

Village of Wadsworth  
Village Hall, 14155 West Wadsworth Road  
Wadsworth, Illinois 60083  
Telephone 847.336.7771 Fax 847.336.7786  
www.villageofwadsworth.org

VILLAGE OF WADSWORTH REMOTE PUBLIC HEARING  
ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING MINUTES

Special Meeting of the Zoning Board of Appeals/Plan Commission

**Thursday, August 27, 2020 – 7:00 PM**

The public hearing was held remotely pursuant to the Open Meetings Act and in accordance with Governor Pritzker's Executive Orders regarding stay at home orders and authorizing remote public participation meetings, all as amended, extended, or restated. The public hearing for this petition was conducted virtually through telephone and video conference call with very limited availability for in-person participation at the Wadsworth Village Hall, 14155 West Wadsworth Road, Wadsworth, IL, 60083. The Village encouraged interested parties to participate through telephone or video conference. Information concerning the remote public hearing, including how to participate in the meeting and how to view application materials, was posted on the Village's website at [www.villageofwadsworth.org](http://www.villageofwadsworth.org).

The meeting was called to order just after 7:05 p.m. by ZBA/PC Chair Judy Adams.

Roll Call: Present were members Adams (who was present at Village Hal), Nordigian (Remote Attendance), Schreiner (Remote Attendance) and Standriff (Remote Attendance); members Hatton and Pawlak were absent. Also in attendance/on the call were Administrator Amidei (who was present at Village Hall) and Attorney Asprooth (Remote Attendance).

Chair Adams read aloud an opening statement that addressed the need for this public hearing to be conducted remotely due to the ongoing COVID-19 pandemic and recent State of IL Gubernatorial Executive Orders. A copy of this opening statement is attached hereto and made a part of these meeting minutes.

Nordigian made a motion to adopt the Emergency Rules of Procedure. His motion was seconded by Schreiner. All present voting aye by roll call vote, the motion carried.

Schreiner made a motion to approve June 22, 2020 ZBA/PC Meeting Minutes. His motion was seconded by Standriff. All present voting aye by roll call vote, the motion carried.

*Public Hearing – Chair Adams made an opening statement and addressed the fact that the ZBA/PC is a recommending body; the Village Board will consider their recommendation following the Public Hearing at a future Village Board Meeting. Chair Adams also swore in everyone present at Village Hall and on the phone concerning the testimony that they will be giving this evening.*

Petition for Zoning Variation

Action: Consideration of Zoning Variation Request

Petitioner: Ronald Witte (hereinafter "Petitioner")

Property: 15145 Wadsworth Road, Wadsworth, Illinois, 60083, parcel identification numbers 03-34-201-011 and 03-34-200-010 ("Property"). The Property is zoned SR-Suburban Residential under the Wadsworth Zoning Ordinance.

Request: Petitioner seeks a Zoning Variation pursuant to Section 10-5-7-A-2-D of the Wadsworth Zoning Ordinance to allow construction of a new detached accessory structure to be 840 square feet in size; the maximum size said accessory structure can be under the regulations of the Wadsworth Zoning Ordinance is 718.5 square feet. Further, Petitioner seeks departures from standards and other relief as may be required.

Administrator Amidei provided all in attendance with an overview of this evening's petition. Mr. Ronald Witte is the owner of the property commonly known as 15145 Wadsworth Road; said property consists of two PIN numbers and is recognized as one (1) zoning lot. Said property is approximately 24,443 square feet in size and most likely was platted in the late 1800's. Mr. Witte's home does not contain an attached garage; the property has an 836 square foot detached garage and a gazebo type structure that is about 85.5 square feet in size. Based upon the square footage of his home (1,840), the square footage of his existing detached garage and the square footage of the existing gazebo, the maximum square footage of an additional detached garage that Mr. Witte can build is 718.5 square feet. Mr. Witte is petitioning to construct a new detached garage (south of the existing one, as noted on the plat of survey provided) that measures 840 square feet in size.

Mr. Witte provided the members of the ZBA/PC with an overview of his plans. All were provided copies of his approved building plans, the architectural drawings (the garage will contain a dormer for aesthetic reasons), Lake County Health Department Permit, as well as color photos of his property and adjacent properties. He explained that he is a woodworker and works on cars as hobbies and will be using same when he retires in a few years. He talked about the type and length of building materials that will be used that will allow him able space to conduct his hobby activities and why the length of same must be used for building semantics. The extra five feet of length of the garage is the reason for the variance this evening.

Amidei shared his computer screen with all those in attendance and those participating online so that the building plans, survey and photos of the property could be viewed by all.

Mr. Witte indicated that though he could have gone bigger with the size of the proposed garage, he did not want to obstruct the view of the rear field area for himself and his neighbor as wild animals are often present in said area. Standriff inquired if the existing garage will remain. Witte indicated it is an old cinder block building that is used for vehicle and equipment storage and is not suitable for his hobby purposes. Amidei and Witte confirmed with everyone that the proposed setbacks of the new garage are in conformance with Village Zoning and Historic District regulations. Witte noted that he was a contractor while he lived in Texas for 30 years and makes his own furniture and will overtime remodel his home. There was no further discussion or questions from members of the ZBA/PC nor was there any public comment.

