

Village of Wadsworth
Village Hall, 14155 West Wadsworth Road
Wadsworth, Illinois 60083
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Special Meeting of the Zoning Board of Appeals/Plan Commission
Meeting Agenda

Thursday, June 1, 2017 – 7:00 PM

1. Call to Order
2. Roll Call
3. Motion to consider approval of March 22, 2017 ZBA/PC Meeting Minutes
4. Public Hearings

Petition for Subdivision/Zoning Variations

Action: Consideration of Subdivision/Zoning Variation Applications

Petitioner: William and Mary Krieg, Property Owners

Property Location: Being a residential property in the SD-Southeast District Zoning District with a common street address of 13577 West Chaplin Street, Wadsworth, IL 60083; PIN: 03-36-112-005 (“Property”).

Request: Petitioner seeks to subdivide the property into two (2) lots pursuant to the terms of the Wadsworth Subdivision Code (Title 11 of the Village Code) as well as 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 of the Village Zoning Code to allow for a 1.03 foot encroachment into the property’s required 30 foot street side setback on the north side of the existing home; and,
2) Section 10-5-7-A-2 of the Village Zoning Code to allow for 860 square feet of accessory buildings upon the property (825 square feet is the maximum allowable) as well as other variations or relief as necessary to permit same.

Petition for Zoning Variations

Action: Consideration of Zoning Variation Application

Petitioner: Tajuddin & Zohra Lakhani, Property Owners

Property Location: Being a commercial property in the B-Business Zoning District with a common street address of 41490 US HWY 41, Wadsworth, IL 60083; PIN’s: 03-16-400-050 & 03-16-400-031 (“Property”).

Request: Petitioner seeks zoning variations pursuant to the terms of the Wadsworth Zoning Ordinance (Title 10 of the Village Code) from 1) Section 10-5-8-H-6-A of the Village Zoning Code to permit more than one electronic message board sign upon the subject property (one is being proposed; one is existing); 2) Section 10-5-8-H-6-E of the Village Zoning Code to permit LED gas price signs to appear in more than one color (red and green) to differentiate between unleaded and diesel; and 3) Section 10-5-8-J to permit the freestanding sign at the northwest corner of the property to encroach 11.6 feet into the required 30 foot Illinois Route 173 setback as well as other variations or relief as necessary to permit same.

5. Adjournment