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**THE VILLAGE OF WILLOW SPRINGS  
COOK COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 2016-O-18**

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**AN ORDINANCE APPROVING A VARIANCE FOR 10809 URSULA  
DRIVE IN THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY,  
ILLINOIS**

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**ALAN NOWACZYK, President  
ADENA BASKOVICH, Village Clerk**

**GEORGE BARTIK  
MARIO IMBARRATO  
ANNETTE KAPTUR  
KEVIN J. MALONEY  
KATHRYN STANPHILL  
JERRY STRAZZANTE**

**Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Willow Springs on 04/28/16 ODELSON & STERK, LTD. - Village Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

ORDINANCE NO. 2016-O-18

AN ORDINANCE APPROVING A VARIANCE FOR 10809 URSULA DRIVE IN THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS

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**WHEREAS**, Petitioners, Jim and Patty Mulcahy, have filed with the Village of Willow Springs an application for a variance (the "*Application*"), a copy of which is attached hereto and made a part hereof as Exhibit A, for the property commonly known as 10809 Ursula Drive (the "*Property*"); and

**WHEREAS**, the Property is zoned R-1 Residential and the Petitioner is seeking a variance from the Village Code regarding side yard setback and front yard setback; and

**WHEREAS**, the Plan and Zoning Commission held a public hearing on April 20, 2016 to hear testimony and consider the variance, along with all other requested documents submitted by the Petitioner, in accordance with Village Code of the Village of Willow Springs; and

**WHEREAS**, the Plan and Zoning Commission issued a written recommendation to the Village Board that the requested front and side yard setbacks be approved (the "*Recommendation*"), a copy of which is attached hereto and made a part hereof as Exhibit B; and

**WHEREAS**, the Application and Recommendation have been reviewed by staff and the Building Department Consultant; and

**WHEREAS**, the Village Board have also reviewed the Recommendation of the Plan and Zoning Commission (Exhibit B), and considered the testimony presented at the April 20, 2016 Village Board meeting; and

**WHEREAS**, the President and the Board of Trustees of the Village of Willow Springs have reviewed the Application, Recommendation and Testimony and, after due consideration, have determined that it is in the best interests of the Village to approve a 6 foot variance.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**SECTION 2:** The written findings of fact and recommendation of the Plan and Zoning Commission are hereby accepted and incorporated herein and made a part hereof, as if fully set forth in their entirety.

**SECTION 3:** The Village President and Board of Trustees have reviewed the Application, Recommendation and Testimony and agree to approve the front yard and side yard setback variances on the Property in accordance with the application attached hereto as Exhibit A.

**SECTION 4:** If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

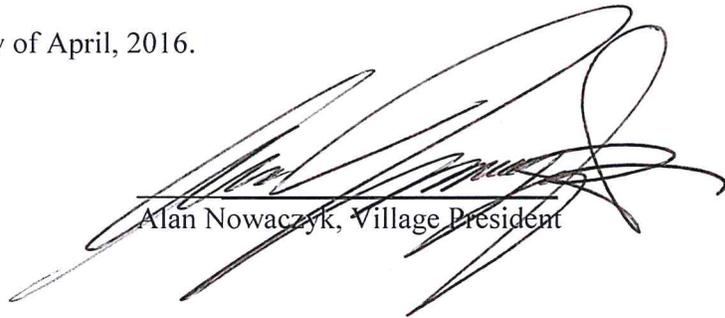
**SECTION 5:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval by the Village Board, and publication as provided by law.

ADOPTED this 28<sup>th</sup> day of April, 2016, pursuant to a roll call vote as follows:

	PRESENT	ABSENT	AYE	NAY	ABSTAIN
Bartik	✓		✓		
Imbarrato	✓		✓		
Kaptur	✓		✓		
Maloney	✓		✓		
Stanphill	✓		✓		
Strazzante	✓		✓		
(Mayor Nowaczyk)	✓				
<b>TOTAL</b>	7	0	6	0	0

APPROVED this 28<sup>th</sup> day of April, 2016.



