

Village of Wadsworth
Village Hall, 14155 West Wadsworth Road
Wadsworth, Illinois 60083
Telephone 847.336.7771 Fax 847.336.7786
www.villageofwadsworth.org

Zoning Board of Appeals Meeting Agenda
Tuesday, February 25, 2014 – 6:00 PM

1. Call to Order
2. Roll Call
3. Motion to consider approval of November 13, 2013 ZBA Meeting Minutes
4. Public Hearings

Petition for a Planned Unit Development (PUD)

Action: Consideration of Planned Unit Development

Petitioner seeks a planned unit development pursuant to the terms of the Wadsworth Zoning Ordinance to permit the operation of the following business uses while over time the property gets graded, restored and prepped to allow for future commercial development under the terms of the B-Business Zoning District: recycling of concrete and other road construction materials; contractor's office and storage yard; earthwork and grading activities; product and material storage yard; temporary asphalt/ready mix/assembly plant; all uses granted to the property under existing conditional use permits; and, subsequent uses subject to the issuance of applicable permits along with other variations or relief as necessary to permit same.

Petitioner: River Rock Holdings, LLC

Address: 15940 West Wadsworth Road, Wadsworth, Illinois 60083; PIN: 03-27-300-020

Petition for Conditional Use Permit Amendment & Zoning Variance

Action: Consideration of Zoning Variations

Petitioner seeks an amendment to the property's existing conditional use permit (Wadsworth Ordinance 1998-504) to permit an additional principal use on the property, which is a restaurant/video gaming facility. Further, petitioner seeks a variation pursuant to the terms of the Wadsworth Zoning Ordinance (Section 10-5-8-I) to permit the installation of signs related to the proposed business which will increase the total square footage of all signs on the property by approximately 72 square feet; as no more than 500 square feet of signs may be installed on the subject property (property currently has 500.21 square feet worth of business signs) along with other variations or relief as necessary to permit same.

Petitioner: T&T Entertainment, LLC Tracy's Bistro SE Randall Series

Address: 41867 US HWY 41, Wadsworth, Illinois 60083; PIN: 03-16-400-042

Petition for Zoning Variance

Action: Consideration of Zoning Variations

Petitioner seeks variations pursuant to the terms of the Wadsworth Zoning Ordinance to permit the installation of an off-premise sign on an existing legal non-conforming free standing sign on the subject property. Variations from Sections 10-5-8-J-Table 3 and 10-5-8-E-9 from the Village of Wadsworth Zoning Code are being requested to allow installation of proposed sign along with other variations or relief as necessary to permit same.

Petitioner: Wadsworth Donuts, Inc. D/B/A Dunkin' Donuts

Business Address: 16145 IL-173, Wadsworth, Illinois 60083

Variance Address: 41339 North US HWY 41, Wadsworth, Illinois 60083; PIN: 03-16-400-046

Petition for Zoning Code Text Amendments

Action: Consideration of Zoning Code Text Amendments

Petitioner seeks various amendments to Village of Wadsworth Zoning Code in efforts to administer via reasonable rules and regulations Public Act 098-0122 which is commonly known as the Compassionate Use of Medical Cannabis Pilot Program Act. Zoning code text amendments will address the siting and operation of medical cannabis cultivation centers and dispensaries.

Petitioner: Village of Wadsworth

Address: 14155 West Wadsworth Road, Wadsworth, Illinois, 60083

5. Adjournment