Standriff made a motion to recommend that the Village Board grant the proposed zoning variation, as presented. His motion was seconded by Schreiner. All present voting aye by roll call vote, the motion carried.

Amidei and Asprooth provided the ZBA/PC with an update regarding the cannabis dispensary petition that was discussed at the last meeting. The petitioner is currently working with IDOT regarding the previously discussed access issues to the site and will be amending his petition to entitle the Rosecrans Motel property for off-site parking. Though the subject LLC did file a petition with the State of IL for a dispensary license, they may look at entitling the site and finding another entity (who will also be applying for a State license) to run the dispensary. Amidei also provided everyone with an update regarding three pending petitions before the ZBA/PC; he asked that everyone check their calendars to have a meeting next month in September. Discussion also took place about the ongoing Wadsworth Road projects at the Dilleys Road intersection (roundabout) and the safety improvements taking place east of US HWY 41.

Schreiner moved to adjourn the meeting. His motion was seconded by Standriff. Roll call vote: all aye; the meeting adjourned at 7:36 p.m.

By: 

Moses Amidei, Village Administrator

**Village of Wadsworth  
Plan Commission**

**Opening Statement for Remote Meetings**

Chair reads the following at the beginning of the meeting:

**Chair:** I would like to call the Plan Commission meeting for June 22, 2020 to order.

Roll Call:

Due to the ongoing Coronavirus (COVID-19) pandemic and ongoing gubernatorial disaster proclamation, conducting an in-person meeting tonight is not feasible. This meeting will be conducted remotely. Many of the commission members participating in tonight's meeting are in different locations in accordance with social distancing guidelines.

It is important that the Village continue with tonight's meeting and public hearing to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

This meeting may be viewed on GoToMeeting, and the information to log-in to the online meeting can be found on the Village's website. In addition, any individual desiring to listen and/or participate in the meeting by telephone, or through the electronic meeting platform, has also been provided that opportunity by Village staff in advance of the meeting. Finally, members of the public had the opportunity to submit written comments in advance of the meeting.

These methods of public participation have been publicized on the Village's website, through the public notice published for this meeting, and on the Agenda for tonight's meeting. The Petitioner's application and supporting materials have also been posted to the Village's website for review prior to tonight's meeting.

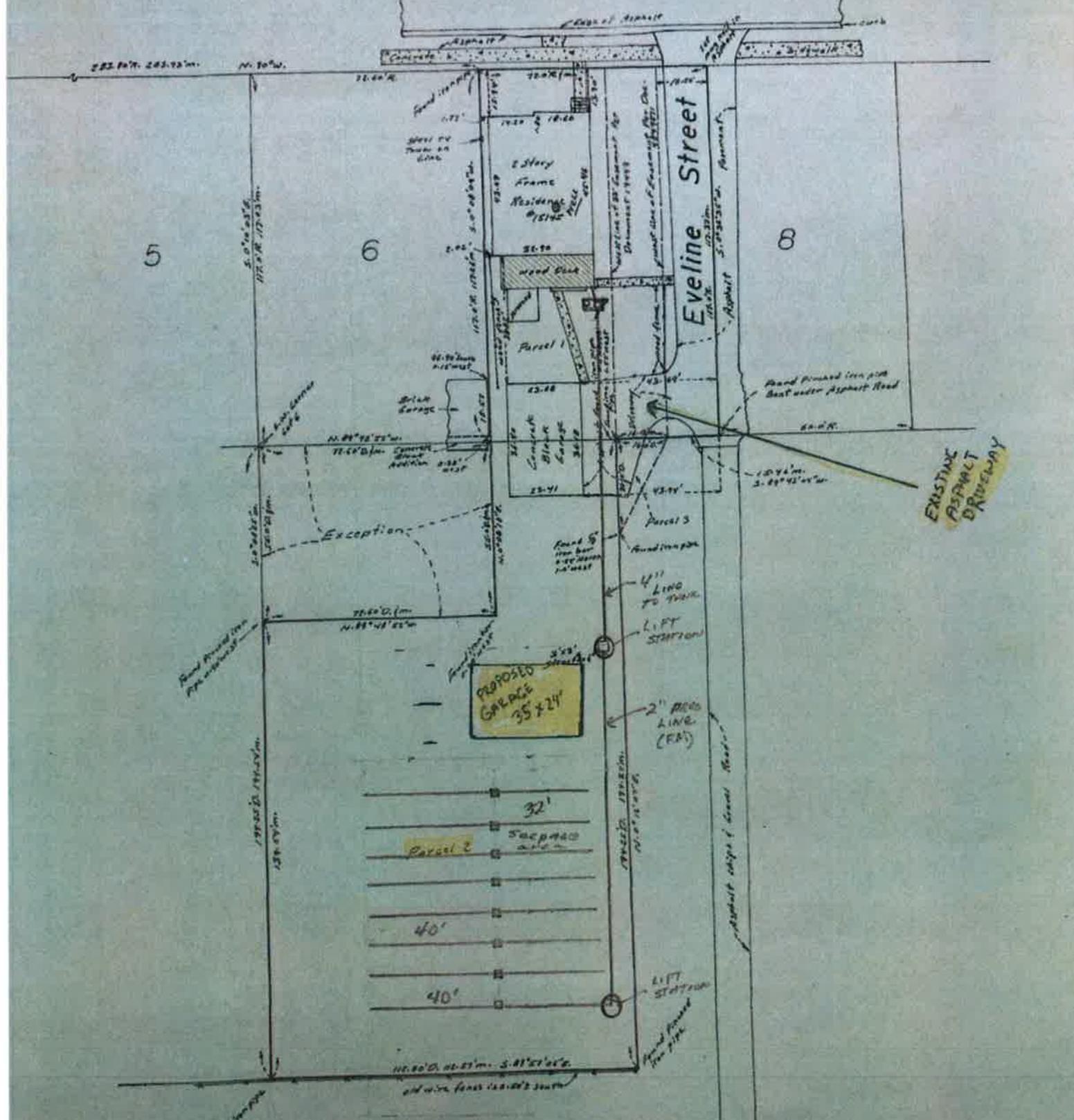
Finally, since we are using an electronic meeting platform for the meeting, we expect there will be some bumps as we move through our agenda. We appreciate your patience in advance.