Alan Nowaczyk, Village President

ATTEST:



Adena Baskovich, Village Clerk

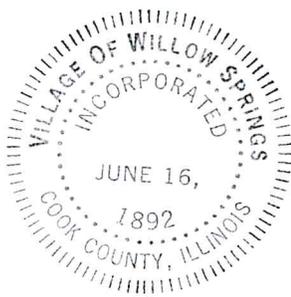
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CERTIFICATION**

I, Adena Baskovich, DO HEREBY CERTIFY that I am the duly qualified and appointed Clerk of the Village of Willow Springs, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the Village of Willow Springs, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE No. 2016-O-18** “AN ORDINANCE APPROVING A VARIANCE FOR 10809 URSULA DRIVE IN THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS” adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on April 28, 2016.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois this 28<sup>th</sup> day of April, 2016.



\_\_\_\_\_  
Adena Baskovich, Village Clerk  
Village of Willow Springs, Cook County, Illinois

EXHIBIT A  
*Application for Variance*

# AGENDA

## Planning & Zoning Commission Meeting of the Village of Willow Springs

*April 20, 2016 - 7:00 pm.*

*Location held:*

Village of Willow Springs Village Hall  
One Village Circle  
Willow Springs, IL. 60480

### **Item #1**

213 Mound

Variance request to build a porch in the front of the house

### **Item #2**

10809 Ursula Drive

Variance request for a new master bedroom addition and garage addition. Existing garage to be turned into interior space for the home. Extensive landscaping will be around the new addition and front yard.

### **Item #3**

8960,8968,8980 S. Archer-Continued Meeting

Revised plans for proposed construction of 1 mixed use/residential building and 20 townhomes.

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### ***Planning and Zoning Commissioners***

*Tom Kaptur (chairperson)*  
*Bill Tortoriello*  
*Kathy Wendell*

*Irene Haugen*  
*Larry Greenberg*

The Village of Willow Springs  
(708) 467-3700 (phone)  
(708) 467-3710 (fax)

Village of Willow Springs  
Zoning Application



**IMPORTANT NOTICE  
TO  
APPLICANTS**

Upon filing with the Village Clerk's office, the Application process will be as follows:

1. The Application will be reviewed by Village staff to determine if it is completed, the appropriate relief is requested, and the proper fee has been submitted. **The application is not deemed accepted and ready for processing until the staff review is completed and you are so notified. If the application is not complete, it will be returned to you with an explanation and instructions to complete the application.**
2. Upon acceptance of the completed Application, it will be placed on the Agenda at the next Village Board meeting for referral by the Village Board to the Plan Commission for required public hearings or meetings. The Village Board meets on the second and fourth Thursdays of each month, unless rescheduled for holidays.
3. The Plan Commission will schedule, in accordance with public notice requirements, the public hearings/meetings required. The Plan Commission meets on the first Wednesday of each month.
4. Applicants and their professionals are urged to review the Village of Willow Springs Zoning and Subdivision Ordinances in order to file and present all documentation and evidence necessary, and in the form required, for the particular zoning or subdivision requested.

VILLAGE OF WILLOW SPRINGS,  
COOK COUNTY, ILLINOIS

APPLICATION FOR ZONING AMENDMENT,  
VARIATION, SPECIAL USE PERMIT,  
SPECIAL USE-PLANNED UNIT DEVELOPMENT,  
AND SITE PLAN REVIEW

PLEASE TYPE OR PRINT

TO: Village Clerk  
Village of Willow Springs  
One Village Avenue  
Willow Springs, IL 60480

Date: Feb. 22, 2016

1. Applicant: Jim and Patty Mulcahy Phone: 708 774 1510  
Address: 10809 Ursula Drive Fax:

2. Owner: Jim and Patty Mulcahy Phone: 708 774 1509  
Address: 10809 Ursula Drive Fax:

3. An Applicant for a Zoning Amendment, Special Use Permit, Variation or Site Plan Review must have a present legal interest in the property, e.g. owner, contract purchaser or lessee. *If the Applicant is not the owner of the property which is the subject of this Application, he must submit with this Application a letter of authorization from the owner of the property.*

