

BULL VALLEY ZONING ORDINANCE

SECTION 1: Title. This ordinance shall be known and referred to as the “Village of Bull Valley Zoning Ordinance” or the “Bull Valley Zoning Ordinance” or “this ordinance.”

SECTION 2: Context. This ordinance is adopted within the context and in recognition of the following:

2.1 **Existing Conditions.** Existing environmental, cultural and development conditions, which are as follows:

2.1-1 A geographical, topographical and natural environment of two large valleys created by glacial activity with resulting hills, and characterized by heavily wooded areas, prairies, meadows and open farmlands, ponds, streams, marshy areas and other wetlands, flood plains, uplands, scenic vistas, and wildlife, all of which is conducive to conservation, outdoor recreation and use of open space as open space;

2.1-2 A cultural area, in relation generally to all of McHenry County and in particular to the cities of Woodstock, Crystal Lake and McHenry, of generally low density rural residential improvement wherein most structures are confined in use to farming or open estate residential uses, there being no industrial, commercial or dense residential, including multi-family uses;

2.1-3 A resulting population of 433 persons living in a municipality containing approximately 1,330 acres and an area of approximately 2½ square miles.

2.2 **Political and Historical Conditions.** Political and historical conditions, which are as follows:

2.2-1 Many of the owners of, or their predecessors in title to, the land that lies within the boundaries of the municipality had done the following prior to the incorporation of the Village:

(a) Joined and maintained membership in the Countryside Improvement Association, and its successor, the Bull Valley Association, the purposes of which organizations were and are as follows:

(i) To maintain, promote, protect, advance and otherwise deal with residents and property of the open, rural residential areas that lie between the cities of Woodstock, McHenry and Crystal Lake;

(ii) To maintain, improve, protect and conserve the environmental character, land usage patterns, appearance, safety and sanitary conditions of the area, and to promote and aid in civic affairs of general interest.

- (b) As a condition of continued membership in said organization they have pledged that they would keep their property classified under the McHenry County Zoning Ordinance for agricultural or residential purposes and that they would not divide their property into units with less than the maximum acreage allowed by the estate classification of said ordinance.
 - (c) As members of said organization, supported its programs of appearances at various zoning hearings conducted by the Zoning Board of Appeals of McHenry County, Taking positions of record at such hearings in support of the purposes and conditions of membership of the organization.
- 2.2-2 Much of the land that lies within the boundaries of the municipality was voluntarily reclassified by the owners thereof in 1955 from various classifications, but mainly farming, to the Estate classification under the McHenry County Zoning Ordinance, said classification being the most restrictive in terms of density of residential development allowed under said ordinance, all in conjunction with owners of land lying outside the Village but within the same area who engaged in the same reclassification, and wherein more than 3,000 acres were so reclassified.
- 2.2-3 As members and officers of the Countryside Improvement Association provided the impetus and leadership for the Eastern McHenry County Plan Association, a voluntary organization of citizens of Woodstock, Crystal Lake, McHenry and surrounding environs concerned about the possible results of unguided growth of a predominantly rural area into an urban complex, which organization in 1961 employed the services of the architectural and planning firm of Stanton and Rockwell to devise a prototype land use plan and zoning rationale for that area of the County, including Bull Valley, and whose report of July 25, 1961, suggested that a large part of the Bull Valley area be zoned for a residential/estate use of a minimum of 5-acre tracts, based upon the following premise:
- “Unlike the traditional concept of a community where the most intense use is at the center of the area and becomes more open as the distance from the center increases, the EMCPA area has at its center a very attractive rolling, wooded area currently developed in low density, open estate type residential and farm development (and) included in this center portion are two very broad, scenic valleys which should be retained for non-intensive development.”
- 2.2-4 The legal, political and financial impetus for the incorporation of the Village was provided by said Bull Valley Association.
- 2.2-5 The corporate limits and extraterritorial areas of influence or planning and zoning jurisdiction of the cities of McHenry, Crystal Lake and Woodstock are in close proximity to the Village, and in some areas, within that area outside the Village limits that culturally and environmentally are logically related to the Village.