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

**ORDINANCE
NUMBER 2025- O - 05**

**AN ORDINANCE AMENDING THE ZONING CODE TO ADD
PERMITTED VARIANCES**

MELISSA NEDDERMEYER, President

LORI CHARLES, Clerk

**TOM ARRA
TERRANCE M. CARR
MICHAEL C. KENNEDY Jr.
RICK MIKA
ERNIE MOON
FRED POSCH**

TRUSTEES

ORDINANCE 2025-O-05

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

AN ORDINANCE AMENDING THE ZONING CODE TO ADD MINIMAL VARIANCES

WHEREAS, this Village Board has received Findings and Recommendations from the Plan and Zoning Commission, dated February 5, 2025 recommending an amendment to the Village of Willow Springs Zoning Ordinance Sections 9A-2-4 to make minimal variances and 9A-4-2 to increase the minimum square footage for a residential apartment; and

WHEREAS, said findings and recommendations are subject to certain conditions and restrictions;

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

SECTION 1: That the Findings and Recommendations of the Village of Willow Springs Plan and Zoning Commission Hearing, dated February 5, 2025 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 Section 9A-2-4 of Title 9 of the Municipal Code, being the Official Zoning Code of the Village of Willow Springs, is hereby amended by **ADDING** the following:

9A-2-4(J) MINIMAL VARIATIONS:

1. Variations from the regulations of this Title may be granted by the Building Commissioner or Village Administrator only in accordance with the standards set forth in this Title, and may be granted in the following instances only and in no others:

- A. To permit the extension of a district to include an entire lot where the boundary line of the district divides a lot of record on the effective date of this Title;
- B. To permit any yard of less dimension than required by the applicable regulations by 10% or less as imposed by the applicable regulations;
- C. To permit any building or structure to exceed the lot coverage limitations by 10% or less as imposed by the applicable regulations;
- D. To permit a variation to any requirement in the Zoning Code so long as such

- variation is 10% or less of the requirement.
- E. Other Variations: Variations other than those listed above may be granted by the Village Board, but only after a public hearing as set forth herein for an authorized variation, and a report from the Plan and Zoning Commission recommending the variation. The concurring vote of the Village Board shall be necessary to reverse the recommendation of the Plan and Zoning Commission.
 - F. Variations permitted by the Building Commissioner or Village Administrator shall require notification of such variation to the Village Board of Trustees.

SECTION 3: That Section 9A-4-2 of Title 9 of the Municipal Code, being the Official Zoning Code of the Village of Willow Springs, is hereby amended **to read as follows:**

9A-4-2: R-2 RESIDENCE DISTRICT

Permitted Uses; Special Uses:

Subject to all of the requirements of this section, it shall be unlawful to use or occupy any building, structure or premises in the R-2 residence district for any purpose other than the following and the special uses set forth in subsection A2 of this section:

Apartment buildings containing two (2) or more dwelling units, provided that each such dwelling unit shall contain a minimum ~~eight hundred (800)~~ **One Thousand (1,000)** square feet of living space.

SECTION 4: 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 5: 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 6: The Village Clerk of the Village of Willow Springs is directed hereby to publish this Ordinance in pamphlet form.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Ordinance 2025-O-05, approved and adopted by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this 13th day of February 2025, pursuant to a roll call vote, as follows:

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Arra	✓		✓		
Trustee Carr	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Mika	✓		✓		
Trustee Moon		✓			
Trustee Posch	✓		✓		
President Neddermeyer	✓				
TOTAL	6	1	5		

Melissa Neddermeyer
Board President

ATTEST:

Lori Chalke
Village Clerk

Published in pamphlet form by order of the Village Board this 13th day of February, 2025.

