

ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING AGENDA

Special Meeting of the Zoning Board of Appeals/Plan Commission

Wednesday, March 27, 2024 – 7:00 PM

1. Call to Order
2. Roll Call
3. Consideration of a motion to approve meeting minutes of the February 28, 2024 ZBA/PC Meeting
4. Public Hearing and Consideration of a Recommendation to the Village Board regarding the following Zoning Petition (Public Comment is permitted and welcomed during Public Hearings):

Petition to Apply for a Conditional Use Permit for a Planned Unit Development and Preliminary and Final Plat of Subdivision

Action: Consideration of an Application for a Conditional Use Permit for a Planned Unit Development and Preliminary and Final Plat of Subdivision

Petitioner: Lake County Solar 1, LLC

Request: Planned Unit Development, Preliminary and Final Plat of Subdivision, and any other necessary relief for the following described real estate (the “Property”): 13300 W. Illinois Route 173, Wadsworth, Illinois, 60083, parcel identification number 03-13-200-006 and 13532 W. Illinois Route 173, Wadsworth, Illinois, 60083, parcel identification number 03-13-100-009 (“Property”). The Property is zoned B-Business under the Wadsworth Zoning Ordinance.

Petitioner seeks a Planned Unit Development pursuant to Section 10-5-6 of the Wadsworth Zoning Ordinance to allow development of the Property with the following uses: commercial uses on the portion of the Property with frontage along Illinois Route 173, and a utility solar energy system on the remaining northern portion of the Property. Petitioner also seeks Subdivision Approval to subdivide the Property into three separate lots to facilitate the development of the proposed land uses, including (1) two lots with frontage along Illinois Route 173 to be utilized for commercial uses and (2) one lot, to the north of the two frontage lots, to be used for the proposed utility solar energy system. Further, Petitioner seeks departures from standards and other relief as may be required.

5. Public Comment:
6. Other Business:
 - a. Next Meeting Scheduled for 7:00 PM on Wednesday, April 24, 2024.
7. Adjournment:

All members of the public are welcome to attend. Individuals requiring a reasonable accommodation in order to participate in a public meeting should contact the Village Administrator at 847-336-7771 at least 48 hours in advance of the meeting. Public comment may also be emailed to the Village at: info@villageofwadsworth.org. People without access to email may also leave a message for public comment at: (847) 336-7771 x 101.