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

**ORDINANCE
NUMBER 2011-O-3B**

**AN ORDINANCE CONCERNING THE REZONING OF
PROPERTY WITHIN THE VILLAGE OF WILLOW SPRINGS
(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-3B

**AN ORDINANCE CONCERNING THE REZONING OF
PROPERTY WITHIN THE VILLAGE OF WILLOW SPRINGS
(RUZICKA - BUEGE LANE PROPERTY)**

WHEREAS, the Village of Willow Springs President and Board of Trustees believe that it is in the best interests of the Village and its residents to periodically adjust the zoning classifications of property within the Village of Willow Springs to reflect changes in residential, commercial, industrial and governmental needs and uses; and

WHEREAS, the Village of Willow Springs Plan and Zoning Commission conducted a public hearing on March 19, 2008 and August 6, 2008 concerning the re-zoning of the parcel of property listed below, notice for which was published pursuant to law which is attached hereto as Exhibit A; and

WHEREAS, following the public hearing the Village of Willow Springs Plan and Zoning Commission submitted its recommendation, attached hereto as Exhibit B, to the President and Village Board of Trustees stating that the rezoning of the parcel of property listed below should be approved upon the ultimate approval of an annexation agreement between the applicant and the Village.

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. The zoning of 8300 and 8304 Buege Lane, Willow Springs, Illinois (P.I.N. 18-31-400-026-0000 and P.I.N. 18-31-400-027-0000) is changed to SR-2.

SECTION 2. 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.

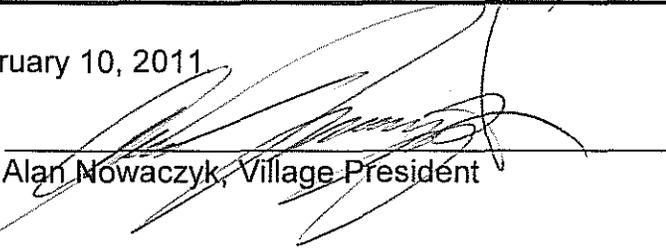
SECTION 3. All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

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

	YES	NO	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

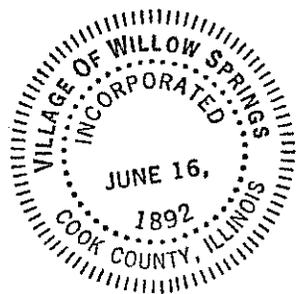
I, Adena Baskovich, DO HEREBY CERTIFY that I am the duly qualified and appointed Village Clerk of the Village of Willow Springs, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the Village of Willow Springs, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of **Ordinance No. 2011-O-3B, “AN ORDINANCE CONCERNING THE REZONING OF PROPERTY WITHIN THE VILLAGE OF WILLOW SPRINGS (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.

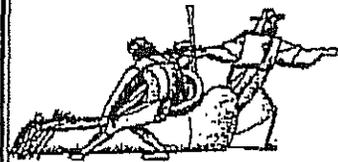
IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois this 10th day of February, 2011.



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



Ruzicka



Desplaines Valley News

P.O. Box 348,
5818 S. Archer Road
Summit, IL 60501
(708) 594-9340
Robert J. Noonan,
Acting Publisher

PUBLIC NOTICES

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WILLOW SPRINGS PLAN AND ZONING COMMISSION FOR SR-1 ZONING

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, March 19, 2008, in the Village Hall located at One Village Circle, Willow Springs, Illinois to consider an Application for SR-1 Zoning, as part of an annexation agreement, for the construction of single family residences, on the following legally described property (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; AND

Permanent Index No. 18-31-400-026-0000
The Property is commonly known as 8300 Buege Lane, Willow Springs, IL 60480.

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:

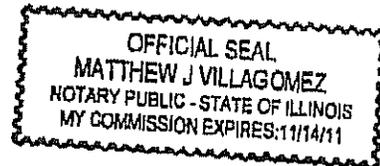
28TH day of FEBRUARY, 2008
____ day of _____, 20____
____ day of _____, 20____
____ day of _____, 20____

Robert J. Noonan

Subscribed and sworn to before me, this

28TH day of FEBRUARY, 2008.

NOTARY PUBLIC



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

**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: August 12, 2008

Applicant: James A. Ruzicka and Robert A. Ruzicka
6226 W. Ogden
Berwyn, IL 60402

Property: 8300 Buege Lane, Willow Springs, IL 60480
PIN: 18-31-400-026-0000; and

8300 Buege Lane, Willow Springs, IL 60480
18-31-400-027-0000

Relief Requested: Application for re-zoning

Public Hearing: A public hearing was originally held on March 19, 2008. The hearing was held over from that hearing date until the public hearing held on August 6, 2008. Present were Chairman Kaptur, Commissioners Smuda, Schmidt, Formento, Engineer John Hoefflerle and Attorney McGrath. Present were the property owner and applicant Tim Sass and his attorney John McDonough. The applicant made his presentation and informed the Commission he was seeking to annex his property into Village. Upon approval of an annexation agreement with the Village, the applicant requested the zoning for the property be changed SR-2.

Chairman Kaptur made a motion to grant zoning change to SR-2 for the property, which was seconded by Commissioner Smuda. Motion carried 4-0.

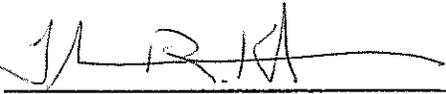
Public Comment: There was extensive public comment. About seven (7) residents spoke with concerns about drainage, height and density issues. John Hoefflerle, Village Engineer, indicated the issues would be addressed when the applicant submitted a site plan.

Commission
Recommendation:

The Commission voted 4-0 to grant the re-zoning, upon the ultimate approval of an annexation agreement between the applicant and the Village.

Respectfully Submitted

Village of Willow Springs
Plan and Zoning Commission

By: 
Thomas Kaptur, Chairman