We ask that all speakers present their comments in a respectful and courteous manner. If inappropriate language or comments are expressed during this meeting, we will mute the speaker and end their participation.

Alright, thank you all and let's get started.

# Wadsworth Road

1/2" Scale = 1" = 20' (See Sec. 34)



5

6

8

Eyeline Street

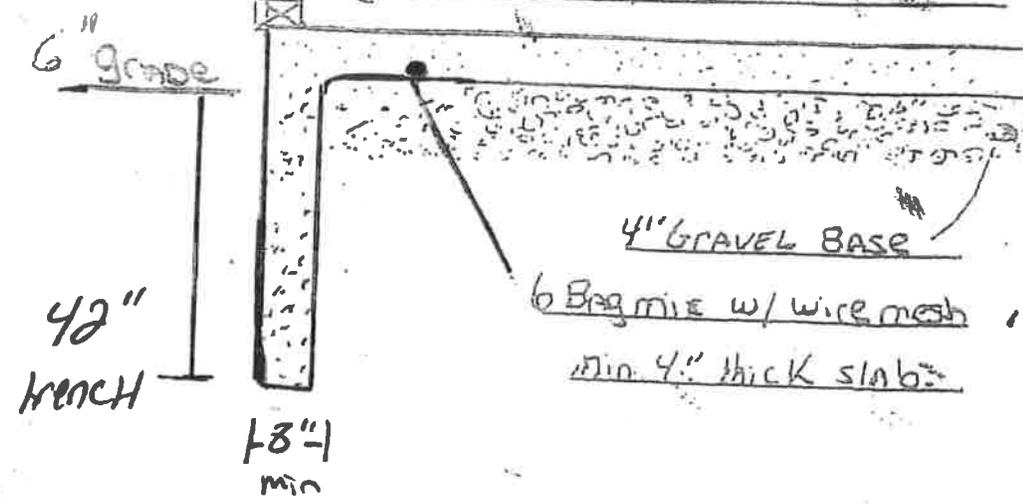
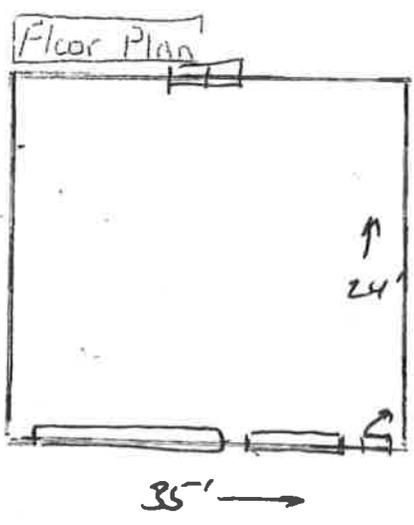
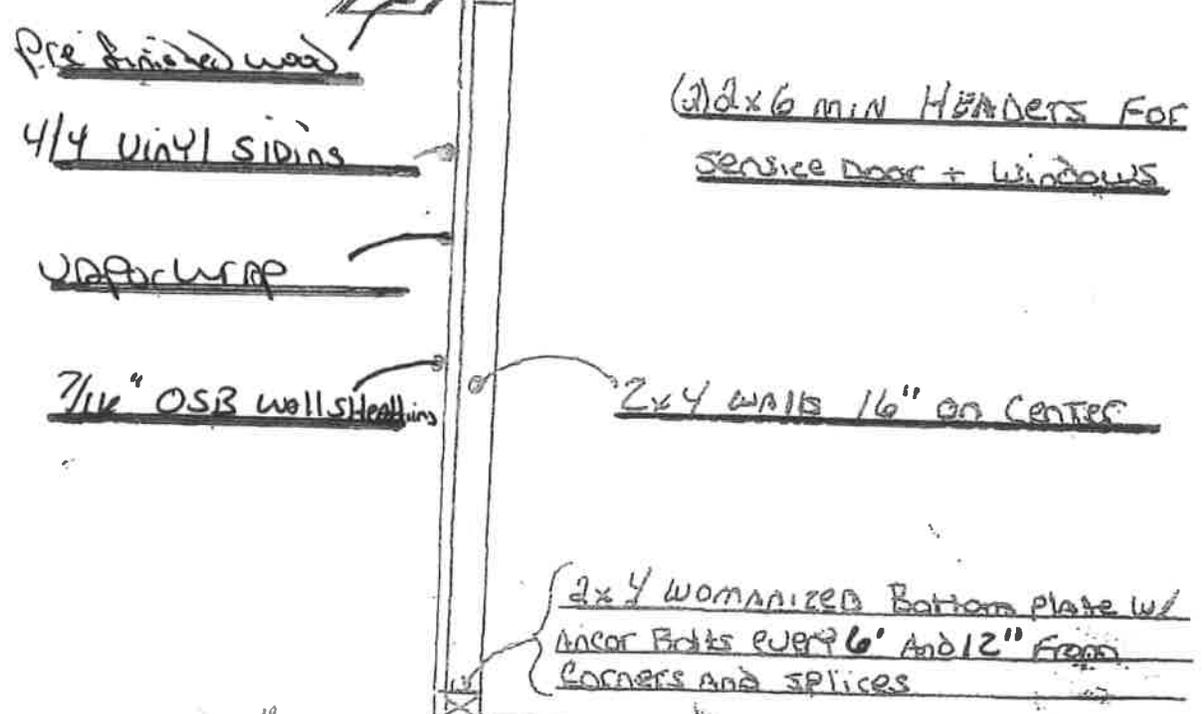
