

ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING AGENDA

Special Meeting of the Zoning Board of Appeals/Plan Commission

Wednesday, June 28, 2023 – 7:00 PM

1. Call to Order
2. Roll Call
3. Consideration of a motion to approve meeting minutes of the May 24,2023 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 and Variations

Action: Consideration of an Application for a Conditional Use Permit and Variations

Petitioner: Natural Gas Pipeline of America, L.L.C

Request: Request for a Conditional Use Permit, Variations, and any other necessary relief for the following described real estate (the “Property”): 42771 and 42645 North Delany Road, Wadsworth, Illinois, 60099, Parcel Identification Numbers 03-12-100-008-0000 and 03-12-100-013-0000. The Property is Zoned AG-Agriculture under the Wadsworth Zoning Ordinance. Petitioner seeks a Conditional Use Permit pursuant to Section 10-5-5 Wadsworth Zoning Ordinance to allow for a private utility facility on the Property, and Variations from (1) Section 10-4-4, Table 2 of the Wadsworth Zoning Ordinance to reduce the required setbacks for the private utility facility from 100 feet to 50 feet; (2) Section 10-5-9 of the Wadsworth Zoning Ordinance to allow for a driveway to be constructed of gravel; and (3) Section 10-5-11 of the Wadsworth Zoning Ordinance to allow for a fence with barbed wire. Further, Petitioner seeks departures from standards and other relief as may be required.

5. 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 Variations

Action: Consideration of an Application for Variations

Petitioner: Brian Smith, Trustee of the Brian Richard Smith Living Trust

Request: Request for Variations and any other necessary relief for the following described real estate (the “Property”): 38265 North Chicago Avenue Wadsworth, Illinois, 60083, Parcel Identification Number 03-35-300-003-0000. The Property is zoned Suburban Estate (SE) under the Wadsworth Zoning Ordinance. Petitioner seeks the following Variations from the Wadsworth Zoning Ordinance for the Property:

(1) a variance from Section 10-5-7 to allow for an accessory structure to be located within the side yard of the Property; (2) a variance from Section 10-5-7 to allow for a metal garage to be built on the Property; and (3) a variance from Section 10-5-7 to exceed the maximum square footage allowed for accessory structures on the Property. Further, Petitioner seeks departures from standards and other relief as may be required.

6. Public Comment:

7. Other Business: Next Meeting Scheduled for 7:00PM on Wednesday, July 26, 2023.

8. 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.