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

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**ORDINANCE  
NUMBER 2018 - O - 46**

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**AN ORDINANCE APPROVING A MAP AMENDMENT RE-ZONING THE  
PROPERTY COMMONLY KNOWN AS 11411 GERMAN CHURCH ROAD  
FROM SR-3 TO SR-1**

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**JOHN M. CARPINO, President**

**MARY JANE MANNELLA, Clerk**

**THOMAS E. BIRKS  
TERRANCE M. CARR  
MICHAEL C. KENNEDY  
MELISSA N. NEDDERMEYER  
FRED POSCH  
KATHRYN STANPHILL**

**TRUSTEES**

**ORDINANCE OF THE VILLAGE BOARD  
VILLAGE OF WILLOW SPRINGS**

**ORDINANCE 2018-O-46**

**REZONING 11411 GERMAN CHURCH ROAD  
SR-3 TO SR-1**

**WHEREAS**, this Village Board has received Findings and Recommendations from the Planning and Zoning Commission, dated October 3, 2018 recommending to rezone 11411 German Church Road from SR-3 to SR-1.

**WHEREAS**, said Findings and Recommendations are subject to certain conditions and restrictions;

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

**SECTION 1:** That the foregoing Findings and Recommendations of the Village of Willow Springs Planning and Zoning Commission, a copy of which is attached hereto as Exhibit A, are hereby concurred with by this Village Board and adopted as a part of this ordinance, by reference, as though the same were fully set forth herein.

**SECTION 2:** That the Official Zoning Map of the Village of Willow Springs is hereby amended to rezone the above- captioned real estate from SR-3 to SR-1 and is commonly and legally described as follows:

THE EAST 304 FEET OF THE NORTH 660 FEET OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 18-31-400-019-0000  
ADDRESS: 1411 German Church Road, Willow Springs

**SECTION 3:** That said reclassification is subject to all conditions and restrictions, set forth in said Findings and Recommendations of the Planning and Zoning Commission attached hereto as Exhibit "A".

**SECTION 4 :** The adoption of said zoning map amendment shall not be construed as alleviating or negating the requirement of compliance with all applicable Village codes and ordinances in connection with the land use permitted thereby.

**SECTION 5:** This Ordinance shall not be held to repeal a former ordinance as to any offense committed against the former ordinance or as to any act done, any penalty, forfeiture or punishment so incurred, or any right accrued or claim arising under the former ordinance, or in any way whatsoever affect any such offense or act so committed or so done, or any penalty, forfeiture or punishment so incurred to any right accrued to claims arising before this Ordinance

takes effect, save only that the proceedings thereafter shall conform to the ordinance in force at the time of such proceedings, as far as practicable.

**SECTION 6:** That if any part or parts of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance. The Village Board declares hereby that they would have passed the remaining parts of this Ordinance, if they had known that such part or parts thereof would be declared unconstitutional.

**SECTION 7:** The Village Clerk of the Village of Willow Springs is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 8:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**(THIS SPACE INTENTIONALLY LEFT BLANK)**

**Ordinance 2018-O-46, approved and adopted** by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this 25<sup>th</sup> day of October, 2018, pursuant to a roll call vote, as follows:

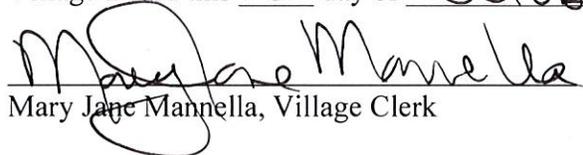
	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Posch	✓		✓		
Trustee Stanphill	✓			✓	
President Carpino	✓				
<b>TOTAL</b>	<b>7</b>	<b>Ø</b>	<b>5</b>	<b>1</b>	<b>Ø</b>

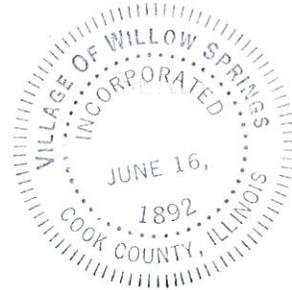
  
 John M. Carpino, Village President

ATTEST:

  
 Mary Jane Mannella, Village Clerk

Published in pamphlet form by order of the Village Board this 25<sup>th</sup> day of October, 2018.

