

VILLAGE OF RINGWOOD, ILLINOIS

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

I, the undersigned, do certify that I am the duly appointed 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 the Board of Trustees of the Village.

I do further certify that the attached is a true and correct copy of Ordinance No. 03-6-1 being an ordinance adopted June 16, 2003, providing for a Zoning Map Amendment, Text Amendment and a Conditional Use Permit, PPI #09-10-326-004, Approximately 8.17 Acres.

IN WITNESS THEREOF, I have affixed hereto my official seal and signature this 16th day of June, 2003.



Village Clerk

ORDINANCE NO. 03-6-1

**AN ORDINANCE PROVIDING FOR A ZONING MAP AMENDMENT,
TEXT AMENDMENT and a CONDITIONAL USE PERMIT
PPI #09-10-326-004
APPROXIMATELY 8.17 ACRES**

ADOPTED BY THE VILLAGE BOARD OF THE
VILLAGE OF RINGWOOD
McHENRY COUNTY,
ILLINOIS

THIS 16th DAY OF JUNE, 2003

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

IN THE MATTER OF THE APPLICATION OF)
JOEANN HURST FOR A TEXT AMENDMENT, MAP)
AMENDMENT, AND CONDITIONAL USE PERMIT)
UNDER THE VILLAGE OF RINGWOOD ZONING)
ORDINANCE, McHENRY COUNTY, ILLINOIS.)

ORDINANCE

WHEREAS, your Petitioner, JOANNE HURST, has filed a Petition with the Village of Ringwood Zoning Board of Appeals requesting a text amendment, map amendment, and conditional use permit under the Zoning Ordinance of Village of Ringwood, as it relates to the real property, more fully described as follows:

SEE EXHIBIT "A"

The Permanent Property Index Number for the subject property is 09-10-326-004.

The property is located in McHenry Township, McHenry County, Illinois; and

WHEREAS, the Petitioner requests that the text of the Village of Ringwood Zoning Ordinance be amended as follows:

Building Materials, Sales and Storage shall be a Conditional Use in the B-1 Zoning District.

WHEREAS, the Petitioner requests the following Map Amendment to the Village of Ringwood Zoning Ordinance:

That the property be reclassified from the A-1 Agricultural District to the B-1 Neighborhood Business District.

WHEREAS, the Petitioner requests the following Conditional use permit:

- a) That the Petitioner be allowed to use the property for the operation of a insulation business, including on-site retail sales.
- b) That the Petitioner be allowed to use the Pole Barn, as currently improved for storage of building materials.

WHEREAS, a hearing on said Petition was held before the Zoning Board of Appeals of The Village of Ringwood, in the manner and form prescribed by Ordinance and Statute; and

WHEREAS, as a result of said hearing, the taking of evidence, the viewing of exhibits advanced thereat, the Zoning Board of Appeals did not vote in favor of the granting of the requested amendments and conditional use permit; and

WHEREAS, the Village of Ringwood Board has considered the recommendation as submitted by the Zoning Board of The Village of Ringwood; and

WHEREAS, the Village of Ringwood Board has determined that the standards for amendment and conditional use permit as set forth in the Village of Ringwood Zoning Ordinance and the Illinois Compiled Statutes have been met.

NOW, THEREFORE, BE IT ORDAINED, that the Zoning Ordinance and Zoning Maps of the Village of Ringwood, and such Ordinances and such maps as amended, be and the same are hereby amended to permit the following:

1. The text of the Village of Ringwood Zoning Ordinance is amended to allow Building Materials, Sales and Storage as a Conditional Use in the B-1 Zoning District; and
2. The map amendment is granted and the property described in Exhibit "A" is reclassified from the A-1 Agricultural District to the B-1 Neighborhood Business District; and
3. A conditional use permit is granted to allow Building Materials, Sales and Storage on the site, subject to the following conditions:
 - a. All parking lots and driveway areas must be paved within 12 months or no later than 6/16/04.
 - b. Outdoor storage of the following is prohibited – All types of material and equipment, trucks of all types including box trucks, semi-trucks, vans. Trailers of all types, campers, boats, ATV's and any other recreational equipment, material or vehicles.
 - c. That the Village of Ringwood will received the maximum amount of sales tax generated by the insulation business for the full term of this conditional use as permitted under the laws of the State of Illinois. Also the petitioner will immediately notify the appropriate State agency responsible for the distribution of the sales tax and inform them of the Insulation Company new billing address of 4418 Route 31, Ringwood, IL 60072. The village clerk must receive a copy of the above letter.

- d. That the petitioners be allowed to crop cut the grass for the full term of the conditional use as highlighted in yellow on the attached document identified as Exhibit "A".
- e. That the attached landscaping plan identified as Exhibit "B" will be completed within 6 months, or no later than 12/16/03.
- f. That the Log Cabin (Primary Residence) can only be owner occupied as a single-family residence, office to support the insulation business or both.
- g. That any additional accessory building space is limited to additions to the existing accessory building on the property. Additional accessory buildings on the property are prohibited.

This Ordinance shall be in full force and effect from and after its passage as by law provided.

If any part, sentence, clause or provision of this Ordinance is adjudged to be unconstitutional or invalid, the remainder of this Ordinance shall not be affected thereby.

Dated this 16th day of JUNE, 2003.

Richard E. Mack
Village of Ringwood President

ATTEST:

Susan Kennebeck
Village Clerk

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| NUMBER VOTING AYE: | <u>6</u> |
| NUMBER VOTING NAY: | <u>1</u> |
| NUMBER ABSTAINING: | <u>0</u> |
| NUMBER ABSENT: | <u>0</u> |