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

**ORDINANCE
NUMBER 2010-O-4**

**AN ORDINANCE APPROVING THE PLAT OF SUBDIVISION FOR THE
PROPERTY LOCATED IN THE VILLAGE CENTER, SPECIFICALLY, LOT 22A,
IN THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS**

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

**GEORGE BARTIK
MARIO IMBARRATO
ANNETTE KAPTUR
KATHRYN STANPHILL
JERRY STRAZZANTE**

Trustees

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WHEREAS, the Village of Willow Springs (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, Petitioner, Town Center Partners, L.L.C. is the owner of record of the property commonly known as Lot 22A, which is legally described on *Exhibit A*, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Petitioner has caused the preparation and submission of the Plat of Subdivision for Lot 22A, a copy of which is attached hereto and made a part hereof as *Exhibit B*; and

WHEREAS, the Plan and Zoning Commission has held a public hearing to hear testimony and consider the Plat of Subdivision, along with all other requested documents submitted by the Applicant, in accordance with the Village of Willow Springs Village Code, a copy of the Application for Subdivision as contained in *Exhibit A*; and

WHEREAS, the Plan and Zoning Commission has recommended that Plat of Subdivision be granted. A true and correct copy of the Recommendation from the Plan and Zoning Commission is attached hereto and made a part hereof as *Exhibit 1*; and

WHEREAS, the Plat of Subdivision has been reviewed by the Village Engineer and approved by the Village Engineer; and

WHEREAS, the President and the Board of Trustees have reviewed the Recommendations of the Plan and Zoning Commission and, after due consideration, have determined that it is in the best interests of the Village to accept the Plat of Subdivision.

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 Plat of Subdivision and agree to accept the Plat of Subdivision as presented.

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

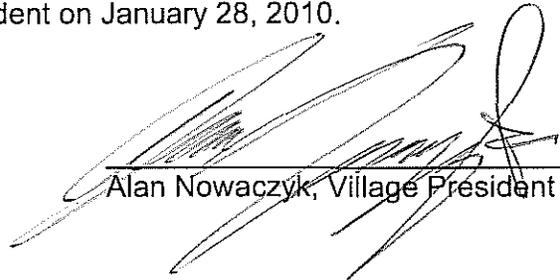
SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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.

PASSED this 28th day of January, 2010, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
BARTIK				
IMBARRATO				
KAPTUR				
STANPHILL			✓	
STRAZZANTE				
MAYOR NOWACZYK				
TOTAL				

APPROVED by the President on January 28, 2010.



Alan Nowaczyk, Village President

PUBLISHED and **DEPOSITED** in my office this 28th day of January, 2010.



Adena Baskovich, Village Clerk

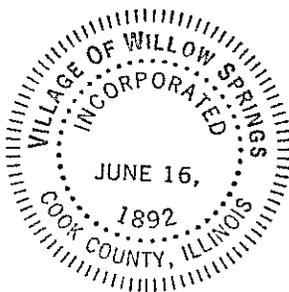
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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. 2010-O-4, "AN ORDINANCE APPROVING THE PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED IN THE VILLAGE CENTER, SPECIFICALLY, LOT 22A, 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 January 28, 2010.

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 January, 2010.





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

**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: January 13, 2010

Applicant: Town Center Partners, LLC
800 Roosevelt Road
Bldg. E, Suite 415
Glen Ellyn, IL

Property: Lot 22A, Willow Springs, IL 60480

Legal Description: All of Lot 22-A in Willow Springs Village Center Unit 2, being a Subdivision of Part of the West Half of the Southwest Quarter of Section 33, all in Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 4, 2001, as Document No. 0011136422

PIN: 18-33-330-001-0000

Current Zoning: R-1 Zoning District

Request for Hearing: Petitioner is requesting to subdivide Lot 22A into two separate lots.

Public Hearing: A public hearing was held on January 13, 2010, before the Plan and Zoning Commission. Present were Chairman Kaptur, Commissioners Smuda, Schmidt, Hansen, Maloney, Mroch, Attorney McGrath and Village Administrator Murray. Petitioner was represented by Dan Regan and Attorney Daniel Shapiro.

Plans Submitted: Petitioner has submitted an Application for a Subdivision of Lot 22A. The Application and Plat of Subdivision are attached as Exhibit A and Exhibit B respectively. The request is to subdivide Lot 22A into two separate lots. The newest lot (closer to Archer Avenue) will be sold to Gilmart, Inc., and Gilmart, Inc. will subsequently submit plans for a three (3) story addition to the existing building on Lot 22A.

Public Comment: A number of local residents attended the hearing. There were no questions by the public.

At the conclusion of the hearing, Chairman Schmidt made a motion to approve the Application for Subdivision. The motion was seconded by Chairman Kaptur. The motion carried by a 6-0 vote.