  
 Mary Jane Mannella, Village Clerk



**Exhibit "A"**

**VILLAGE OF WILLOW SPRINGS**

**PLANNING AND ZONING COMMISSION  
RECOMMENDATION ON APPLICATION FOR  
REZONING 11411 GERMAN CHURCH ROAD  
SR-3 TO SR-1**

TO: The Village Board  
Village of Willow Springs  
1 Village Circle  
Willow Springs, IL 60480

RE: Application of Rafaat Abdel Malek  
For Rezoning 11411 German Church Road  
From SR-3 to SR-1

Pursuant to all relevant provisions of Title 9A of the Municipal Code, being the official zoning ordinance of the Village of Willow Springs, a public hearing was held on October 3, 2018, on the application of the above-captioned applicant to rezone the above captioned real estate from RS-3 Suburban Residential Single-Family District to RS-1 Suburban Residential Single-Family District, so that said real estate may be used for residential housing purposes.

Having considered the testimony and evidence presented at said hearing this Planning and Zoning Commission finds as follows:

- (A) Notice of said hearing was duly published on petitioner's application in accordance with the provisions of the Illinois Municipal Code;
- (B) Petitioner has presented all necessary documentary evidence of his ownership of the subject property as required by the relevant Village ordinances, so that this Planning and Zoning Commission has jurisdiction over the subject matter and the parties hereto;
- (C) The Petitioner has appeared in person, and this Planning and Zoning Commission has considered all exhibits submitted by the Petitioner and has heard and considered all testimony and arguments presented by Petitioner;
- (D) One written and several oral objections to the proposed amendment have been received by this Planning and Zoning Commission prior to, during, or subsequent to said hearing; the objections being concerns over the zoning lots being too small for the surrounding area, size of required detention pond and negative impact on property values.

(E) The proposed amendment will not be detrimental to or endanger the public safety, health, morals, comfort or general welfare of the Village of Willow Springs;

(F) The proposed amendment will be beneficial to the Village of Willow Springs and will be in conformity with the intent and spirit of all relevant ordinances of the Village of Willow Springs;

Therefore, the Planning and Zoning Commission of the Village of Willow Springs recommends to the Village Board of the Village of Willow Springs as follows:

1. That the real estate commonly known as 11411 German Church Road, Willow Springs, Illinois, and legally described as:

THE EAST 304 FEET OF THE NORTH 660 FEET OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 18-31-400-019-0000

ADDRESS: 1411 German Church Road, Willow Springs

be zoned SR-1 Suburban Residential Single-Family District .

2. That all construction be in substantial conformity with Exhibit “A” The Engineering Plans and Plat of Subdivision, copies of which are attached hereto and made a part hereof.

3. That that any use shall be in conformity with all applicable Village codes, ordinances and regulations.

4. Applicant shall obtain and environmental assessment phase I report, at Applicant’s expense, and such shall be provided to the Village for review and comment by the Village Engineer. Applicant shall resolve all issues identified by the Village Engineer prior to final rezoning of the subject property.

DATED this 3rd day of October, 2018.

PLANNING AND ZONING COMMISSION  
VILLAGE OF WILLOW SPRINGS

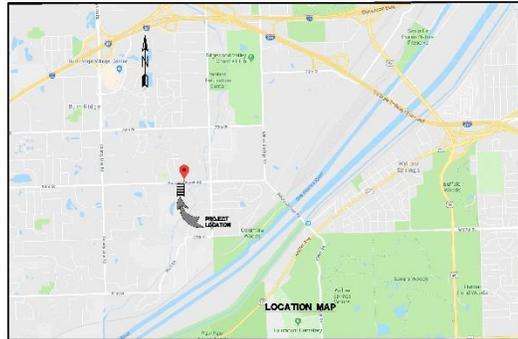
By: \_\_\_\_\_

Chairman

EXHIBIT "A"

