

LEGAL NOTICE  
VILLAGE OF WADSWORTH PUBLIC HEARING  
ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING NOTICE  
Official Notice of Special Meeting Scheduled for Wednesday, March 22, 2017  
Meeting Begins at 7:00 P.M.

The Village of Wadsworth Zoning Board of Appeals/Plan Commission will hold a Public Hearing on the 22<sup>nd</sup> day of March, 2017 at 7:00 p.m. at the Wadsworth Village Hall, 14155 Wadsworth Road, Wadsworth, Illinois 60083, in accordance with Chapter 65, Section 5/11-13-1 et seq. of the Illinois Compiled Statutes, to discuss a request from Dino and Dimitri Kallianis, on behalf of the owners of the properties – Lyra, LLC and Dylan Paros, LLC (“Petitioner”) for amendments to existing conditional use permits, zoning variations and any other necessary relief for the following described real estate:

Being commercial properties in the B-Business Zoning District with common street addresses of 38925 and 38995 US HWY 41 & 15679 Wadsworth Road, Wadsworth, IL 60083; PIN’s: 03-34-100-006; 03-34-100-003; 03-34-100-016 and 03-34-100-017 (“Property”).

Petitioner seeks to amend existing conditional use permits concerning the property (Wadsworth Ordinances 1994-407; 1995-420; 2007-726; 2009-792 and 2010-825) in conjunction with their desire to permit multiple principal uses upon the property, the expansion of two restaurant businesses upon the property, the removal of a former gas station building upon the property as well as the expansion of parking facilities upon the property. Petitioner also 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 to allow a 26.25 foot encroachment into the property’s required 30 foot street yard setback; 2) Section 10-4-4-Table 2 to allow a 7.5 foot encroachment into the property’s required 30 foot street yard setback; 3) Section 10-4-4-Table 2 to allow a 9.375 foot encroachment into the property’s required 20’ rear yard setback; 4) Section 10-5-8-J to allow for a 0’ setback (10’ required) from the right of way line for an existing freestanding sign; 5) Section 10-5-9-G to permit a 6’ x 35’ loading bay (12’ x 45’ required) upon the property; 6) Section 10-4-4-Table 2 to permit a building 42.5’ in height (35’ is maximum height); 7) Section 10-5-9-C to permit a total of 166 parking spaces upon the property (195 required); and, 8) Section 10-5-9-E to permit a 0’ setback from the right of way line for 12 parking spaces (5’ setback required) as well as other variations or relief as necessary to permit same.

The Petition in its entirety is available for inspection and copying at the Wadsworth Village Hall. Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact Village Hall at 847.336.7771 prior to the meeting. All persons interested in such petition should attend and will be given an opportunity to be heard. The Public Hearing may be continued from time to time without further public notice.

Wadsworth Zoning Board of Appeals/Plan Commission  
14155 Wadsworth Road  
Wadsworth, Illinois 60083