4. Address of Property: 10809 Ursula Drive, Willow Springs, IL 60480

5. Legal Description of property: Lot 2 in Scopelite's Subdivision, being a Resubdivision of Lot 18 in Liberty Grove Subdivision Unit No. 2 in the South-West 1/4 of Section 32, Township 38 North, East Range 12 East of the Third Principal Meridian, in Cook County, Illinois

6. Permanent Real Estate Index No.: 18-32-303-035-0000

7. Nature of request (check all that apply):  
 Zoning Amendment  
 Variation  
 Special Use  
 Special Use-Planned Unit Development  
 Site Plan Review

8. If this Application is for a Zoning Amendment or Site Plan Review, answer the following:  
(A) Present zoning classification of property:  
(B) proposed zoning amendment:  
(C) Existing structure(s) on property:  
(D) Size of property, acreage and/or square feet:  
(E) Describe the present uses on the property and proposed uses if rezoned:

**NOTE:** All Applicants for Zoning Amendment must review Village Code Section 9A-1-7 and be prepared to present evidence to the Plan Commission or other hearing body to support the necessary findings of fact required in accordance with the standards set forth therein.  
All Applicants for Site Plan Approval must review Village Code Section 9A-1-9 to comply with all Site Plan Review approval requirements.

(F) If the property is to be improved, set forth a brief description of the improvements to be made:  
New Master bedroom Addition and Garage addition. Existing garage to be turned into interior space for the home. Extensive landscaping will be around the new addition and front yard.

9. If Application is for a Variation, answer the following:

(A) Present zoning classification of property: R1

(B) Proposed variation request: Side yard setback of 4'-0" at th South property line

Front yard setback of 12'-0" at the front NW property line

(C) State the nature of the hardship or practical difficulty requiring the request for variation: \_\_\_\_\_

The lot is a triangle which makes the lot very difficult to build on. This causes unreasonable zoning restrictions that more conventional lots don't have for building.

(D) Describe existing structure(s) on property: Slit level ranch house with an attached garage

(E) Size of property, acreage and/or square feet: 10,928 sq ft.

**NOTE:** All Applicants for Variation(s) must review Village Code Section 9I-2-3 (Standards for Variations) and 9A-2-4 (Authorized Variations) and be prepared to present evidence to the Zoning Board of Appeals or other hearing body to support the necessary findings of fact required in accordance with the standards set forth therein.

10. If the Application requests a Special Use Permit which includes a Planned Unit Development, answer the following:

(A) Present zoning classification of property: \_\_\_\_\_

(B) Proposed special use requested: \_\_\_\_\_

(C) State reasons why the special use is requested: \_\_\_\_\_

(D) Describe existing structure(s) on the property: \_\_\_\_\_

(E) Size of property, acreage and/or square feet: \_\_\_\_\_

**NOTE:** All Applicants for Special Use Permit must review Village Code Section 9A-1-5 and/or 9A-1-5-1 for a Planned Unit Development and be prepared to present evidence and required documentation to the Plan Commission to support the necessary findings of fact required in accordance with the standards set forth therein.

11. Documents to be submitted with Application:

For all matters, an Applicant must submit the following:

(A) Ten (10) copies of a recent (not more than 6 months old) survey of the property prepared by an Illinois Registered Land Surveyor in accordance with Illinois Land Survey Standards locating all easements of record, improvements and building lot lines;

(B) Proof of ownership (Title Policy, etc.) or evidence of the Applicant's interest in the property.

(C) Such other drawings and plans, including Site Plans, Landscape Plans, building elevations and engineering drawings as are required by the Village Code for necessary approvals.



