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

**ORDINANCE
NUMBER 2016-O-19**

**AN ORDINANCE APPROVING A VARIANCE FOR 213 MOUND IN THE
VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS**

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

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

Trustees

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-19

**AN ORDINANCE APPROVING A VARIANCE FOR 213 MOUND IN THE VILLAGE
OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS**

WHEREAS, Petitioner, Marcin Wojtyczka, has 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 213 Mound (the “*Property*”); and

WHEREAS, the Property is zoned R-1 Residential and the Petitioner is seeking a variance from the Village Code regarding a request to add a front porch to a single family house; 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 porch 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 the 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 variance 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.

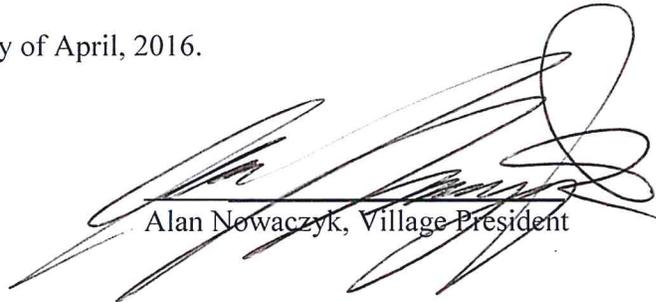
SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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 28th 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)	✓				
TOTAL	7	0	6	0	0

APPROVED this 28th day of April, 2016.



Alan Nowaczyk, Village President

ATTEST:



Adena Baskovich, Village Clerk

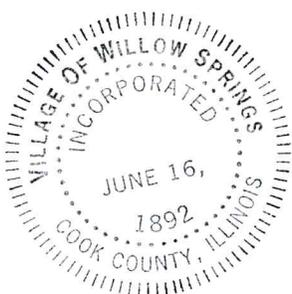
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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-19** “AN ORDINANCE APPROVING A VARIANCE FOR 213 MOUND 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 28th 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.

Planning and Zoning Commissioners

Tom Kaptur (chairperson)
Bill Tortoriello
Kathy Wendell

Irene Haugen
Larry Greenberg

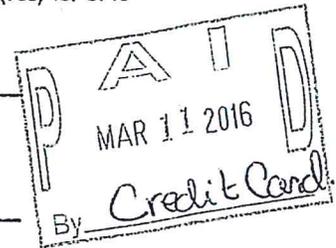
The Village of Willow Springs
(708) 467-3700 (phone)
(708) 467-3710 (fax)

Phone: (708) 467-3700

Facsimile: (708) 467-3710

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: March 3, 2016

1. Applicant: Marcin Wojtyczka Phone: 708 653-8657
Address: 213 Mound, Willow Springs Fax: _____

2. Owner: Marcin Wojtyczka Phone: 708 653 8657
Address: 213 Mound, Willow Springs 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: 213 Mound, Willow Springs.

5. Legal Description of property: See attached

6. Permanent Real Estate Index No.: 18-33-205-026-0000

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:

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

(A) Present zoning classification of property: single family

(B) Proposed variation request: to add front porch in front of house.

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

The variation would provide a roof over the door so the household guest will be protected from weather conditions. This variation will improve the aesthetics of the home.

(D) Describe existing structure(s) on property: _____

Brick single family

(E) Size of property, acreage and/or square feet: 50 ft by 150ft.

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.

12. **Fees and Cost Reimbursement:** Section 9A-2-6 of the Village Code of the Village of Willow Springs, 1983, as amended, requires all Applicants for a Zoning Amendment, Variance, Special Use or Site Plan Review to reimburse the Village for all legal, engineering, planning or other necessary fees and costs, including publication charges incurred in connection with the Application and hearing process. ***This requirement is in addition to the Application fee to be paid when the Application is filed. Attached hereto, and made a part of this Application is a separate form to be completed, signed by the owner(s) of the property and the Applicants and submitted with this Application.***
13. When the Village Clerk receives this Application, completed as required together with the filing fee and supporting documentation required herein, it will be referred to the President and Board of Trustees for referral to the Plan Commission for the necessary public hearing and/or meeting. The Applicant will be notified of the date of hearing or meeting.

