

VILLAGE OF RINGWOOD, ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, the undersigned, do certify that I am the duly elected and acting clerk of the Village of Ringwood, Illinois, in the State and County aforesaid, and that I am the keeper of the minutes, journal of proceedings and other records of the President and Board of Trustees of the Village.

I do further certify that the attached is a true and correct copy of Ordinance No. 97-12-3 being an ordinance adopted December 15, 1997, amending the Year 2010 Land Use Plan Map category of newly annexed territory to the Village of Ringwood, McHenry County, Illinois.

IN WITNESS THEREOF, I have affixed hereto my official seal and signature this 12 th day of Jan., 1998.

Patricia Q. Wals
Village Clerk



VILLAGE OF RINGWOOD
ORDINANCE NO. 97-12-3

AN ORDINANCE ZONING THE NEWLY ANNEXED GAYLOR
TERRITORY TO THE VILLAGE OF RINGWOOD, McHENRY COUNTY, ILLINOIS

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 15TH DAY OF DECEMBER, 1997

Published in pamphlet form by authority
of the President and Board of Trustees
of the Village of Ringwood, McHenry County,
Illinois this 15th day of December, 1997.

ORDINANCE NO. 97-12-3
AN ORDINANCE ZONING THE NEWLY ANNEXED GAYLOR
TERRITORY TO THE VILLAGE OF RINGWOOD, McHENRY COUNTY, ILLINOIS

WHEREAS, a written Petition signed by the former owner of the Property ("MacGil Co., Inc.") and Robert E. Gaylor and Morna K. Gaylor, Contract Purchasers, ("Petitioners") has been filed with the Village Clerk of the Village of Ringwood, Illinois requesting a zoning amendment and variations under the provisions of the Zoning Ordinance of the Village of Ringwood, as adopted, concerning the following described premises:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 51 MINUTES, 52 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, FOR A DEED DISTANCE OF 1345.60 FEET (1345.55 FEET MEASURED); THENCE NORTH 0 DEGREES, 33 MINUTES, 12 SECONDS WEST, 15.44 CHAINS (1019.04 FEET); THENCE NORTH 89 DEGREES, 41 MINUTES, 54 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 15.44 CHAINS (1019.04 FEET) OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 41.73 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES, 41 MINUTES, 54 SECONDS WEST, 959.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A CURVE, HAVING A RADIUS OF 3075.76 FEET (AS SAID CURVE IS CONVEXED TO THE SOUTHWEST), FOR AN ARC DISTANCE OF 998.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 0 DEGREES, 58 MINUTES, 25 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 101.86 FEET; THENCE SOUTH 85 DEGREES, 23 MINUTES, 46 SECONDS EAST, 1151.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE SOUTH 0 DEGREES, 08 MINUTES, 50 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 0 DEGREES, 33 MINUTES, 12 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 972.26 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

WHEREAS, the Village of Ringwood ("Village") has not adopted a Zoning Ordinance regulating the uses within the municipal limits of the Village; and

WHEREAS, the Petitioners requested that the Village adopt those portions of the County Ordinance necessary to classify the Subject Property in the manner requested and allow the uses intended by the Petitioners, and

WHEREAS, the Petitioners intend to develop the Subject Property as a Business Park with lots that are a minimum of one acre in size and with buildings that are constructed in accordance with covenants included in an Annexation Agreement that are mutually acceptable to the Village and the Petitioners; and

WHEREAS, the Petitioners requested that the Subject Property be reclassified as "I-1" - Light Industry District within the meaning of said classification as set forth in the County Ordinance, and in addition, that the uses permitted in the "B-3" - General Business specified in the County Zoning Ordinance be added to the list of uses allowed within the aforesaid "I-1" - Light Industry District and such variations as would be allowed in an Annexation Agreement with the Village; and

WHEREAS, a hearing was held before the Village of Ringwood Board of Trustees, acting as the Zoning Board of Appeals ("Board"), at which time said Board did take evidence and view exhibits presented thereat by the Petitioners; and

WHEREAS, based on the evidence heard, the Board found that there were no overriding reasons for not granting the requested amendment.

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

SECTION 1. That the zoning classification of the Subject Property is hereby changed to I-1,

Light Industry District, zoning classification within the meaning of the 1996 McHenry County Zoning Ordinance provisions in effect on the date hereof, which ordinance is incorporated herein by reference; that the McHenry County Zoning Ordinance B-3 General Business District uses permitted by right shall also be permitted on the subject property (except those interlined on Exhibit "A"); that the McHenry County Zoning Ordinance B-3 General Business District uses permitted as conditional uses (except those interlined on Exhibit "A"), if granted by the Corporate Authorities subsequent to compliance with the hearing processes before the Village of Ringwood Zoning Board of Appeals and subject to such conditions as may be required by the Corporate Authorities of the Village shall be allowed; the table of such McHenry County Zoning Ordinance B-3 permitted and conditional uses is attached hereto as Exhibit "A" and is incorporated herein by reference.

SECTION 2. That Lot 13 (as depicted on the Concept Plat of Subdivision which is attached as Exhibit "C" to the Annexation Agreement and which is incorporated herein by reference) is granted a Conditional Use Permit for the outdoor storage of commercial equipment and vehicles in accordance with the Conceptual Plan which is attached hereto as Exhibit "B".

SECTION 3. That Lots 11, 12, 14 and 15 (as depicted upon the aforesaid Concept Plat of Subdivision) are hereby granted a Conditional Use Permit for the outdoor storage of commercial equipment and vehicle in the rear yards of said lots subject to such fencing and screening that the Village Board of Trustees may hereafter require.

SECTION 4. Lot width frontage variations are hereby granted to those lots depicted on the aforesaid Concept Plat of Subdivision, which do not have the required 150 foot width frontage, in accordance with the frontage widths as depicted for such lots on the aforesaid Concept Plat of Subdivision.

SECTION 5. Bituminous concrete (asphalt) paving of the aforesaid outdoor storage of commercial equipment and vehicle areas of Lots 11 through 15 shall not be required.

SECTION 6. That the Zoning District Map of the Village of Ringwood shall contain the following notation with respect to the subject property:

"I-1 Light Industry District, pursuant to 1996 McHenry County Zoning Ordinance including other uses, conditional uses and variances described in Annexation Agreement."

SECTION 7. 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 8. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

SECTION 9. This ordinance shall be published in pamphlet form by and under the authority of the Corporate Authorities of the Village of Ringwood, Illinois.

PASSED THIS 15TH DAY OF DECEMBER, 1997.

AYES: Swanson, Bauer, Bruce, Hogan and Kepes

NAYS: NONE

ABSTAIN: NONE

ABSENT: Everett

NOT VOTING: NONE

APPROVED THIS 15TH DAY OF DECEMBER, 1997.

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:

Patricia A. Malo
VILLAGE CLERK