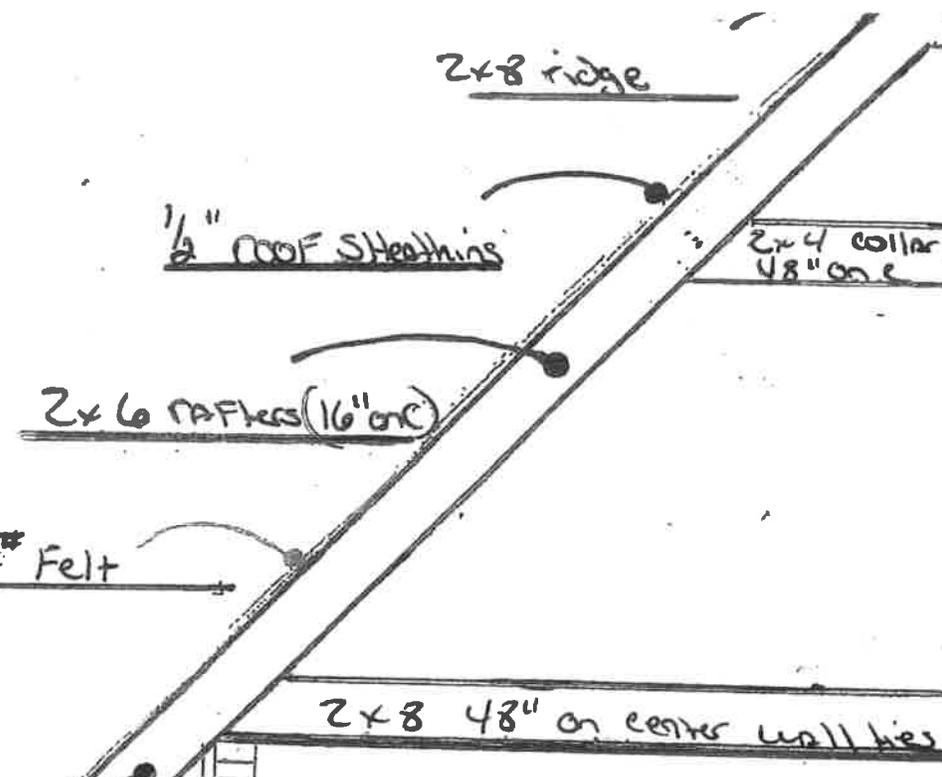
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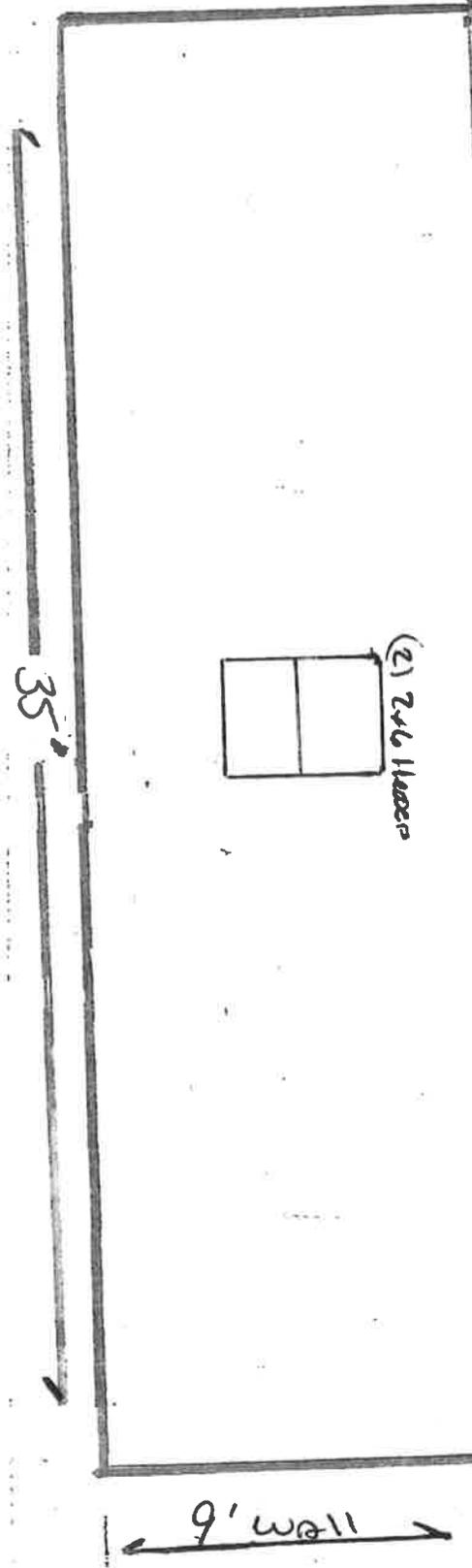
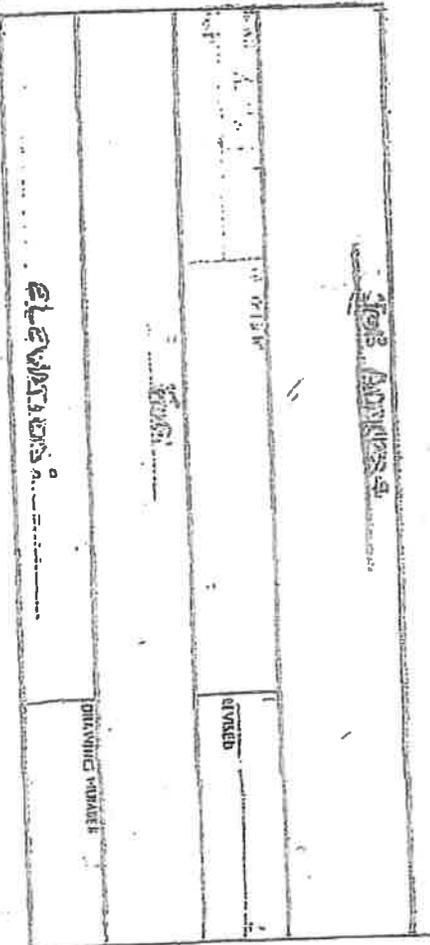
EXISTING ASPHALT DRIVEWAY