Morrie Wojtyla
Signature of Applicant

Signature of Applicant (If more than one)

AFFIDAVIT OF APPLICATION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned being first duly sworn, states he/she has read and completed the foregoing Application by him/her subscribed; and that the information contained therein and in the attached documents are true and correct.

Morrie Wojtyla
Signature of Applicant

Signature of Applicant

Subscribed and sworn to
Before me this 10th day of
March, 20 16.
Christine Plewa
Notary Public



VILLAGE CLERK'S OFFICE ONLY

Date filed: _____, 20 ____.

Date paid: March 10, 20 16.

Documents submitted (list): Legal Description
Survey
Drawing (3)

Referred to Village Attorney on: _____, 20 ____.

Referred to President
And Board of Trustees on: _____, 20 ____.

Section 9A-2-6 entitled "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.

03-10-16
DATE

Monica Wojtycka
SIGNATURE OF OWNER

Monica Wojtycka
SIGNATURE OF APPLICANT

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

Marcin Wojtycka

Address of Subject Property: 213 Mound Willow Spring IL

Billing Address: 213 Mound Willow Springs IL

Applicant: _____ Owner: _____

Address: _____ Address: _____

Phone #: _____ Phone #: _____

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.

WM Construction, Inc.

Phone: 630-243-7070

Fax: 630-243-9573

cell 708 655-8695

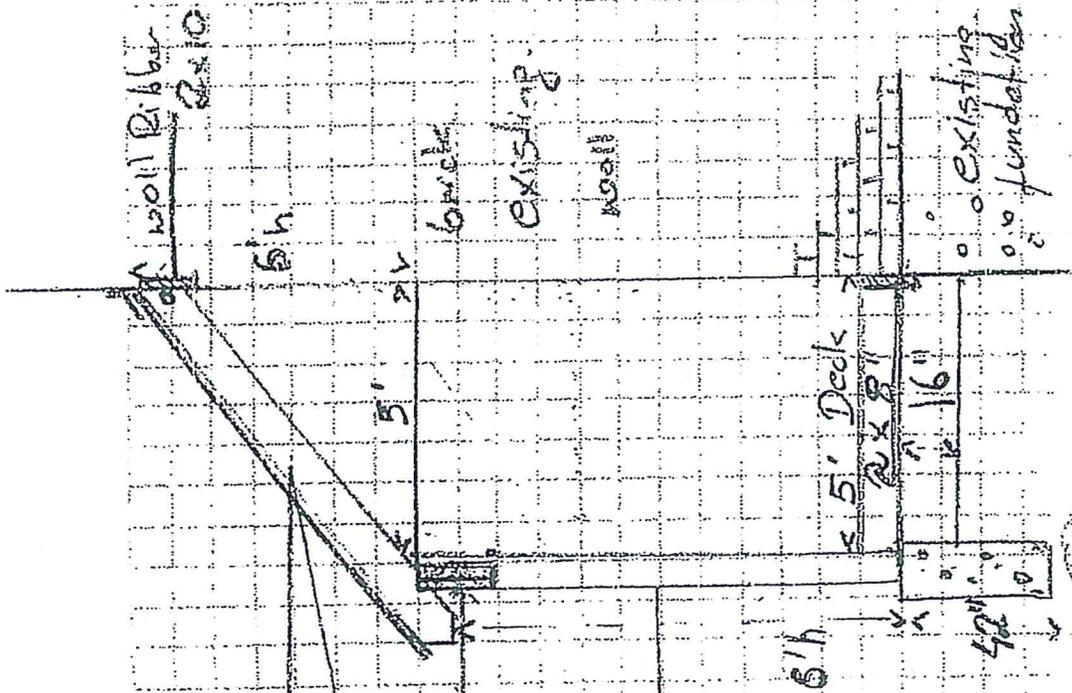
VIC

2x8 Rafter

16' OC

Double 2"x10"

6"x6" Post



Front Porch on deck

16"

NOTES:

CUSTOMER: Mr Mrs Wojtyczka

CONTACT: DATE: 8/02/15

JOB NAME/PO: 213 Mounds + W. Hwy S.

