

ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING AGENDA

Special Meeting of the Zoning Board of Appeals/Plan Commission

Wednesday, August 24, 2022 – 7:00 PM

1. Call to Order
2. Roll Call
3. Consideration of a motion to approve meeting minutes of the July 27, 2022 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 for a Conditional Use Permit

Action: Consideration of an Application for a Conditional Use Permit.

Petitioner: Tajuddin Lakhani/S&S Properties LLC

Request: The Petitioner seeks consideration for a Conditional Use Permit and any other necessary relief for the following described real estate (the "Property"): 41404 N US Route 41, Wadsworth, Illinois, 60083, Parcel Identification Number 03-16-400-016. The Property is zoned B-Business under the Wadsworth Zoning Ordinance. Petitioner seeks a Conditional Use Permit pursuant to Section 10-5-5 and 10-3-7 of the Wadsworth Zoning Ordinance to allow for multiple principal uses in a building designed to house multiple principal uses. Further, Petitioner seeks 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):

Petition for a Variation to the Wadsworth Zoning Ordinance

Action: Consideration of an Application for Variation to the Wadsworth Zoning Ordinance.

Petitioner: Wayne Viehweg

Request: The Petitioner seeks consideration for variations and any other necessary relief for the following described real estate (the "Property"): 39535 N. Dilleys Road, Wadsworth, Illinois, 60083, Parcel Identification Number 03-28-200-016. The Property is zoned SE Suburban Estate under the Wadsworth Zoning Ordinance. Petitioner seeks a variance from (1) Section 10-4-4, Table 2 of the Zoning Ordinance to allow for an accessory structure to encroach into the required side yard setback; (2) Section 10-5-7(A)(2)(a) of the Zoning Ordinance to allow for more than 2 accessory structures on the Property; and (3) Section 10-5-7(A)(2)(c) of the Zoning Ordinance to allow an accessory structure to deviate from the footing requirements of the International Residential Code, to allow for an open-air accessory structure with metal siding and roof, and to allow for an accessory

structure that is not compatible in appearance with the principal building on the Property. Further, Petitioner seeks other relief as may be required to construct the addition.

6. Public Comment:

7. Other Business: Ordinance Committee Initiative
Next Meeting Scheduled for 7:00PM on Wednesday, September 28, 2022.

8. Adjournment:

All members of the public are welcome to attend. Those who wish to attend in-person are subject to comply with the latest COVID-19 safety protocols, as issued by the Illinois Department of Public Health. 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.