Section 9A-2-6 entitles "Fees" of the Village of Willow Springs Village Code states:

9A-2-6: **FEES**

A. Applications for a Variation, Special Use, Special Use – Planned Unit Development, Zoning Amendment or Site Plan Review shall be made in the office of the Village Clerk on forms provided by the Village Clerk. The applications shall be accompanied by a nonrefundable fee in the following amounts:

<u>Relief Required</u>	<u>Application Fee</u>
1. Variations	\$400.00
2. Special Use	\$750.00
3. Special Use – Planned Unit Development	\$750.00
4. Site Plan Review	\$750.00
5. Zoning Amendment	\$750.00

An applicant shall pay the appropriate application fee for each approval required. By way of example, if the applicant requires a Zoning Amendment (\$750.00), Site Plan Review (\$750.00), and Variation(s) (\$400.00), the total application fee payable is \$1,900.00.

B. The fee for filing a Notice of Appeal for review of any order, requirement, decision or determination of the Building Commissioner shall be Five Hundred and 00/100 Dollars (\$500.00). This fee shall be paid to the Office of the Village Clerk prior to filing the Notice of Appeal and is nonrefundable. A receipt from the Village Clerk evidencing payment of the fee shall accompany the Notice of Appeal when filed with the Plan Commission.

C. In addition to the payment of the foregoing fees in subsections A and B of this Section, the applicant, or owner of the subject property, if different, or person appealing in the case of an Appeal, shall reimburse the Village (or pay directly to the Village's consultants if so directed by the Village) all expenses, costs and fees incurred by the Village in its sole judgment in connection with the consideration and review of applications for Variation(s), Special Use, Special Use – Planned Unit Development, Zoning Amendment, Site Plan Review or an Appeal. Such costs shall include, but not be limited to: stenographic fees; engineering review fees; traffic engineer fees; financial consultants; planning consultants; landscape consultants; and other consulting fees; attorneys' fees; public hearing and other publication charges; and recording charges. These charges shall be paid within seven (7) days after an invoice is submitted to the applicant, owner or appellant by the Village Clerk or person performing the service, but in no event shall the Plan Commission or Village Board of Trustees take any final action or render any final decision on any application or Appeal prior to payment of all invoiced items. These fees and charges shall be paid notwithstanding an adverse decision to the applicant on an Appeal, the abandonment of the proceedings by the applicant, or the denial of the request of an applicant, in whole or in part, by the Plan Commission and/or the Village Board of Trustees.

D. In addition to the foregoing, the Village may, in its sole discretion, upon receipt of an application for a Variation, Special Use, Special Use – Planned Unit Development, Zoning Amendment or Site Plan Review, require the applicant to deposit with the Village for deposit by the Village into a special account, an advance payment, toward the subsection C development review fees and costs to be incurred by the Village. The amount of such deposit shall be determined by the Village, the receipt of which shall be a condition precedent to the Village's acceptance of an application and the commencement of the development/zoning review process.

E. From time to time as fees are incurred by the Village, they shall be paid by the Village from said special account and the applicant so notified. At such time as the Village deems necessary, the applicant shall deposit additional monies to the special account. The deposit of such additional monies within ten (10) days of a request therefore shall be a condition precedent to the Village continuing the development/zoning review process.

I, the undersigned, have received this document captioned "Reimbursement of Fees and Costs to the Village of Willow Springs," have read same and fully understand and agree to comply with the provisions contained herein. **I further understand, as set forth above, that no final action on my Application will be taken until all fees and costs for which I am obligated to the Village are paid.**

3/6/2016  
DATE

*James P. Mulcahy*  
SIGNATURE OF OWNER  
*Antonia A. Mulcahy*  
SIGNATURE OF APPLICANT

Please print the name of the party responsible for payment of fees and costs: \_\_\_\_\_

Address of Subject Property: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Applicant: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Phone #: \_\_\_\_\_

## Property Characteristics

### 2015 Tax Year Property Information



18323030350000 07/17/2007

**PIN:** 18-32-303-035-0000

**Address:** 10809 URSULA DR

**City:** WILLOW SPRINGS

**Township:** Lyons

**Property Classification:** 234

**Square Footage (Land):** 11,276

**Neighborhood:** 161

**Taxcode:** 21085

### Assessed Valuation

	2015 Board Certified	2014 Board of Review Certified
Land Assessed Value	6,483	6,483
Building Assessed Value	14,175	14,175
Total Assessed Value	20,658	20,658