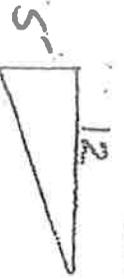
SEPTIC VERIFICATION  
BIGFOOT ENTERPRISES

LLC.H.D. 3131 88 0022  
BY DATE  
[Signature] 6/20/20

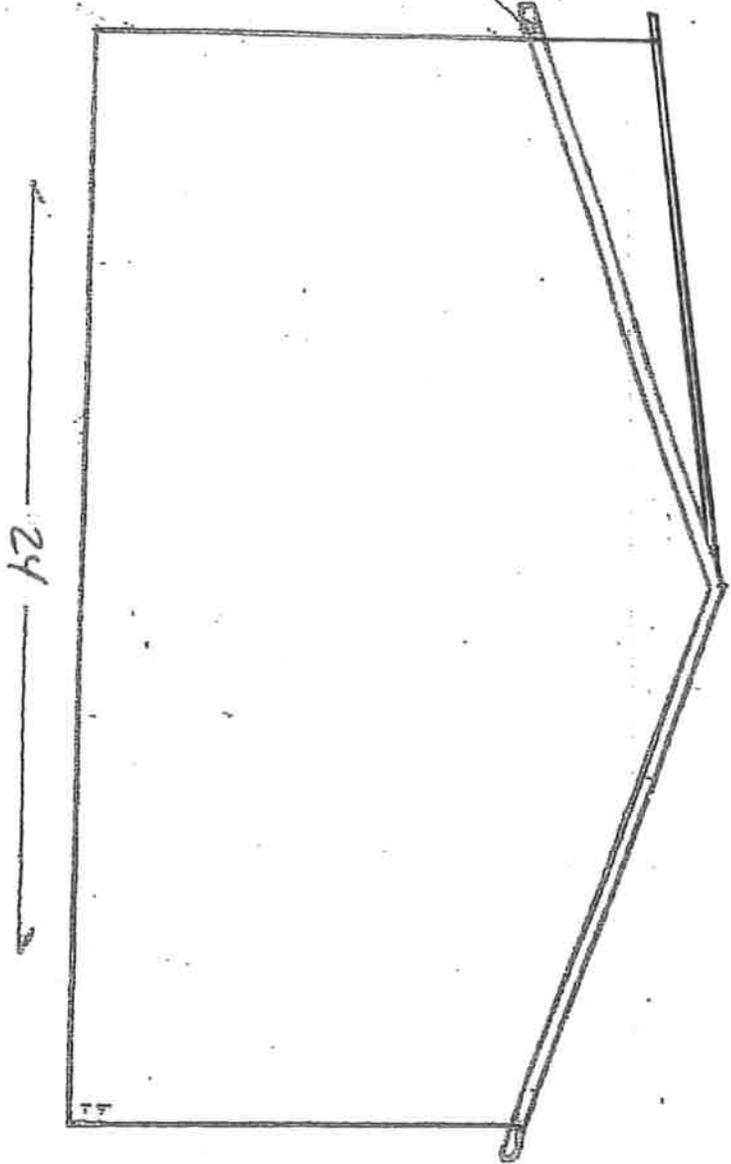
Ron Witte  
 15145 Wansworth RD  
 (512) 965-3836







6" leave 4 side



JOB ADDRESS

SCALE 1/4" = 1'

DATE

APPROVED BY:

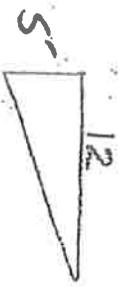
FOR:

ELEVATION

DESIGNED BY

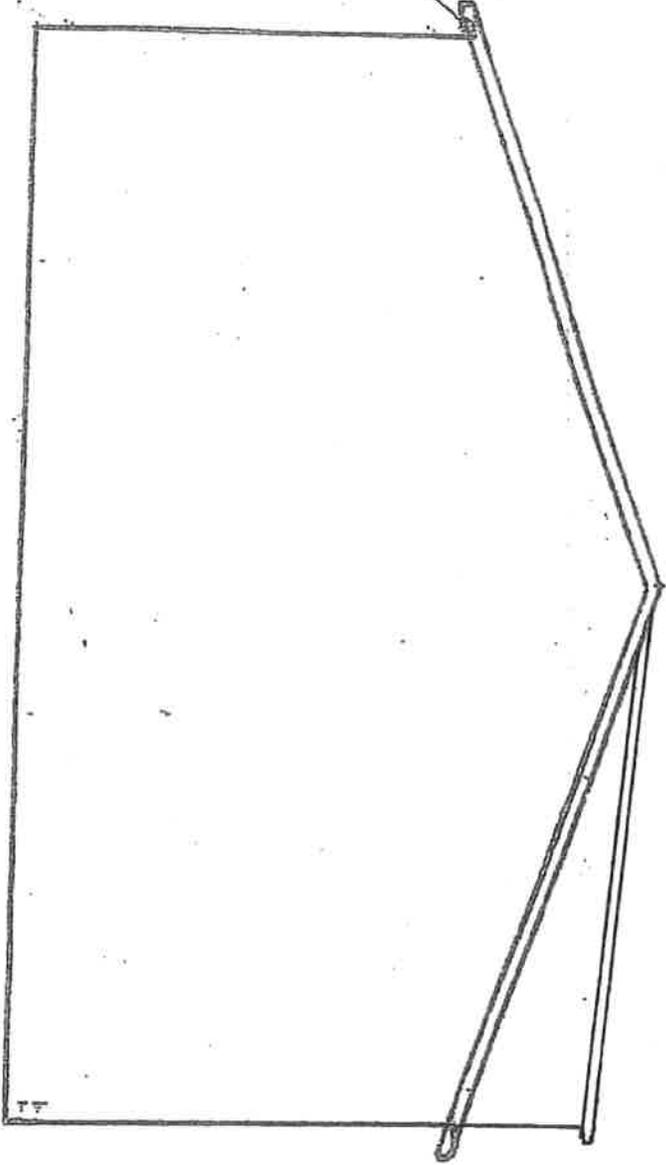
REVISED

DRAWING NUMBER



6" leave 4 side

24



9' wall

JOB ADDRESS

SCALE 1/4" = 1'

