

Village of Wadsworth
Village Hall, 14155 West Wadsworth Road
Wadsworth, Illinois 60083
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Special Meeting of the Zoning Board of Appeals/Plan Commission
Meeting Agenda

Wednesday, August 31, 2016 – 7:00 PM

1. Call to Order
2. Roll Call
3. Motion to consider approval of July 26, 2016 ZBA/PC Meeting Minutes
4. Public Hearing

Petition for Subdivision/Zoning Variations

Action: Consideration of Subdivision/Zoning Variations

Petitioner: Michael DeMarco, on behalf of the owner of the property, Chicago Title and Land Trust Company

Property Location: Being a residential property in the SE-Suburban Estate Zoning District with common street addresses of 40990 & 40950 US HWY 41, Wadsworth, IL 60083; PIN: 03-21-200-002

Request: Petitioner seeks to subdivide the property into two (2) lots pursuant to the terms of the Wadsworth Subdivision Code (Title 11 of the Village Code) as well as seeks zoning variations pursuant to the terms of the Wadsworth Zoning Ordinance (Title 10 of the Village Code) from 1) Section 10-4-4-Table 2 of the Village Zoning Code to allow for a 3.74 foot encroachment into the property's required 60 foot front yard setback of the south lot's single family home; and, 2) Section 10-5-13-B-5 of the Village Zoning Code to allow for a 5 foot encroachment into the property's 5 foot required setback for driveways from side lot lines as well as other variations or relief as necessary to permit same.

5. Adjournment