

---

---

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

---

---

**ORDINANCE  
NUMBER 2019 – O – 34**

---

**AN ORDINANCE AMENDING  
TITLE 9A, CHAPTER 7A, SECTIONS 3, 4 AND 6 AND TITLE 9A, CHAPTER  
7B, SECTIONS 3, 4 AND 6 OF THE WILLOW SPRINGS VILLAGE CODE  
CONCERNING USES IN THE L-1 LIGHT INDUSTRIAL AND L HEAVY  
INDUSTRIAL ZONING DISTRICTS.**

---

**JOHN M. CARPINO, President**

**MARY JANE MANNELLA, Clerk**

**THOMAS E. BIRKS  
TERRANCE M. CARR  
MICHAEL C. KENNEDY, JR.  
ERNIE MOON  
MELISSA N. NEDDERMEYER  
FRED POSCH**

**TRUSTEES**

**VILLAGE OF WILLOW SPRINGS  
ORDINANCE 2019-O- 34**

**AN ORDINANCE AMENDING**

**TITLE 9A, CHAPTER 7A, SECTIONS 3, 4 AND 6 AND TITLE 9A, CHAPTER 7B, SECTIONS  
3, 4 AND 6 OF THE WILLOW SPRINGS VILLAGE CODE CONCERNING USES IN THE L-1  
LIGHT INDUSTRIAL AND L HEAVY INDUSTRIAL ZONING DISTRICTS.**

Be it ordained by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois as follows:

**SECTION 1. CHAPTER AMENDED.** The following changes are hereby made to Section 9A-7A-3 of the Willow Springs Municipal Code (additions underlined and deletions noted with ~~striketrough~~ text):

9A-7A-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or structure shall be erected, altered, enlarged or occupied in the L-1 District except for a permitted use in the L-1 District unless otherwise specifically allowed by this Chapter. All uses not expressly authorized under permitted, special or accessory uses are expressly prohibited:

[...]

**SECTION 2. CHAPTER AMENDED.** The following changes are hereby made to Section 9A-7A-4 of the Willow Springs Municipal Code (additions underlined and deletions noted with ~~striketrough~~ text):

#### 9A-7A-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits, in accordance with the provisions of Section 9A-1-5.

The following uses are special uses in the L-1 District:

Automotive services, including, but not limited to, painting, muffler shops, repair shops, service stations, storage facilities and vehicle repair.

Biological or genetic research or manufacturing facilities.

Car washes and motor vehicle laundries.

Chemical processing and packing (excluding petroleum refining).

Garages, public.

Laundry and dry-cleaning plants, serving more than one retail outlet.

Planned unit developments.

Racetracks, automobile.

Radio, television and microwave antennas and towers.

Railroad "~~piggy back~~ piggyback" yards, railroad switch yards; railroad maintenance facilities.

Recreation centers, such as polo fields, fishing ponds, conservation clubs, archery ranges, picnic and camping grounds, par-three (3) golf courses, golf driving ranges and miniature golf courses.

Sewage treatment plants

Stadiums, auditoriums, arenas and armories

Structures with building heights in excess of thirty-five feet (35')

Truck, trailer or tractor storage facilities (indoor or outdoor), when located more than 700 feet from any residential district lot line, community shopping district lot line or any public services building including schools, fire houses and other municipal buildings.

Water filtration plant, water pumping stations and reservoirs.  
Wireless Telecommunication Antenna.

Wireless Telecommunication Tower.

Woodworking and wood products productions.

Utility installations, including electric and telephone substations.

One permanent dwelling unit, not exceeding seven hundred fifty (750) square feet per zoning lot, justified by a need for on-site security and occupied by an employee of the business located on the property whose responsibility includes security. Under no circumstances shall more than two (2) people, or any person under the age of eighteen (18) be permitted to reside in such a residence.

**SECTION 3. CHAPTER DELETED.** Title 9A-7A-6 (PROHIBITED USES) is hereby deleted in its entirety.

**SECTION 4. CHAPTER AMENDED.** The following changes are hereby made to Section 9A-7B-3 of the Willow Springs Municipal Code (additions underlined and deletions noted with ~~striketrough~~ text):

9A-7B-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or structure shall be erected, altered, enlarged or occupied in the I District except for a permitted use in the I District unless otherwise specifically allowed by this Chapter. All uses not expressly authorized under permitted, special or accessory uses are expressly prohibited:

The following uses are permitted in the I Heavy Industrial District:

Any use permitted in the L-I Light Industrial District.

