in the Village pending adoption by the Village of its initial Zoning Ordinance; and,

WHEREAS, a hearing on said Zoning Petition was held before the Village of Ringwood Board of Trustees sitting as the Village of Ringwood Zoning Board of Appeals; and,

WHEREAS, the Petitioners propose to develop the above described property substantially in accordance with the Petitioners' Sketch Plan dated October 1, 1997 containing 57 lots average 1.61 acres per home site, a central park containing 40 acres and a civic set aside, which Sketch Plan is attached hereto and incorporated herein as Exhibit A, and,

WHEREAS, as a result of said hearing, the taking of evidence, and the viewing of exhibits presented to it, the Board of Trustees of the Village of Ringwood sitting as the Zoning Board of Appeals of the Village of Ringwood did recommend to the Village Board of Trustees of the Village of Ringwood the granting of the requested zoning reclassification to E-1, Estate District under the terms and provisions of the McHenry County Zoning Ordinance currently in effect in the Village, upon the following conditions: (1) that the subject premises shall be subdivided and developed substantially in accordance with the Petitioners' aforesaid Sketch Plan which is attached hereto as

Exhibit A subject, however, to such modifications therein that the Village Board may require regarding the number and location of subdivision entrance roads, (2) the keeping of farm animals, including horses, in said subdivision shall not be allowed and (3) that at the time the subject premises are subdivided the owners shall convey, or cause to be conveyed to the Village, a fee simple unincumbered title (evidenced by a title commitment for an owners title insurance policy, together with a current spotted platted survey showing the location of all buildings and other improvements) at the option of the Village, to either the 2.0 acre civic set aside parcel or to a portion of the 5.5 acre parcel containing the farm house and barn building depicted on Exhibit A.

WHEREAS, due and proper notice of said hearing was published in the Northwest Herald and was mailed to all taxpayers of record of all contiguous and abutting real estate as required by law; and,

WHEREAS, the Village Board of Trustees of the Village of Ringwood have considered the aforesaid recommendation submitted to it.

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

SECTION 1. That the above described real estate be and the same is hereby classified E-1, Estate District, as provided in the McHenry County Zoning Ordinance which is currently in effect in the Village upon the following express conditions: (1) that said premises shall be subdivided and developed substantially in accordance with the Petitioners' above described Sketch Plan which is attached hereto as Exhibit A and incorporated herein by reference subject, however, to such modifications that the Village Board may require regarding the number and location of subdivision entrance roads , and (2) the keeping of farm animals, including horses, in said subdivision shall not be allowed and (3) that at the time the subject premises are subdivided the owners shall convey, or cause to be conveyed to the Village, a fee simple unincumbered title (evidenced by a title commitment for an owners title insurance policy, together with a current spotted platted survey showing the location of all buildings and other improvements) at the option of the Village, to either the 2.0 acre civic set aside parcel or to a portion of the 5.5 acre parcel containing the farm house and barn building depicted on Exhibit A.

SECTION 2. That the Zoning District Map of the Village of Ringwood shall contain and reflect the following notation with respect to the above described property: "E-1, Estate District, McHenry County Zoning Ordinance dated July 18, 1995, Subject To Specific Subdivision and Developmental Conditions."

SECTION 3. All ordinances, or parts thereof, in conflict with the terms and provisions hereof, be and the same are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

PASSED THIS 17TH DAY OF NOVEMBER, 1997.

AYES: TRUSTEES BAUER, BRUCE, HOGAN, KEPES, SWANSON AND EVERETT

NAYS: _____

ABSTAIN: _____

ABSENT: _____

NOT VOTING: NONE

APPROVED THIS 17TH DAY OF NOVEMBER, 1997.

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:

Patricia A. Malo
VILLAGE CLERK