SALES PERSON: _____

WM Construction, Inc.

Phone: 630-243-7070

Fax: 630-243-9573

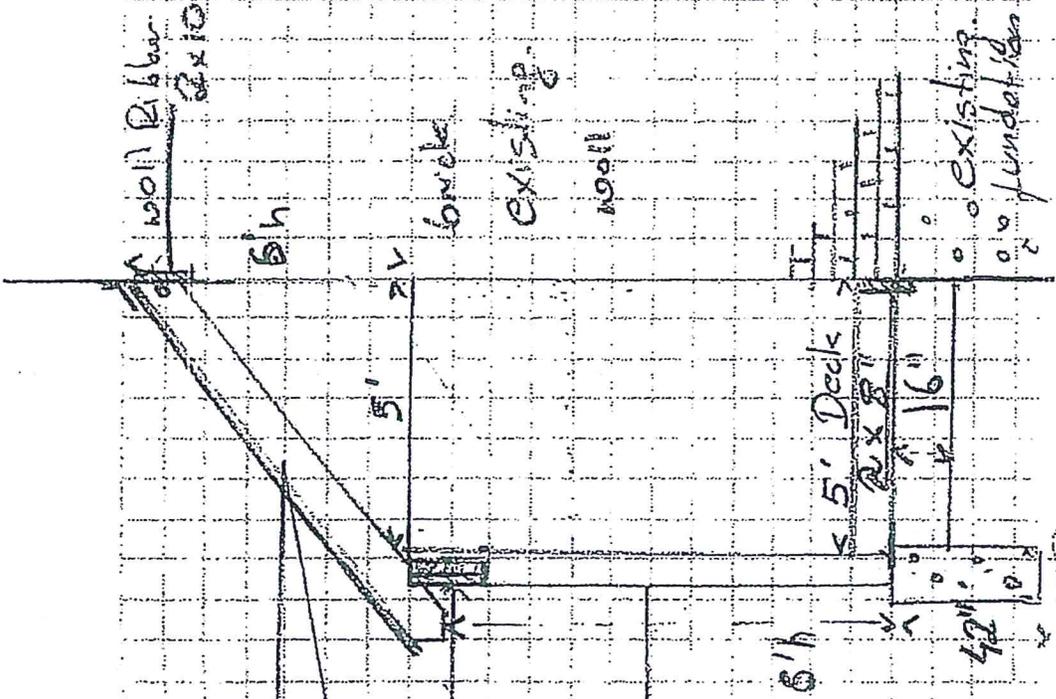
Cell 708 655-8695
VC

8x8 Rafter

16" OC

Double 2x10"

6x6" Post



Existing

NOTES:

CUSTOMER: Mr. Mrs. Wojtyczka
CONTACT: DATE: 8/02/15
JOB NAME/PO: 213 Mound St. W. 1600 S.
SALES PERSON:

Front Porch as deck



Doc#: 1120846114 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/27/2011 03:38 PM Pg: 1 of 2

SPECIAL WARRANTY DEED
(Corporation to INDIVIDUAL) ^{REC}
(Illinois)

This Agreement this 28th day of June, 2011, between JPMorgan Chase Bank, National Association a corporation created and existing under the laws of the State of New Jersey and duly authorized to transact business in the State of Illinois, party of the first part and Marcin Wojtyczka party of the second part, Witnesseth, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and Other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 26 AND 27 IN BLOCK 2 IN MOUNT FOREST, A SUBDIVISION OF THE SOUTH EAST ¼ AND THAT PART OF THE EAST ¼ OF THE SOUTHWEST ¼ AND THE NORTHEAST ¼ (WEST OF LAND OF JOSEPH ABBITT) AND THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CHICAGO AND ST. LOUIS AND ALTON RAILROAD) IN COOK COUNTY, ILLINOIS.

