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

**ORDINANCE
NUMBER 2017-O-02**

**AN ORDINANCE AUTHORIZING A ZONING MAP AMENDMENT OF
CERTAIN PROPERTY IN THE VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS**

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

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

Trustees

ORDINANCE NO. 2017-O-02

**AN ORDINANCE AUTHORIZING A ZONING MAP AMENDMENT OF CERTAIN
PROPERTY IN THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS**

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, the President and Board of Trustees of the Village of Willow Springs (the “*Corporate Authorities*”) 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 to reflect changes in residential, commercial, industrial and governmental needs and uses; and

WHEREAS, the Corporate Authorities filed a petition to amend the zoning map of the Village in order to add certain parcels of property to the Archer Overlay District; and

WHEREAS, the Village of Willow Springs Plan and Zoning Commission conducted a public hearing on October 5, 2016 and November 9, 2016 concerning the rezoning of the parcels of property into the Archer Overlay District, notice for which was published pursuant to law, a copy of said notice is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, following the public hearing, the Village of Willow Springs Plan and Zoning Commission submitted its recommendation, attached hereto and made a part hereof as Exhibit B, to the President and Village Board of Trustees stating that the rezoning of the parcels of property set forth below should be approved.

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: A zoning map amendment rezoning 100 S. Oakwood, PIN 18-33-321-025-0000 from existing B-1 to R-1, is hereby approved.

Section 3: A zoning map amendment rezoning 151 Glenwood, PIN 18-33-320-015-0000, from existing B-1 to R-1 is hereby approved.

Section 4: A zoning map amendment rezoning 8517 Archer, PIN 18-33-320-014-0000, from existing B-1 to R-1 is hereby approved.

Section 5: A zoning map amendment rezoning 8527 Archer, PIN 18-33-320-010-0000, from existing B-1 to R-1 is hereby approved.

Section 6: A zoning map amendment rezoning 8557 Archer, PIN 18-33-319-014-0000, from existing B-1 to R-1 is hereby approved.

Section 7: A zoning map amendment rezoning 8567 Archer, PIN 18-319-042-0000, from existing B-1 to R-1 is hereby approved.

Section 8: A zoning map amendment rezoning 208 Hinricher, PIN 18-33-319-043-0000, from existing B-1 to R-1 is hereby approved.

Section 9: A zoning map amendment rezoning 1 Cliffside Circle, PIN 18-33-319-045-0000 from existing B-1 to R-1 is hereby approved.

Section 10: 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 11: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 12: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED this 12th day of January, 2017, pursuant to a roll call vote as follows:

	PRESENT	ABSENT	AYE	NAY	ABSTAIN
Bartik	✓		✓		
Imbarrato		✓			
Kaptur		✓			
Maloney	✓		✓		
Stanphill	✓		✓		
Strazzante	✓		✓		
(Mayor Nowaczyk)	✓				
TOTAL	5	2	4	0	0

APPROVED this 12th day of January, 2017.



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. 2017-O-2 “AN ORDINANCE AUTHORIZING A ZONING MAP AMENDMENT OF CERTAIN PROPERTY 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 12, 2017.

IN WITNESS WHERE OF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois this 12th day of January, 2016.



Adena Baskovich

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

EXHIBIT A

“Legal Notice”

CHICAGO TRIBUNE

media group

Sold To:
ODELSON & STERK LTD - CU00412001
3318 W 95th St
Evergreen Park, IL 60805-2233

Bill To:
ODELSON & STERK LTD - CU00412001
3318 W 95th St
Evergreen Park, IL 60805-2233

Certificate of Publication:

Order Number: 4470243
Purchase Order: N/A

State of Illinois - Cook

Chicago Tribune Media Group does hereby certify that it is the publisher of the Daily Southtown. The Daily Southtown is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the County of Cook, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Daily Southtown on Sep 20, 2016.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Sep 20, 2016.