# PRELIMINARY ENGINEERING PLANS MALEK SUBDIVISION BURR RIDGE AND WILLOW SPRINGS, ILLINOIS

- INDEX TO DRAWINGS**
1. COVER
  2. EXISTING CONDITIONS
  3. PRELIMINARY GRADING PLAN
  4. PRELIMINARY UTILITY PLAN



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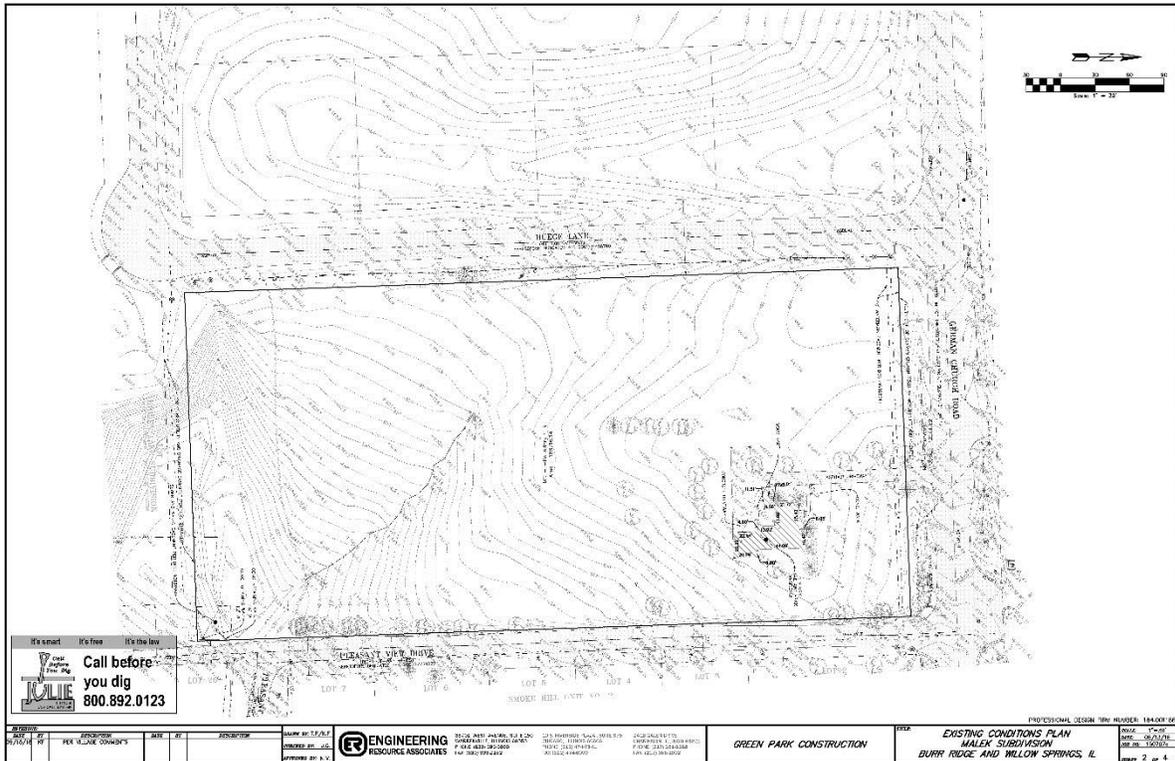
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FAX (847) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60608  
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FAX (312) 474-6099

REVISED: SEPTEMBER 16, 2019  
ORIGINAL SUBMITTAL: AUGUST 13, 2018

NO. 145 AS A. VASCHETTE, P.E.  
P. E. REG. NO. 048-088684  
EXPIRES NOVEMBER 30, 2019

ERA JOB NO.: 150707.A0



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DATE OF ISSUE: 09/16/2019	PROJECT: MALEK SUBDIVISION	DATE: 09/16/2019	REVISION: 1	DESCRIPTION: EXISTING CONDITIONS PLAN	SCALE: AS SHOWN	PROJECT NO.: 150707.A0	PROFESSIONAL DESIGN NUMBER: 154-004-06
BY: [Signature]	FOR: GREEN PARK CONSTRUCTION	DATE: 09/16/2019	REVISION: 1	DESCRIPTION: EXISTING CONDITIONS PLAN	SCALE: AS SHOWN	PROJECT NO.: 150707.A0	PROFESSIONAL DESIGN NUMBER: 154-004-06