Together with all singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either inlaw or equity, of, in and to the above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the part of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, SUBJECT TO:

Permanent Real Estate Index Number: 18-33-205-026-0000
Permanent Real Estate Index Number: 18-33-205-027-0000

Address of Real Estate: 213 Mound Street, Willow Springs, IL 60480

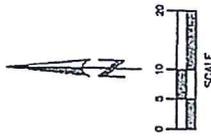
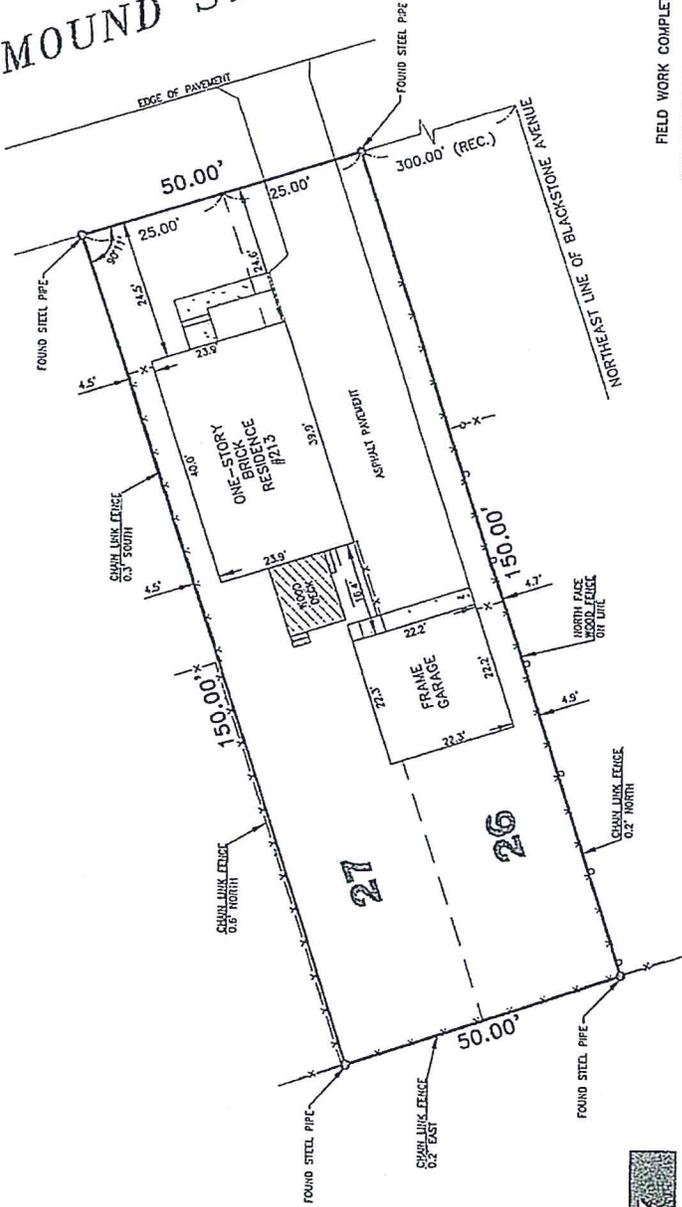
FIDELITY NATIONAL TRUST 1204740

g

PLAT OF SURVEY

LOTS 26 AND 27 IN BLOCK 2 IN MOUNT FOREST, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER (WEST OF LAND OF JOSEPH ABBITT) AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CHICAGO AND ST. LOUIS AND ALTON RAILROAD) IN COOK COUNTY, ILLINOIS.