Daily Southtown

Executed at Chicago, Illinois on: this

SEP 20 2016

_____ Day of _____, _____ by
Day Month Year

Chicago Tribune Media Group

Deidra Durham

Notary Public



Order ID: 4546749

* Agency Commission not included

GROSS PRICE * : \$478.42

PACKAGE NAME: Legal Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com, classified.chicagotribune.com

AdSize(s): 2 Column,

Run Date(s): Monday, October 24, 2016

Color Spec. B/W

Preview

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

WILLOW SPRINGS PLANNING AND ZONING COMMISSION

PLEASE TAKE NOTICE that at 7:00 p.m. on November 9, 2016, at the Willow Springs Village Hall, One Village Circle, Willow Springs, Illinois, 60480, the Village of Willow Springs Planning and Zoning Commission will conduct public hearings on the following zoning applications:

The applicant, the President and Board of Trustees of the Village of Willow Springs, has applied for various map amendments to the Official Zoning Map of the Village of Willow Springs rezoning the properties and including them in the Archer Overlay District. The permanent index numbers and rezoning requests are as follows:

18-33-321-025-0000	100 S. Oakwood	B-1 to R-1
18-33-320-015-0000	151 Glenwood	B-1 to R-2
18-33-320-014-0000	8517 Archer	B-1 to R-2
18-33-320-010-0000	8527 Archer	B-1 to R-2
18-33-319-014-0000	8557 Archer	B-1 to R-3
18-33-319-042-0000	8567 Archer	B-1 to R-3
18-33-319-043-0000	208 Hinricher	B-1 to R-3
18-33-319-045-0000	1 Cliffside Circle	B-1 to R-3

THAT PART OF LOT TWO (2) SOUTH OF ARCHER AVENUE, OF THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, DECEASED, AT PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 8, 1890, IN BOOK 43 OF PLATS, PAGE 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, AFORESAID; THENCE NORTH 0 DEGREES 03 MINUTES WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 400 FEET TO A PLACE OF BEGINNING; THENCE NORTH 83 DEGREES 43 MINUTES 20 SECONDS WEST (SAID LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 2) A DISTANCE OF 118 FEET; THENCE NORTH 22 DEGREES 18 MINUTES WEST, A DISTANCE OF 107.10 FEET; THENCE NORTH 14 DEGREES, 30 MINUTES EAST, A DISTANCE OF 72.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 140.30 FEET TO THE EAST LINE OF SAID LOT 2, THENCE SOUTH 0 DEGREES 03 MINUTES EAST, 169 FEET TO THE PLACE OF THE BEGINNING.

18-33-319-005-0000

THAT PART OF LOT 2 LYING SOUTH OF ARCHER AVENUE (EXCEPTING FROM SAID TRACT THAT PART LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE DUE NORTH OF THE WEST LINE OF LOT 2 AFORESAID, A DISTANCE OF 610 FEET TO A POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 68 DEGREES 56 MINUTES 37.5 SECONDS EAST, 143.43 FEET TO A POINT; THENCE NORTH 14 DEGREES 30 MINUTES EAST, A DISTANCE OF 12.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 140.30 FEET TO THE EAST LINE OF AFORESAID LOT 2; ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 2 WHICH IS 33 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF EXISTING ARCHER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 242 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 96 FEET; THENCE NORTH-WESTERLY 136 FEET, MORE OR LESS, TO A POINT IN A LINE 33 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF EXISTING PAYMENT IN ARCHER AVENUE, SAID POINT BEING 229 FEET SOUTHWESTERLY OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE AND THE EAST LINE OF LOT 2; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 229 FEET TO THE POINT OF BEGINNING

Order ID: 4546749

* Agency Commission not included

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OF THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, DECEASED, OF PART OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1890 IN BOOK 43 OF PLATS, PAGE 2, IN COOK COUNTY, ILLINOIS.

18-33-319-042-0000

THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 2 AND A LINE WHICH IS 33 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF THE EXISTING PAVEMENT IN ARCHER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 242 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 96 FEET; THENCE NORTHWESTERLY 136 FEET MORE OR LESS TO A POINT IN A LINE 33 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF THE EXISTING PAVEMENT IN ARCHER AVENUE, SAID POINT BEING 229 FEET SOUTHWESTERLY OF THE POINT OF INTERSECTION OF THE SAID PARALLEL LINE AND THE EAST LINE OF SAID LOT 2; THENCE NORTHEASTERLY ALONG THE PARALLEL LINE 229 FEET TO THE PLACE OF BEGINNING OF THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, DECEASED, OF PART OF THE SOUTHWESTERLY ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON MARCH 8, 1890 IN BOOK 43 OF PLATS, PAGE 2 IN COOK COUNTY, ILLINOIS.