### Property Characteristics

**Estimated 2015 Market Value** \$206,580

**Estimated 2014 Market Value** \$206,580

**Description** Split level residence with a lower level below grade, all ages, all sizes

**Residence Type** Multi-Level

**Use** Single Family

**Apartments** 0

**Exterior Construction** Frame/Masonry

**Full Baths** 1

**Half Baths** 1

**Basement<sup>1</sup>** Partial and Rec Room

**Attic** None

**Central Air** No

**Number of Fireplaces** 1

**Garage Size/Type<sup>2</sup>** 2 car attached

**Age** 29

**Building Square Footage** 1,313

**Assessment Pass** Board Certified

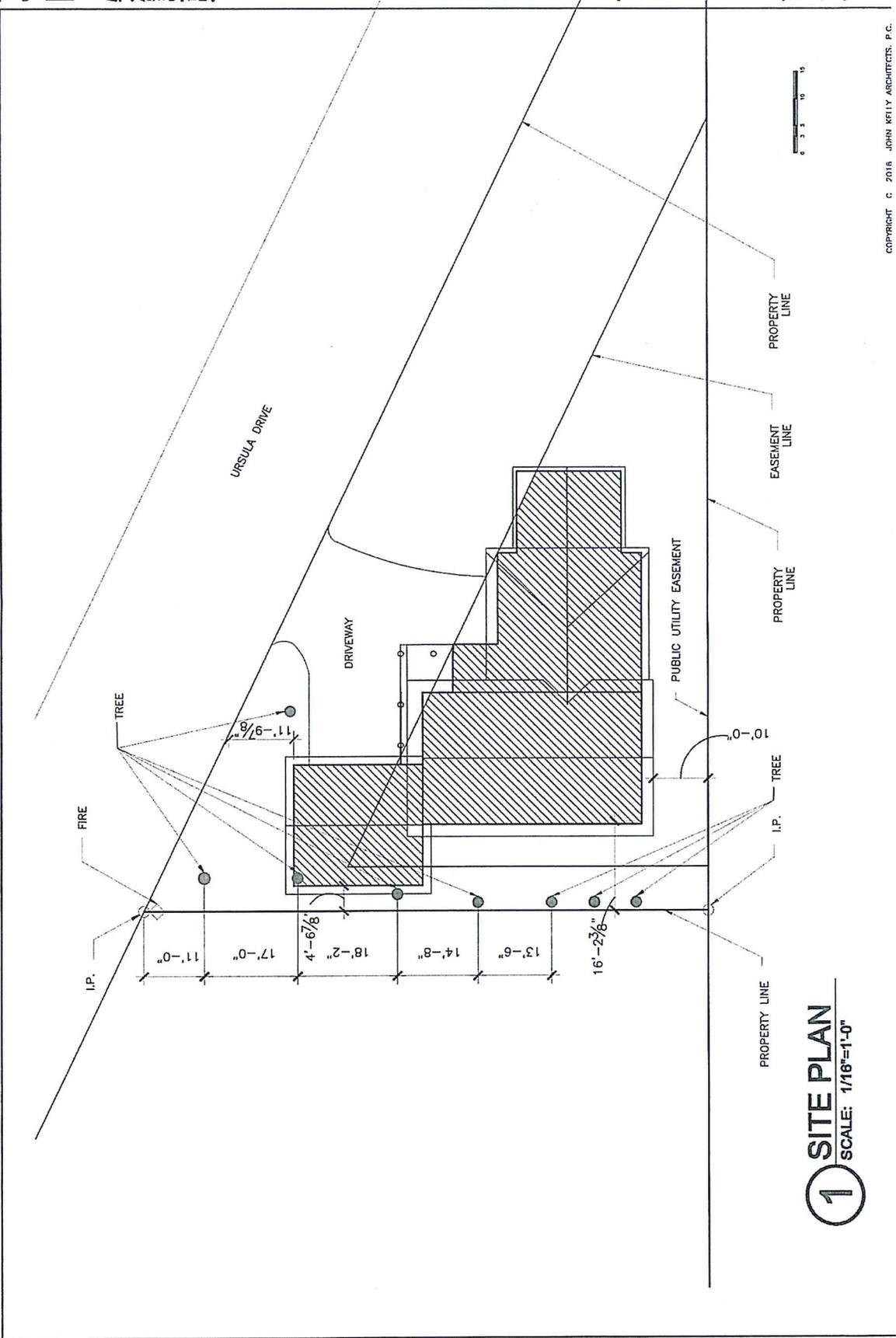
<sup>1</sup> Excluded from building square footage, except apartment

