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

**ORDINANCE
NUMBER 2011-O-3A**

**AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE OF
WILLOW SPRINGS ZONING ORDINANCE FOR PROPERTY WITHIN THE
VILLAGE OF WILLOW SPRINGS, ILLINOIS
(RUZICKA - BUEGE LANE PROPERTY)**

ALAN NOWACZYK, President
ADENA BASKOVICH, Clerk

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

Trustees

ORDINANCE NO. 2011-O-3A

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(RUZICKA - BUEGE LANE PROPERTY)**

WHEREAS, an application for a variation from the Village of Willow Springs Zoning Ordinance Section 9A-4-6E(3)(c) to allow each of the proposed single-family residence residences on the subject property a rear yard setback that is ten (10) feet less than the required minimum for the SR-2 District; and

WHEREAS, the Willow Springs Plan and Zoning Commission has held a public hearing in accordance with the Zoning Ordinance statutory legal requirements; and

WHEREAS, notice of the public hearing was published as required by law, which is attached hereto as Exhibit A; and

WHEREAS, the Willow Springs Plan and Zoning Commission has recommended that the variances be granted in order to bring the property into legal non-conforming status; and

WHEREAS, the Village Board of the Village of Willow Springs has determined that it is in the best interest of the public and the Village to grant the requested variation; and

WHEREAS, the Willow Springs Plan and Zoning Commission has determined that the following conditions have been complied with:

1. The granting of the variation will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

WHEREAS, The Planning Commission has also recommended that a variation be granted in this specific instance for the property legally described as follows:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER IN THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE 1692.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 11 MINUTES 11 SECONDS EAST 355.0 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST 132.55 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 06 SECONDS WEST 350.0 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST 132.24 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 18-31-400-026-0000;

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE 1692.95 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 11 SECONDS EAST 350.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 11 MINUTES 11 SECONDS EAST 310.0 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST 132.83 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 06 SECONDS WEST 310.0 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS EAST 132.55 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 18-31-400-027-0000;

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois, as follows:

SECTION ONE

That the recitals and findings set forth above are incorporated herein verbatim and they are adopted as the findings of the Village Board of Trustees.

SECTION TWO

That variation to the Village of Willow Springs Zoning Ordinance is hereby granted to allow each of the proposed single-family residence residences on the subject property a rear yard setback that is ten (10) feet less than the required minimum for the SR-2 District;

SECTION THREE

That any and all improvements made to the subject real property shall be completed in accordance with all other applicable zoning, building setback, building, fire and safety ordinances of the Village of Willow Springs and the specific conditions imposed in this ordinance.

SECTION FOUR

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

SECTION FIVE

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

SECTION SIX

The Village Clerk is directed to send a copy of this ordinance to the aforesaid applicant as notification of its passage and approval.

Adopted this 10th day of February, 2011 pursuant to a roll call vote as follows:

	YES	N O	ABSENT	PRESENT
Bartik	✓			✓
Imbarrato	✓			✓
Kaptur	✓			✓
Maloney	✓			✓
Stanphill	✓			✓
Strazzante	✓			
(Mayor Nowaczyk)				✓
TOTAL	6	0	0	7

APPROVED by the Mayor on February 10, 2011.


 Alan Nowaczyk, Village President

ATTEST:


 Adena Baskovich, Village Clerk

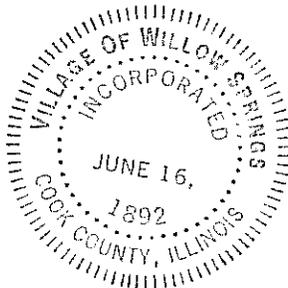
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Adena Baskovich, DO HEREBY CERTIFY that I am the duly qualified and appointed Village 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. 2011-O-3A, "AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE OF WILLOW SPRINGS ZONING ORDINANCE FOR PROPERTY WITHIN THE VILLAGE OF WILLOW SPRINGS, ILLINOIS (RUZICKA - BUEGE LANE PROPERTY)** adopted and approved by the Village President and Board of Trustees of the Village of Willow Springs, Illinois February 10, 2011.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois this 10th day of February, 2011.





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



Desplaines Valley News

P.O. Box 348,
7704 W. 62nd. Pl.
Summit, IL 60501
(708) 594-9340
Robert J. Noonan,
Acting Publisher

PUBLIC NOTICE

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WILLOW SPRINGS PLAN AND ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Plan and Zoning Commission of the Village of Willow Springs, Cook County, Illinois, at 7:00 p.m. on Wednesday, February 11, 2009, in the Village Hall located at One Village Circle, Willow Springs, Illinois, to consider a request for two (2) variances consisting of the following: (1) a variance from Section 9A-4-6E(1) to allow five single-family lots on this Property that will be less than the required 20,000 square foot minimum for the SR-2 District; and (2) a variance from Section 9A-4-6E(3)(c) to allow each of the five proposed single-family residences a rear yard setback that is ten (10) feet less than the required minimum for the SR-2 District. The variance is being requested as part of an annexation agreement to allow for the proposed construction of single family residences, on the following legally described properties (the "Property"):

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER IN THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE 1692.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 11 MINUTES 11 SECONDS EAST 355.0 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST 132.55 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 06 SECONDS WEST 350.0 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST 132.24 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 18-31-400-026-0000; The Prop-

Being first duly sworn, deposes and says that he is the Acting Publisher of the Desplaines Valley News, a secular weekly newspaper of general circulation in the County of Cook, regularly published in the Village of Summit, with specific circulation to the Villages of Argo-Summit, Brookfield, Countryside, Bedford Park, Bridgeview, Hodgkins, Indian Head Park, unincorporated La Grange Highlands, Lyons Township, and Villages of Lyons, McCook and Willow Springs, Illinois, and various Park, Library and Fire & Police Protection Districts therein, for more than one year prior to the first publication of said notice.

Deponent further says that a notice of which the attached notice is a true and correct copy, was published in said Desplaines Valley News and that the date(s) of paper containing said published notice was the:

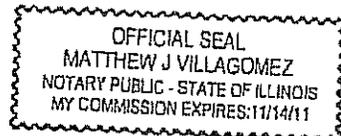
22ND day of JANUARY, 20 09
____ day of _____, 20____
____ day of _____, 20____
____ day of _____, 20____

Robert J. Noonan
Robert J. Noonan

Subscribed and sworn to before me, this

22ND day of JANUARY, 20 09.

Matthew J. Villagomez
NOTARY PUBLIC



The Desplaines Valley News is a newspaper as defined in Chapter 100, Sections 1, 3, 5 and 10, Illinois Revised Statutes.