Respectfully Submitted,

Village of Willow Springs
Plan and Zoning Commission

By: _____
Thomas Kaptur, Chairman

EXHIBIT I

Phone: (708) 467-3700

Facsimile: (708) 467-3710

VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS

APPLICATION FOR
SUBDIVISION
AND/OR
PLANNED UNIT DEVELOPMENT

PLEASE TYPE OR PRINT

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

Date: December 17, 20 09

1. Applicant: Town Center Partners, LLC Phone: 630-858-9940

Address: 800 Roosevelt Rd. Bldg # Ste 415, Glen Ellyn Fax: _____
IL 60139

2. Owner: Same as Applicant Phone: _____

Address: _____ Fax: _____

3. An Applicant for a Subdivision approval or Planned Unit Development 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. Nature of request (check all that apply): Annexation _____
Subdivision X
Other (specify) _____

5. Proof of Ownership: (Attach Title Policy, etc.)

6. Name of Development: Willow Springs Village Center Unit 2

7. Common Address and General Location of Property:
(Applicant must attach *Boundary Survey and Legal Description*)

The Northeast Corner of Archer Avenue and Market Street

8. Permanent Real Estate Index No. (P.I.N.): 18-33-330-001-0000

9. Property Size (Acreage and/or Square Feet): _____

10. Current Jurisdiction, Use, Zoning and Improvements, Constraints, Amenities on Property: _____

PUD Ord No. 99-0-46 Amended Ord No. 04-0-2000

11. Adjacent Off-Site Conditions:

Exhibit A

13. Existing Site Conditions Data: (Check if Attached) Please see Plat

- Aerial Photo (Within Surrounding 200 Ft.)
- Topographic Survey (Minimum 2 Ft. Contour Interval)
- Soil Borings (At Appropriate Intervals)
- Cook County Soil & Water Conservation District Opinion
- Tree Survey (Location, Size Type and Condition @ 6" or greater)

14. Proposed Improvement Plans: (Check if Attached) Please see Plat

- Engineering Plan(s)
- Architectural Plans
- Site Plan(s)
- Landscape Plans
- Other (Specify) _____

15. Summary of Requested Action: _____

To divide Lot 22a into 2 separate lots in the Willow Springs Village Center Unit 2 subdivision.

16: Variances Requested as part of Planned Unit Development: (List Zoning and/or Subdivision Regulation Variances and Justification for Request.)

No variances to the PUD are requested

17. Applicant's Consultants:

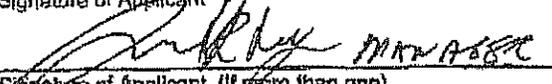
	Name	Address	Phone
DEVELOPER	Town Center Partners, LLC	800 Roosevelt, Glen Ellyn, IL 60139	630-858-9940
	Daniel C. Shapiro	55 East Monroe 37th Floor	312-580-2243
ATTORNEY	Thompson Coburn	Chicago, IL 60603	
PLANNER	_____	_____	_____
ENGINEER	_____	_____	_____
ARCHITECT	_____	_____	_____
LANDSCAPE ARCHITECT	_____	_____	_____

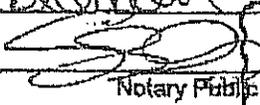
18. Section 9A-2-5 (C) and 9B-3-5 (B), (C), (D) and (E) of the Village Code of the Village of Willow Springs, 1983, as amended, requires all Applicants for a Zoning Amendment, Variance, Special Use, Subdivision or Planned Unit Development to reimburse the Village for all legal, engineering, planning or other necessary professional 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. The undersigned Applicant has read the above Village Code sections, understands same and agrees to fully comply with the provisions regarding reimbursement of fees and costs. Applicant further understands that no final action on this Application will be taken by the Board of Zoning Appeals until all such fees and costs have been paid in full.

AFFIDAVIT OF APPLICANT

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.

TOWN CENTER PARTNERS LLC
Signature of Applicant

Signature of Applicant (If more than one)

Subscribed and sworn to
Before me this 17th day of
December 2009

Notary Public
"OFFICIAL SEAL"
Susan Satchum
Notary Public State of Illinois
County of DuPage
My Commission Expires 2/22/11

FOR BILLING PURPOSES

Party Responsible for Village Fees: _____
Address of Subject Property: _____
Billing Address: _____
Applicant: _____ Owner: _____
Address: _____ Address: _____
Phone No: _____ Phone No: _____



Date filed: _____, 20____.

LEGAL DESCRIPTION

ALL OF LOT 22-A IN WILLOW SPRINGS VILLAGE CENTER UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THERE RECORDED DECEMBER 4, 2001, AS DOCUMENT NO. 0011136422