DATE: -

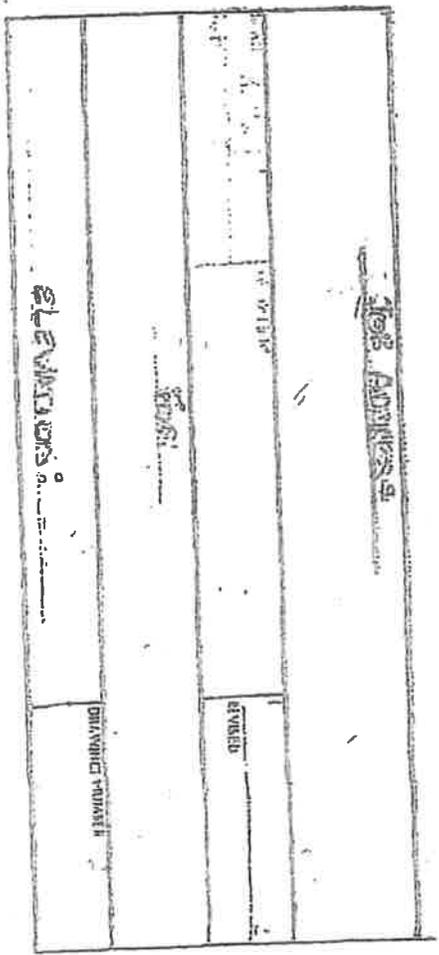
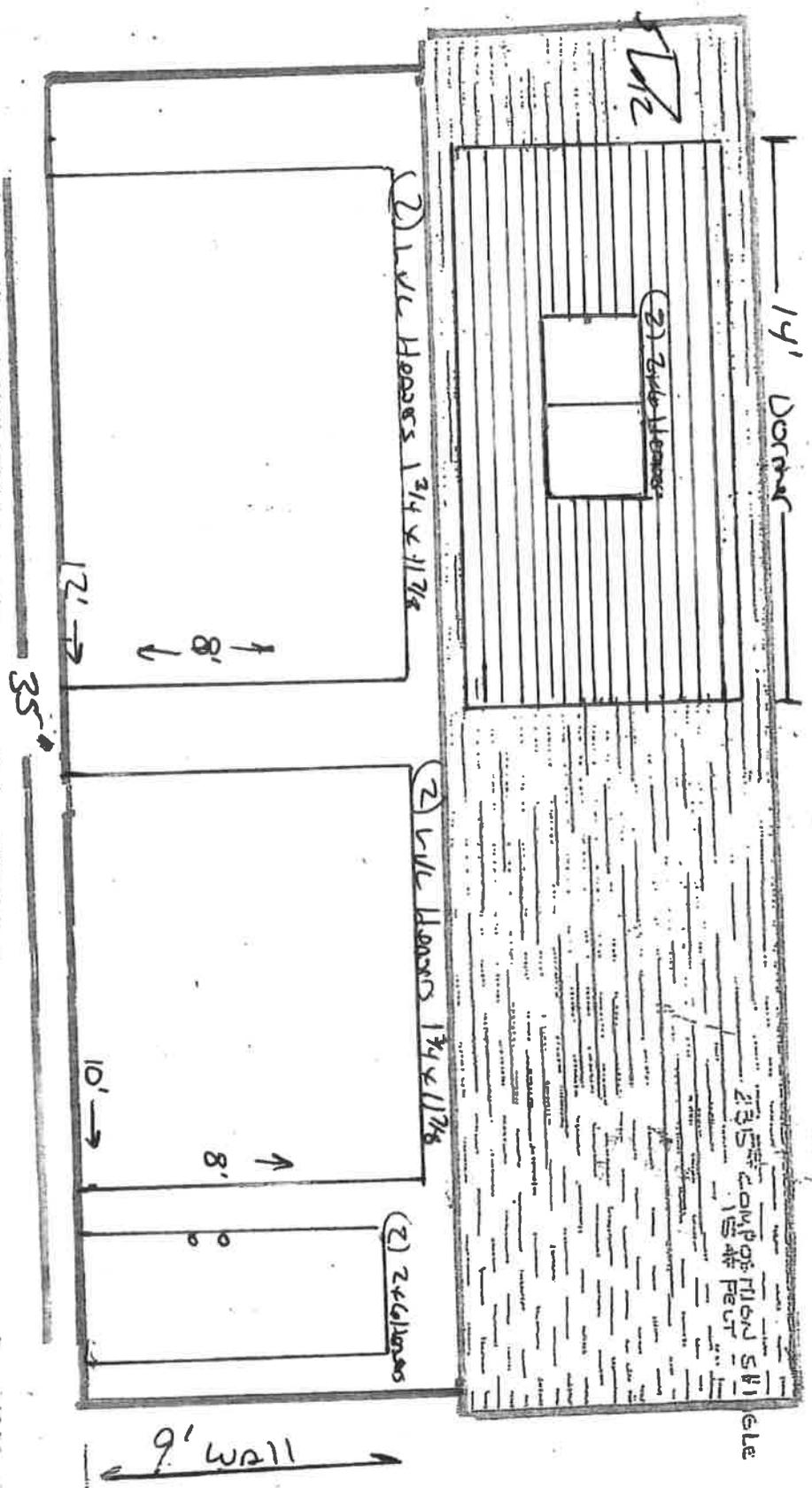
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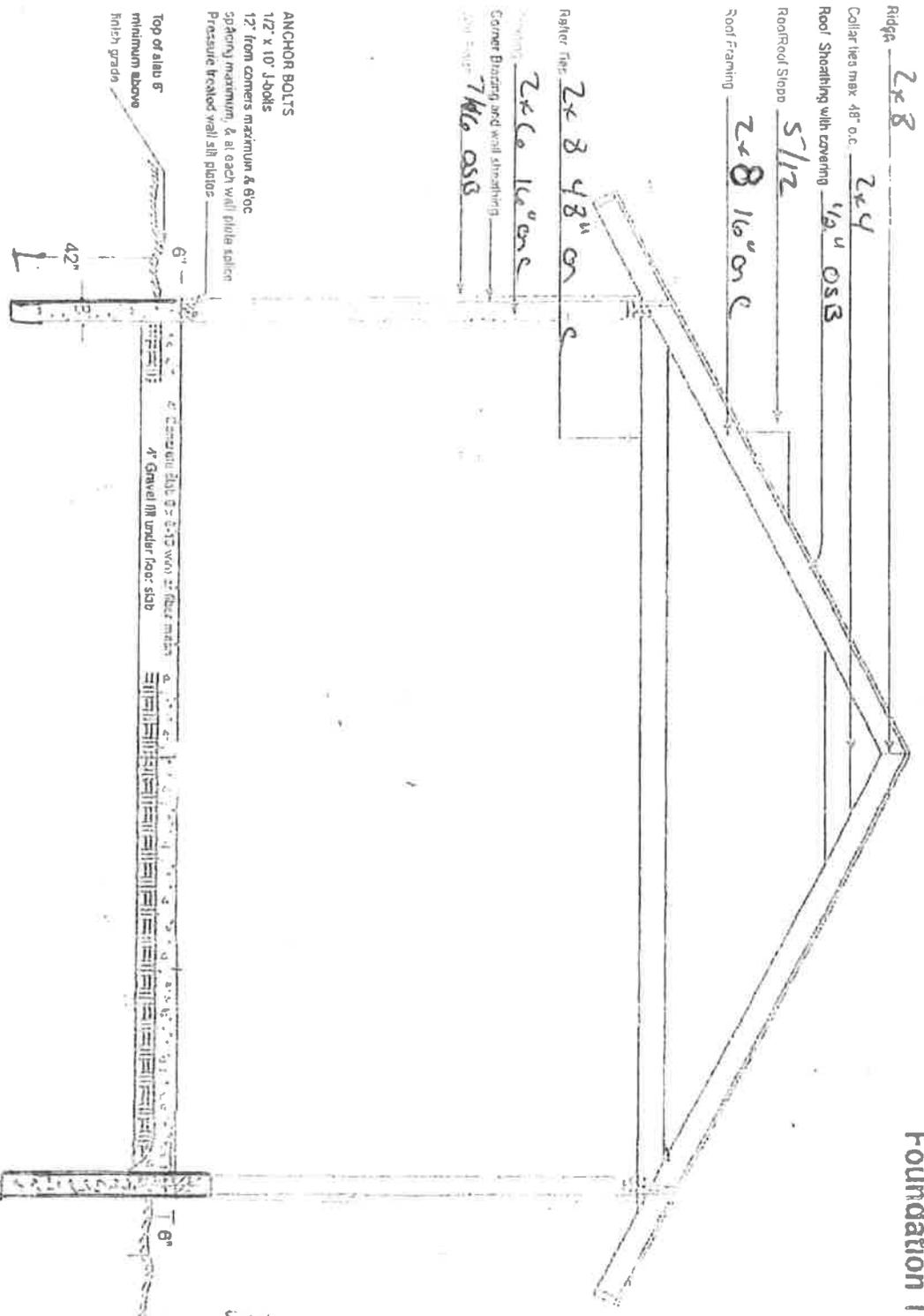
DESIGNED BY:  
REVISION

ELEVATION

DRAWING NUMBER



# Typical Building Section Foundation Through Roof



Ridge 2x8

Collar ties max. 48" o.c. 2x4

Roof Sheathing with covering 5/12

Roof/End Stopp 2x8 @ 16" o.c.

Roof Framing 2x8 @ 48" o.c.

Corner Bracing and wall sheathing 7/16" OSB

ANCHOR BOLTS

1/2" x 10" J-bolts

12" from corners maximum & 6" o.c.

splinary maximum, & at each wall/ rafter splice

Pressure treated wall sill plates

Top of slab 6" minimum above finish grade

6"

42°

6"

4" Gravel OR under floor slab

6"

6"

6"



*Handwritten signature: R. Bierman*

12"



