

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/Plan Commission Meeting Agenda  
Monday, September 14, 2015 – 7:00 PM

1. Call to Order
2. Roll Call
3. Motion to consider approval of May 14/June 25, 2015 ZBA/PC Meeting Minutes
4. Public Hearings

**Petition for Zoning Variances**

Action: Consideration of Zoning Variations

Petitioner seeks multiple zoning variations pursuant to the terms of the Wadsworth Zoning Ordinance (Title 10 of the Village Code) to permit the reconstruction of the home's existing breezeway and attached garage on said property; said reconstruction activities will be increasing the bulk (square footage) of the existing premises. Variations from Sections 10-6-3-A (increasing the bulk of a non-conforming structure) and 10-4-4-Table 2 (side yard setback encroachment of 5.36 feet) will be required to permit the proposed reconstruction activity as well as other variations or relief as necessary to permit same.

Petitioner: David Anderson, on behalf of the owner of the property, Dawn Brumm

Property Location: Being a residential property in the SR Zoning District with a common street address of 13530 West Greenview Drive, Wadsworth, Illinois 60083; PIN: 03-24-101-013.

**Petition for Conditional Use Permit Amendment and Zoning Variation**

Action: Consideration of Conditional Use Permit Amendment and Zoning Variation

Petitioner seeks an amendment to the property's existing conditional use permit (2008-769) as the property's site plan will be amended to include a proposed 42' x 80' pole barn storage building. Further, petitioner seeks a zoning variation pursuant to the terms of the Wadsworth Zoning Ordinance (Title 10 of the Village Code) from Section 10-3-8-B of said Code to permit the construction of said pole barn storage building as pole barn structures are not permitted in the B Zoning District as well as other variations or relief as necessary to permit same.

Petitioner: Greg Krause of Krause Electric, on behalf of the owner of the property, RGI, LLC

Property Location: Being a commercial property in the B Zoning District with a common street address of 13921 Illinois Route 17, Zion (Wadsworth), IL 60099; PIN: 03-13-301-001.

## **Petition for Conditional Use Permit**

Action: Consideration of Conditional Use Permit

Petitioner seeks a conditional use permit to operate a Camp, Youth on the Property. Though the Village had annexed said Property in 2004, upon annexation, the existing use on the property became legal non-conforming. A conditional use permit for a Camp, Youth issued to the subject Property will make said existing use legal conforming. Further, petitioner will seek, if applicable, other variations or relief as necessary to permit same.

Petitioner: Northeast Illinois Council of Boy Scouts of America

Property Location: Being a campground property in the AG Zoning District with a common street address of 40635 North Mill Creek Road, Wadsworth, Illinois 60083; PIN: 03-21-200-011.

### 5. Adjournment