Boat and Barge Service Repair

Concrete Mixing Plant

~~Concrete /Rock Crushing, Washing and Grading~~

Contractors and Construction Office

Construction and Demolition Debris Recycling (State EPA Licensed)

Equipment Rental and Leasing

Self-Storage Facilities

Warehouses

Waste Transfer Station

Wireless Telecommunication Antenna

Wireless Telecommunication Tower

Uses lawfully established on the effective date of this Chapter when originally created, will be deemed permitted.

**SECTION 5. CHAPTER AMENDED.** The following changes are hereby made to Section 9A-7B-4 of the Willow Springs Municipal Code (additions underlined and deletions noted with ~~strike through~~ text):

9A-7B-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits, in accordance with the provisions of Section 9A-1-5. The following uses are special uses in the I District:

Any special uses as authorized as a special use in the L-1 Light Industrial District.

Automotive services, including, but not limited to, painting, muffler shops, repair shops, service stations, storage facilities and vehicle repair.

Biological or genetic research or manufacturing facilities.

Car washes and motor vehicle laundries.

Chemical processing and packing (excluding petroleum refining).

Concrete /Rock Crushing, Washing and Grading.

Garages, public.

Laundry and dry-cleaning plants, serving more than one retail outlet.

Planned unit developments.

Racetracks, automobile.

Radio, television and microwave antennas and towers.

Railroad "~~piggy back~~ piggyback" yards, railroad switch yards; railroad maintenance facilities.

Recreation centers, such as polo fields, fishing ponds, conservation clubs, archery ranges, picnic and camping grounds, par-three (3) golf courses, golf driving ranges and miniature golf courses.

Sewage treatment plants when located more than 3,000 feet from any residential area.

Stadiums, auditoriums, arenas and armories.

Structures with building heights in excess of thirty-five feet (35').

Water filtration plant, water pumping stations and reservoirs.

Woodworking and wood products productions.

Utility installations, including electric and telephone substations.

**SECTION 6. SECTION DELETED.** Title 9A-7B-6 (PROHIBITED USES) is hereby deleted in its entirety.

**SECTION 7. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance of the Village, the terms of this Ordinance shall govern.

**SECTION 8. SEVERABILITY.** If any part, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining section, subsection and clauses shall not be affected thereby.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law, and the provisions of the Willow Springs Municipal Code amended herein shall be reprinted with the changes.

**ORDINANCE 2019-O-34 ADOPTED** by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois on **OCTOBER 24, 2019**, pursuant to a roll call vote, as follows:

|                     | YES | NO | ABSENT | PRESENT |
|---------------------|-----|----|--------|---------|
| Trustee Birks       | ✓   |    |        | ✓       |
| Trustee Carr        | ✓   |    |        | ✓       |
| Trustee Kennedy     | ✓   |    |        | ✓       |
| Trustee Moon        | ✓   |    |        | ✓       |
| Trustee Neddermeyer | ✓   |    |        | ✓       |
| Trustee Posch       | ✓   |    |        | ✓       |
| (Mayor Carpino)     |     |    |        | ✓       |
| <b>TOTAL</b>        | 6   | 0  | 0      | 7       |

**APPROVED** by the Village President on **OCTOBER 24, 2019**.

  
 John M. Carpino, Village President

ATTEST:

  
 Mary Jane Mannella, Village Clerk



STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

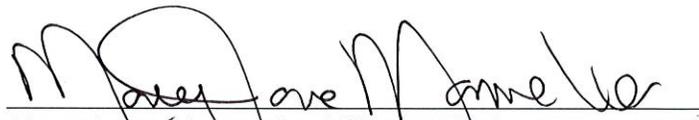
**CERTIFICATION**

I, Mary Jane Mannella, 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 Village 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. 2019-O-34 "AN ORDINANCE AMENDING TITLE 9A, CHAPTER 7A, SECTIONS 3, 4 AND 6 AND TITLE 9A, CHAPTER 7B, SECTIONS 3, 4 AND 6 OF THE WILLOW SPRINGS VILLAGE CODE CONCERNING USES IN THE L-1 LIGHT INDUSTRIAL AND L HEAVY INDUSTRIAL ZONING DISTRICTS, OF THE WILLOW SPRINGS VILLAGE CODE"** adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on **OCTOBER 24, 2019.**

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois on **OCTOBER 24, 2019.**



  
Mary Jane Mannella, Village Clerk  
Village of Willow Springs, Cook County, Illinois