<sup>2</sup> Excluded from building square footage

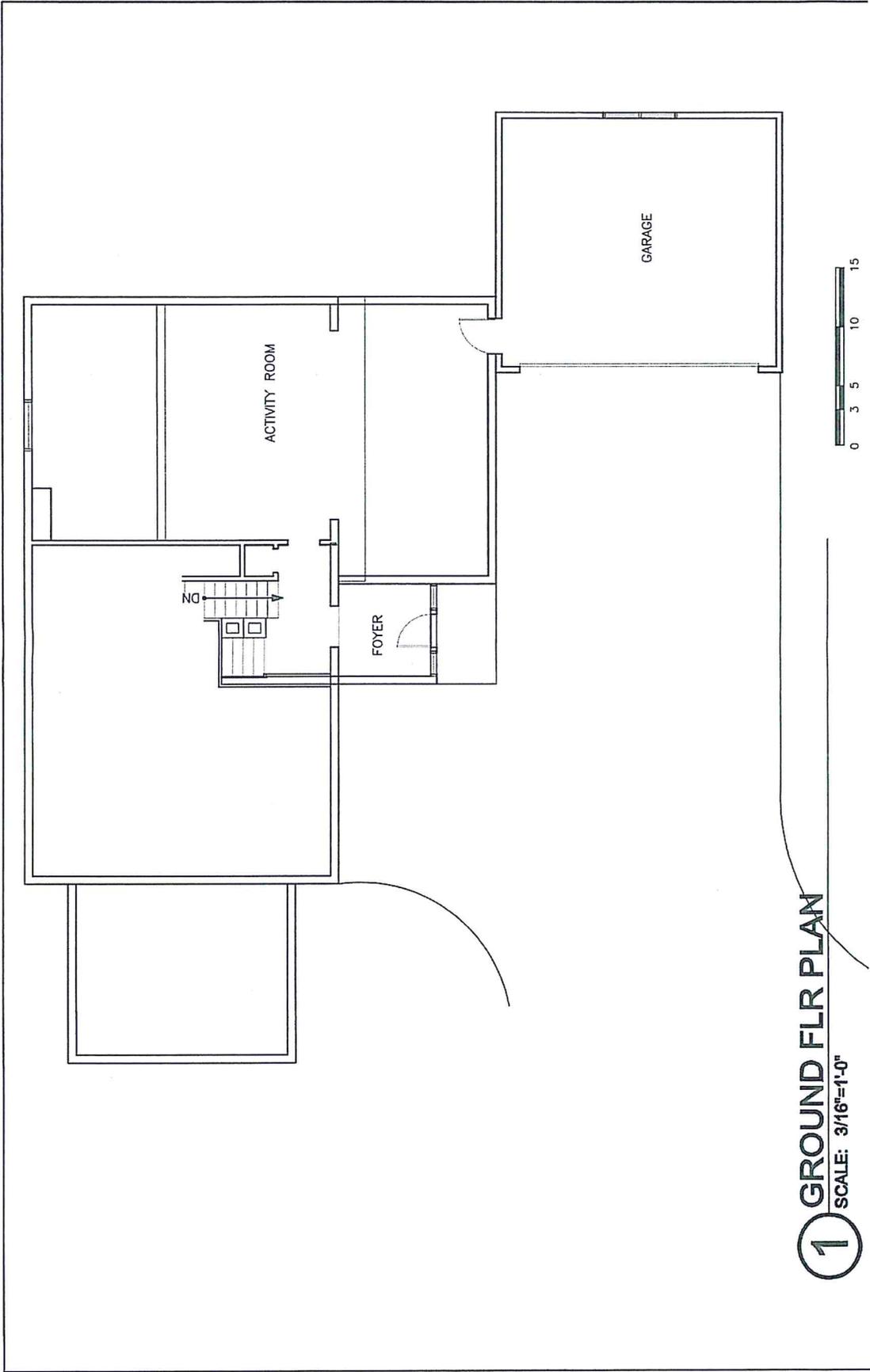
**J K A**  
**JOHN KELLY ARCHITECTS**  
 430 N. LAUREL ST. SUITE 104  
 CHICAGO, IL 60640  
 TEL: 773-751-0473  
 FAX: 773-751-0483

