

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

Monday, July 23, 2018 – 7:00 PM

1. Call to Order
2. Roll Call
3. Motion to consider approval of April 10, 2018 ZBA/PC Meeting Minutes
4. Public Hearings (Public Comment is permitted and welcomed during Public Hearings)

Petition for Planned Unit Development & Zoning Map Amendments (Rezoning)

Action: Consideration of Planned Unit Development – Preliminary Development Plan
Consideration of Rezoning

Petitioner: Love’s Travel Stops and Country Stores, Inc., on behalf of the owners of the properties, Alicia Melling; Phillip and Betty Ogden, Jr.; Doug and Joyce Young; and, Jane Kenner (c/o Chicago Title Land Trust Company)

Property Location: The site/area (“Property”) that is subject to this petition consists of three (3) parcels that are already annexed into the corporate limits of the Village of Wadsworth (03-04-300-054: 43102 North US HWY 41, Wadsworth, IL 60083; 03-04-300-055: 43110 North Skokie Highway, Wadsworth, IL 60083; and, 03-04-300-062: 43010 North US HWY 41, Wadsworth, IL 60099). These three annexed parcels have Wadsworth LI-2 Light Industry zoning designations; at the present time, these parcels are vacant with the exception of 43010 US HWY 41; said parcel contains two vacant buildings. Two (2) parcels subject to this petition will require annexation into the corporate limits of the Village of Wadsworth (03-04-300-061: 43028 North US HWY 41, Zion, IL 60099 - existing use of said parcel is a single family home and is zoned GC-General Commercial under Lake County zoning authority; and, 03-04-300-022: 43098 North US HWY 41, Zion, IL 60099 - existing use of said parcel is a single family home and also contains three (3) accessory buildings and is zoned E-Estate under Lake County zoning authority.

Request: Petitioner seeks a Planned Unit Development pursuant to the terms of the Wadsworth Zoning Ordinance, Section 10-5-6, to allow development of the Property to contain a Truck Stop use; it is proposed that said development will contain a fast food restaurant, a convenience store, a truck repair building and will provide facilities for the fueling of trucks and passenger vehicles. Further Petitioner seeks Zoning Map Amendments (Rezoning) regarding all five (5) parcels that make up the Property; all five (5) parcels are proposed to be rezoned to the B-Business Wadsworth Zoning District. Annexation of two (2) parcels (PIN’s: 03-04-300-061 and 03-04-300-022) into the corporate limits of the Village of Wadsworth will be required. Further, Petitioner seeks other variations or relief as necessary to permit same.

5. Adjournment