

LEGAL NOTICE
VILLAGE OF WADSWORTH PUBLIC HEARING
ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING NOTICE
Official Notice of Special Meeting Scheduled for May 25, 2016
Meeting Begins at 7:00 P.M.

The Village of Wadsworth Zoning Board of Appeals/Plan Commission will hold a Public Hearing on the 25th day of May, 2016 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 Surjit Singh Toor, on behalf of the owner of the property, Singh Inc. of Illinois (“Petitioner”) for conditional use permits and zoning variations and any other necessary relief for the following described real estate:

Being a commercial property in the B-Business Zoning District with a common street address of 43067 North U.S. Highway 41, Wadsworth, IL 60083; PIN: 03-04-400-021 (“Property”).

Petitioner seeks multiple conditional use permits pursuant to the terms of the Wadsworth Zoning Ordinance (Title 10 of the Village Code). These conditional use permits include: 1) Operation of a truck stop use (10-4-4-Table 1); 2) Allowance of two principle uses upon the subject property (truck stop/convenience store and restaurant; 10-3-8-B); and, 3) Allowance regarding the installation of three (3) animated/change image signs (10-5-8-G) upon the subject property. Further, petitioner seeks zoning variations pursuant to the terms of the Wadsworth Zoning Ordinance (Title 10 of the Village Code) from 1) Section 10-2-3 to permit a 6,806 square foot convenience center; 2) Section 10-5-8-I to permit a total of 1,137 square feet of signs upon the property; 3) Section 10-5-8-E to permit three (3) roof signs; and, 4) Section 10-5-8-J to permit a freestanding sign to be 64’ in height, a freestanding sign to be 461 square feet in size, a freestanding sign to be 189.75 square feet in size, a freestanding sign to encroach 2.5’ into the property’s required 10’ property line setback, to permit 50 square feet of wall signs on the west canopy’s south elevation, to permit 50 square feet of wall signs on the east canopy’s south elevation and to permit 16 square feet of wall signs on the east canopy’s east elevation 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