ISSUE: FEBRUARY 2, 2016

**MULCAHY RESIDENCE**  
 10809 URSULA DR  
 WILLOW SPRINGS  
 ILLINOIS 60080



COPYRIGHT © 2016 JOHN KELLY ARCHITECTS, P.C.



**1** GROUND FLR PLAN  
SCALE: 3/16"=1'-0"



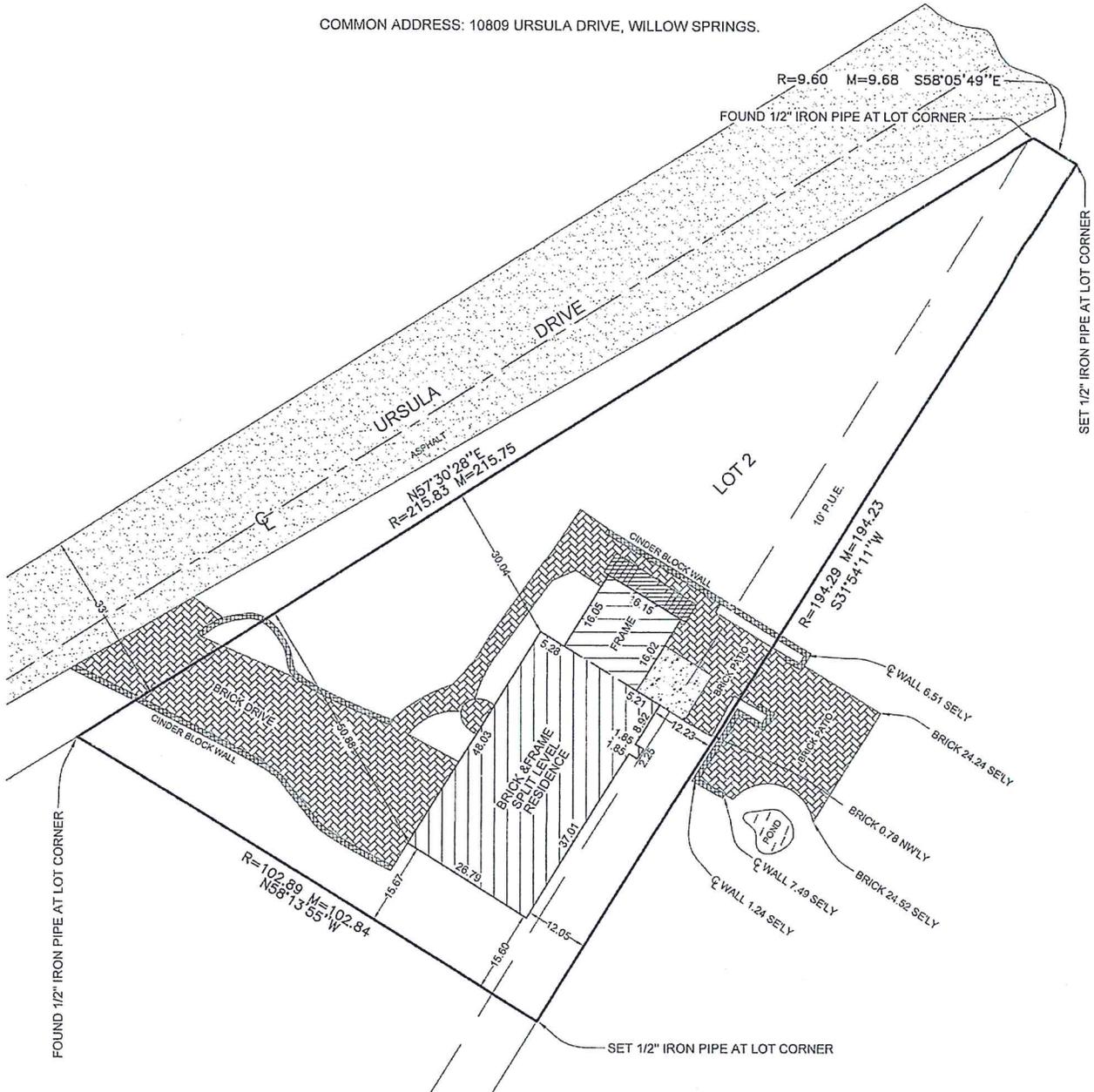
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

# SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60526  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

LOT 2 IN SCOPELITE'S SUBDIVISION OF LOT 18 IN LIBERTY GROVE SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 10809 URSULA DRIVE, WILLOW SPRINGS.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: FEBRUARY 24TH, 2016.

BUILDING LOCATED: FEBRUARY 24TH, 2016.

ORDERED BY: PATRICIA MULCAHY

PLAT NUMBER: 73C1 & 89NC33 & 161509 SCALE: 1" = 20'

### LEGEND

- M. = MEASURED DIMENSION
- R. = RECORDED DIMENSION
- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- ⊙ = CENTER LINE
- = WOOD PORCH/DECK/STEPS

STATE OF ILLINOIS ) ss. LOT AREA: 10,926 SQUARE FEET.  
COUNTY OF COOK )

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



EXHIBIT B

*Plan and Zoning Recommendation*

**RECOMMENDATION OF THE VILLAGE OF WILLOW SPRINGS  
PLAN AND ZONING COMMISSION TO THE PRESIDENT AND  
BOARD OF TRUSTEES OF THE VILLAGE OF WILLOW SPRINGS**

Dated: April 20, 2016

Applicant: Jim and Patty Mulcahy

Property: 10809 Ursula Drive, Willow Springs, Illinois

Current Zoning: R-1

Request for Hearing: Petitioner requested front and side yard variances.

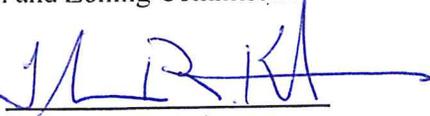
Public Hearing: A public hearing was held on April 20, 2016 before the Plan and Zoning Commission. Present were Chairman Kaptur, Commissioners Haugen, Wendell, Greenberg, and Tortoriello (by telephone), Attorney McGrath, Village Administrator Murray, and Building Commissioner Keslin.

Plans Submitted: Petitioner submitted an application for front and side yard variances based upon the unusual lot the current residence is located on. Architect John Kelly presented on behalf of petitioners. An update packet with color drawings and photos are attached as Exhibit 1. Chairman Kaptur asked what the average setback would be on this property and Mr. Kelly estimated it being 21 feet. Building Commissioner Keslin stated this is a classic case of the developer squeezing one more lot out of a development. Mr. Keslin stated the proposal would result in the current driveway being moved away from the side yard and noted the proposed construction goes with the angular roadway. He stated the proposed plan was very positive. Chairman Kaptur stated he was in favor of the project given the unique nature of the lot.

Public Comment: At the conclusion of the hearing, Commissioner Haugen approved the front and side yard variance as shown in the plans, which was seconded by Chairman Kaptur. The motion carried by a 5-0 vote.

Respectfully Submitted,

Village of Willow Springs  
Plan and Zoning Commission

By:   
Thomas Kaptur, Chairman