

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

Special Meeting of the Zoning Board of Appeals/Plan Commission
Meeting Agenda

Wednesday, March 22, 2017 – 7:00 PM

1. Call to Order
2. Roll Call
3. Motion to consider approval of August 31, 2016 ZBA/PC Meeting Minutes
4. Public Hearing

Petition for Conditional Use Permit Amendment/Zoning Variations

Action: Consideration of Conditional Use Permit Amendment/Zoning Variations

Petitioner: Dino and Dimitri Kallianis, on behalf of the owners of the properties – Lyra, LLC and Dylan Paros, LLC

Property Location: 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

Request: 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.

5. Adjournment