Lori Chalke
Village Clerk

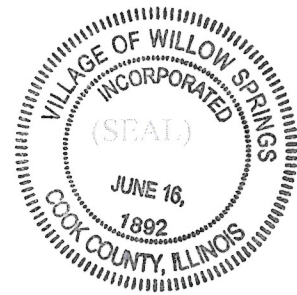


EXHIBIT “A”

**VILLAGE OF WILLOW SPRINGS
PLANNING AND ZONING COMMISSION
RECOMMENDATION ON AMENDING THE ZONING CODE TO ADD MINIMAL
VARIANCES**

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

RE: Application of Village of Willow Springs

Pursuant to all relevant provisions of Title 9 of the Municipal Code, being the official Zoning Ordinance of the Village of Willow Springs, a public hearing was held on February 5, 2025 on the application of the Village to amend Title 9 as follows:

ADDING the following:

9A-2-4(J) MINIMAL VARIATIONS:

2. Variations from the regulations of this Title may be granted by the Building Commissioner or Village Administrator only in accordance with the standards set forth in this Title, and may be granted in the following instances only and in no others:
 - A. To permit the extension of a district to include an entire lot where the boundary line of the district divides a lot of record on the effective date of this Title;
 - B. To permit any yard of less dimension than required by the applicable regulations by 10% or less as imposed by the applicable regulations;
 - C. To permit any building or structure to exceed the lot coverage limitations by 10% or less as imposed by the applicable regulations;
 - D. To permit a variation to any requirement in the Zoning Code so long as such variation is 10% or less of the requirement.
 - E. Other Variations: Variations other than those listed above may be granted by the Village Board, but only after a public hearing as set forth herein for an authorized variation, and a report from the plan and zoning commission recommending the variation. The concurring vote of the Village Board shall be necessary to reverse the recommendation of the plan and zoning commission.
 - F. Variations permitted by the Building Commissioner or Village Administrator shall require notification of such variation to the Village Board of Trustees.

And by AMENDING as follows:

9A-4-2: R-2 RESIDENCE DISTRICT

1. Permitted Uses; Special Uses:

1. Subject to all of the requirements of this section, it shall be unlawful to use or occupy any building, structure or premises in the R-2 residence district for any purpose other than the following and the special uses set forth in subsection A2 of this section:

Apartment buildings containing two (2) or more dwelling units, provided that each such dwelling unit shall contain a minimum ~~eight hundred (800)~~ **One Thousand (1,000)** square feet of living space.

Having considered the testimony and evidence presented at said hearing, this Plan and Zoning Commission makes the following findings:

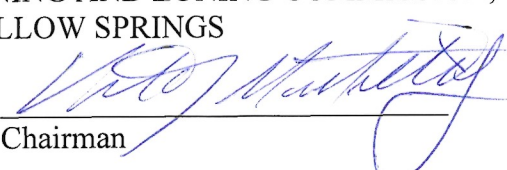
- (A) Notice of said hearing was duly published on petitioner's application in accordance with the provisions of the Illinois Municipal Code;
- (B) This Plan and Zoning Commission has jurisdiction over the subject matter and the parties hereto;
- (C) No objections to the proposed amendment have been received by this Plan and zoning Commission prior to, during, or subsequent to said hearing;
- (D) The proposed amendments will not be detrimental to or endanger the public safety, health, morals, comfort or general welfare of the Village of Willow Springs;
- (E) The proposed amendments 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 Plan and Zoning Commission of the Village of Willow Springs recommends to the Village Board that Sections 9A-2-4 and 9A-4-2 of the Municipal Code, being the official Zoning Ordinance of the Village of Willow Springs, be amended to read as set forth herein.

Dated this the 5th day of February 2025.

PLANNING AND ZONING COMMISSION, VILLAGE
OF WILLOW SPRINGS

By:


Chairman

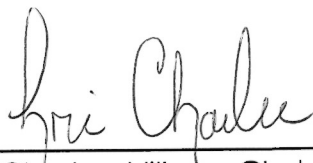
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Lori Charles, 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 2025-O-05 An Ordinance Amending Title 9 Sections 9A-2-4 and 9A-4-2 of the Village Zoning Code to add Permitted Variances**” adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on **February 13, 2025.**

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois on **February 13, 2025.**



Lori Charles, Village Clerk
Village of Willow Springs, Cook County, Illinois

