

ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING AGENDA

Special Meeting of the Zoning Board of Appeals/Plan Commission

Wednesday, July 26, 2023 – 7:00 PM

1. Call to Order
2. Roll Call
3. Consideration of a motion to approve meeting minutes of the June 28, 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 to Amend a Conditional Use Permit

Action: Consideration of an Application to Amend a Conditional Use Permit

Petitioner: TA Operating, L.L.C

Request: Request for an amended conditional use permit and any other necessary relief for the following described real estate (the “Property”): 42717 N Skokie HWY, Wadsworth, Illinois, and 16650 Russell Road, Wadsworth, Illinois, 60083, bearing Parcel Identification Number 03-09-200-037-0000. The Property is zoned B-Business District under the Wadsworth Zoning Ordinance. Petitioner seeks approval of an amendment to an existing Conditional Use Permit to revise the site plan and layout of the Truck Stop that Petitioner operates on the Property. 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):

Petitions to Apply for a Zoning Text Amendment and to Amend a Conditional Use Permit

Action: Consideration of an Application for a Zoning Text Amendment and to Amend a Conditional Use Permit

Petitioners: Paul Revere Mortgage, LLC and Lakeshore Recycling Services, LLC

Request: Request for an amended conditional use permit, text amendment, and any other necessary relief for the following described real estate (the “Property”): 16077-16111 W. IL Route 173 and 41135-41399 N. US HWY 41, bearing Parcel Identification Numbers 03-16-400-041, 03-16-400-045, and 03-16-400-046. The Property is zoned B-Business District under the Wadsworth Zoning Ordinance. Petitioners seek approval for an amendment to the existing conditional use permit for the Property to allow for two principal uses on the Property, and to allow the overnight parking of recycling trucks and the operation of a recycling transfer station for non-putrescible materials. Petitioners also seek approval of a text

amendment to the Wadsworth Zoning Ordinance to add overnight parking for recycling truck local pickup routes and recycling transfer stations for non-putrescible materials as allowed uses in the B-Business District, subject to the issuance of conditional use permits. Further, Petitioner seeks departures from standards and other relief as may be required.

6. Public Comment:

7. Other Business: Next Meeting Scheduled for 7:00 PM on Wednesday, August 23, 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.