18-33-319-014-0000

LOT 1 IN COTTER'S SUBDIVISION OF PART OF BLOCK 27 IN MT. FOREST SUBDIVISION BLOCKS 1 TO 20, A SUBDIVISION OF THAT PART NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE SOUTHWESTERLY OF LAND OF JOSEPH ABBIT AND SOUTHEASTERLY OF C. ST. L. & A. RAILROAD BLOCKS 21 TO 60, A SUBDIVISION OF THAT PART SOUTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE AND SOUTHERLY OF LAND OF J. ABBIT, OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

18-33-320-010-0000

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID BLOCK 27 WHICH IS 103 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF SAID BLOCK 27, MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 27; THENCE SOUTHEASTERLY ALONG A LINE WHICH IS AT RIGHT ANGLES WITH THE NORTHERLY LINE OF SAID BLOCK 27, 180 FEET, SAID LAST DESCRIBED LINE BEING ALSO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 59101; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 27, 117 FEET MORE OR LESS THE EASTERLY LINE OF SAID BLOCK 27; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID BLOCK 27, 195 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID BLOCK 27; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 27, 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN SAID MOUNT FOREST, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

18-33-320-014-0000

LOT 2 IN VALLEY VIEW SUBDIVISION OF PART OF BLOCK 27 IN MOUNT FOREST, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 22, 1982 AS DOCUMENT NUMBER 3287510, IN COOK COUNTY ILLINOIS.

18-33-320-015-0000

LOT 1 IN HIGHLANDER COVE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

18-33-321-025-0000

OUTLOT "A" IN CLIFFSIDE TOWNHOMES PLANNED UNIT DEVELOPMENT BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED AS DOCUMENT #94-361185 ON APRIL 22, 1994.

18-33-319-045-0000

A special use-planned unit development for 120 Poston Road in the Village of Willow Springs, Cook County, Illinois, and legally described as follows:

THE NORTHERLY 270 FEET OF LOT A (AS MEASURED ALONG THE EASTERLY LINE OF POSTON AVENUE AND PARALLEL WITH THE SOUTHERLY LINE OF BLACKSTONE AVENUE) IN OWNERS SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO

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* Agency Commission not included

GROSS PRICE * : \$478.42

PACKAGE NAME: Legal Southtown

UNFILED 12/15/16 BY THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
THE PLAT THEREOF RECORDED APRIL 3, 1959, AS DOCUMENT NUMBER
174985 IN THE RECORDER OF DEEDS OFFICE, COOK COUNTY, ILLINOIS
18-33-207-044-0000

The applicant, the Alden Foundation has applied to construct a senior independent living development.

Copies of the Applications and supporting documents are available for viewing at the Village Clerk's Office, at Village Hall, during normal business hours. Persons wishing to appear at the public hearing may do so in person and shall have an opportunity to be heard.

Thomas Kaptur, Chairman
Willow Springs Planning and Zoning Commission
10/24/2016 4546749

EXHIBIT B

“Planning 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: November 9, 2016

Applicant: The President and Board of Trustees of the Village of Willow Springs

Property:

18-33-321-025-0000	100 S. Oak Wood
18-33-320-015-0000	151 Glenwood
18-33-320-014-0000	8517 Archer
18-33-320-010-0000	8527 Archer
18-33-319-014-0000	8557 Archer
18-33-319-042-0000	8567 Archer
18-33-319-043-0000	208 Hinricher
18-33-319-045-0000	1 Cliffside Circle

Current Zoning: B-1

Request for Hearing: Rezoning

Public Hearing: A public hearing was held on October 5, 2016 before the Plan and Zoning Commission and continued to November 9, 2016. Present at the November 9, 2016 continued public hearing were Chairman Kaptur, Commissioners Wendell, Haugen, Greenberg, Suero and Tortoriello, Village Administrator Murray, Attorney Byrne and Building Commissioner Chuck Keslin. The hearing was properly posted and published (Exhibit 1, Published Legal Notice).

Plans Submitted: The applicant has filed a request regarding amendments to the Village zoning map, Title 9A. Applicant seeks to rezone properties and put them in the Archer Overlay District. The above-referenced properties are to be rezoned to R-1 District. It is believed that this zoning will be best because it allows for the present use of a single-family residence, would allow for rebuilds, if necessary, and also allows for other R -2 and R-3 uses through a planned unit development special use.

Public Comment: There was public comment regarding the addresses that would be affected by the zoning change, as well as the reason for the zoning changes.

Recommendation: A motion to recommend approval of the rezoning was presented to the Board and passed by a vote of 6-0.

Respectfully Submitted,

Village of Willow Springs
Plan and Zoning Commission

By: 
Thomas Kaptur, Chairman