

Village of Wadsworth  
Village Hall, 14155 West Wadsworth Road  
Wadsworth, Illinois 60083  
Telephone 847.336.7771 Fax 847.336.7786  
[www.villageofwadsworth.org](http://www.villageofwadsworth.org)

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

Special Meeting of the Zoning Board of Appeals/Plan Commission

**Wednesday, September 30, 2020 – 7:00 PM**

This remote public hearing is being held pursuant to the Open Meetings Act and in accordance with Governor Pritzker's Executive Orders issuing stay at home orders and authorizing remote public participation meetings, all as amended, extended, or restated. The public hearing for this petition will be 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 encourages interested parties to participate through telephone or video conference. Information concerning the remote public meeting, including how to participate in the meeting and to view application materials, will be posted on the Village's website at [www.villageofwadsworth.org](http://www.villageofwadsworth.org). The remote public hearing may be continued from time to time without further public notice.

The hearing will be held remotely and broadcast at the following link: <https://global.gotomeeting.com/join/860612453>

You can also dial in using your phone.

United States (Toll Free): 1-877-309-2073

United States: 1-571-317-3129

Access Code: 860-612-453

Interested parties can participate in the hearing in the following ways:

1. Submission of written comments before the public hearing:
  - Written comments may be emailed to [mamidei@villageofwadsworth.org](mailto:mamidei@villageofwadsworth.org)
  - Written comments received by 5:00 p.m. on September 25<sup>th</sup> will be included in the meeting packet sent to the Planning and Zoning Commission. This meeting packet is also posted on the Village's website.
  - Written comments received after 5:00 p.m. on September 25<sup>th</sup> through 5:00 p.m. on September 28<sup>th</sup> will be emailed directly to the Planning and Zoning Commission but will not be included in the meeting packet or posted on the Village's website.
  - Written comments received after 5:00 p.m. on September 28<sup>th</sup> will be read into the record and will be added to the case file.
2. Participation during the public hearing:
  - You may sign-up to speak during the public hearing by emailing the Village Administrator at [mamidei@villageofwadsworth.org](mailto:mamidei@villageofwadsworth.org) by no later than 5 p.m. on the night of September 30<sup>th</sup>.
  - Individuals who do not wish to speak during the public hearing may simply email the Village Administrator whether they support or are opposed to the application. The individual's name and their position on the application will be read aloud into the record at the hearing. Any written comments submitted by an individual in conjunction with their position will also be read into the record, subject to compliance with the Village's public comment and public hearing rules and procedures.
  - Individuals who sign up to speak in this manner will receive an email from Village staff after the sign-up time ends with information about how to join the meeting.
  - Individuals who fail to sign-up to speak by the deadline may participate in the hearing by following the instructions provided on the meeting agenda.
3. Other methods of participation: Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact the Village Administrator at [mamidei@villageofwadsworth.org](mailto:mamidei@villageofwadsworth.org) or at 847.336.7771 soon as possible.

1. Call to Order
2. Roll Call
3. Consideration of a motion to approve meeting minutes of August 27, 2020 ZBA/PC Meeting
4. Public Hearings (Public Comment is permitted and welcomed during Public Hearings)

#### A. PUBLIC HEARING #1

##### **Petition for Conditional Use Permit Amendment and Zoning Variations**

Action: Consideration of Conditional Use Permit Amendment and Zoning Variations Request

Petitioner: Gurnee School District 56 (hereinafter “Petitioner”)

Property: 13600 Wadsworth Road, Wadsworth, Illinois, 60083, parcel identification number 03-25-304-001. The Property is zoned SR-Suburban Residential under the Wadsworth Zoning Ordinance.

Request: Petitioner seeks an amendment to their existing Conditional Use Permit (2011-848) to allow for the installation of a ground mounted solar panel array system to serve the elementary school on the property. Further, Petitioner seeks Zoning Variations pursuant to Sections 10-4-3-A and 10-4-4-Table 1A of the Wadsworth Zoning Ordinance to permit said ground mounted solar panel array system within a Scenic Corridor Overlay District. Also, Petitioner seeks departures from standards and other relief as may be required.

#### B. PUBLIC HEARING #2

##### **Petition for Zoning Variations**

Action: Consideration of Zoning Variations Request

Petitioner: Ed Collier, on behalf of the owner of the property, CRV Properties, LLC (hereinafter “Petitioner”)

Property: 16125 West Russell Road, Russell (Wadsworth), Illinois, 60075/60083, parcel identification number 03-09-200-013. The Property is zoned B-Business under the Wadsworth Zoning Ordinance.

Request: Petitioner seeks Zoning Variations pursuant to 10-5-9-E-8 and 10-5-9-E-9 of the Wadsworth Zoning Ordinance to permit the encroachment of the north parking area into the required 5’ setback (via Section 10-6-5-B); to permit a parking area into a required landscaped area (via Section 12-5-6); and, to permit a new gravel parking area (Section 10-5-9-E-8 requires all-weather dustless surfaces for parking areas). Also, Petitioner seeks departures from standards and other relief as may be required.

5. Adjournment