66.00'
R.O.N.
MOUND STREET



FIELD WORK COMPLETED: 6/30/15
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 7/6/15

(Signature)

MARK H. LANDSTRÖM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY No. 15-06-112



SUBJECT PROPERTY AREA
7,500 SQ. FT. (more or less)

PREPARED FOR: MARCIN WOUTYCZKA

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 181-003577
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-5737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

One Village Circle
Willow Springs, IL 60480-1665

BUILDING PERMIT APPLICATION

Phone: 708-467-3700
Fax: 708-467-3710

THE ISSUE OF THIS PERMIT OR APPROVAL OF DRAWINGS, SHALL NOT BE CONSTRUED AS APPROVAL OF ANY VIOLATION OF THE BUILDING CODES OF THE VILLAGE OF WILLOW SPRINGS.

VILLAGE OF *Willow Springs*
COOK COUNTY, ILLINOIS



CULVERT MUST BE IN BEFORE EXCAVATION CAN BEGIN. PROPERTY MUST BE CLEARED OF EXCESS LANDFILL AND DEBRIS WITHIN 30 DAYS.

PERMIT # _____	APPLICATION _____
RECEIPT # _____	BUILDING <u>NOT</u>
CHECK # _____	ELECTRICAL _____
DATE <u>7/29/15</u>	PLUMBING <u>APPROVED</u>
AMOUNT _____	ENGINEERING <u>CANNOT BUILD</u>
BUILDING COMMISSIONER _____	TOTAL FEES \$ <u>ROOFED OVER</u>
PLAN REVIEW _____	IN LIEU OF LAND <u>FORCH IN FRONT</u>
FIRE SUPPRESSION _____	SEWER CONNECTION <u>OR FRONT</u>
	ROAD BOND <u>BUILDING LINE</u>
	<u>WITHOUT A</u>
	<u>VARIANCE</u>

PROPERTY OWNER'S NAME Marcin Wojtyzka & PHONE (708) 653-8657

ADDRESS & LOT NO. OF JOB SITE 213 Meard St. Willow Springs IL 60480

APPLICANT'S NAME Marcin Wojtyzka & PHONE (708) 653-8657

ADDRESS 213 Meard St. Willow Springs IL 60480
STREET CITY STATE ZIP CODE

REAL ESTATE TAX NO.; P.I.N. # _____ LOT SIZE 7,500 sq. ft.

BUILDING DIMENSIONS: 960 1 8' 1 23.9' 1 40'
SQ. FT. HEIGHT WIDTH LENGTH

EXISTING ZONING _____ TYPE OF CONSTRUCTION Porch Addition

USE OF BUILDING _____

COST OF CONSTRUCTION \$ 1,800.00 ATTACH COPY OF CONTRACT
TOTAL CONTRACT AMOUNT

I HEREBY CERTIFY THAT THE WORK APPLIED FOR WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THIS APPLICATION AND THE CODES AND ORDINANCES OF THE VILLAGE OF WILLOW SPRINGS.

SIGNATURE Marcin Wojtyzka

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: Marcin Wojtyczka

Property: 213 Mound, Willow Springs, Illinois

Current Zoning: R-1

Request for Hearing: Variance request to add a front porch to a single family house.

Public Hearing: A public hearing was held on April 20, 2016 before the Plan and Zoning Commission. Present were Chairman Kaptur, Commissioners Wendell, Greenburg, Haugen, Attorney McGrath, Village Administrator Murray, Building Commissioner Keslin. Petitioner was also present.

Plans Submitted: The Petitioner, Marcin Wojtyczka, submitted an application requesting to build a front porch with an overhead roof to the front of the single family house. (See Exhibit A Application attached). Petitioner explained the houses on the block all have porches and the proposed porch would be along the same line, usually as all of the other houses on the block. The Commission discussed the aesthetic improvement to the house if the porch was constructed. All of the Commissioners voiced their approval.

Public Comment: None.

Recommendation: The Plan Commission recommends the approval to construct the front porch with roof to the front of the house. Commissioner Haugen made the motion to the variance as presented in the application and plans and was seconded by Chairman Kaptur, motion carried by 4-0 vote.

Respectfully Submitted,

Village of Willow Springs
Plan and Zoning Commission

By: 
Thomas Kaptur, Chairman