

Village of Wadsworth  
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Wadsworth, Illinois 60083  
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VILLAGE OF WADSWORTH REMOTE PUBLIC HEARING  
ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING MINUTES

Special Meeting of the Zoning Board of Appeals/Plan Commission

**Monday, June 22, 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 7:00 p.m. by ZBA/PC Chair Judy Adams.

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

It was discussed that the Village has advertised in various mediums how the public is able to participate remotely in the meeting, that tonight's meeting materials are available for download via a link on the Village's website, and, how public comment can be accepted.

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

Nordigian made a motion to approve the December 11, 2019 ZBA/PC Meeting Minutes. His motion was seconded by Hatton. 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. She also discussed how public comment will be managed this evening.*

Consideration of Conditional Use Permit Request

Petitioner: Bloom Holdings I, LLC (hereinafter "Petitioner"), on behalf of the owner of the property, 41509 Land Company, LLC

Property: 41509 US HWY 41, Wadsworth, Illinois, 60083, parcel identification number 03-16-200-039 (northeast corner of US HWY 41 and IL-173) ("Property"). The Property is zoned B-Business under the Wadsworth Zoning Ordinance.

Request: Petitioner seeks a Conditional Use Permit pursuant to Section 10-5-5 of the Wadsworth Zoning Ordinance to allow development of the Property to contain a Cannabis Dispensary Use, pursuant to Section 10-5-5-13 of the Wadsworth Zoning Ordinance. Further, Petitioner seeks departures from standards and other relief as may be required.

Administrator Amidei provided some background and semantics regarding this evening's petition. He introduced Mr. Tom Duffy who was present at Village Hall this evening. Mr. Duffy represents Bloom Holdings I, LLC – this firm is seeking to open a recreational cannabis dispensary located at the northeast corner of US HWY 41 and IL-173. The property has been vacant for at least ten (10) years; it has been in the Village's corporate municipal limits via a forced annexation a little more than five years ago. Cannabis uses (recreational) were added to the Village's zoning code table of uses last year along with related guidelines. This was done via a public hearing/text amendment to the Village's Zoning Code. Amidei indicated that he will be sharing his computer screen with everyone so all in attendance at Village Hall as well as online participants will be able view Bloom Holdings, I, LLC's PowerPoint presentation.

Tom Duffy of Bloom Holdings thanked everyone for their time this evening and for the opportunity. He stated that he started this journey about a year ago along with his son, who is one of the founders of the company, and a friend who is the CFO of a cannabis company in Las Vegas. Tom and his son called said company to see if they are interested in coming to IL. This did not pan out, so they decided to do this on their own. Tom noted that he has traveled the entire IL-WI border to seek out areas that would be conducive to cannabis sales, especially adjacent to states that do not allow cannabis sales. He has applied for a cannabis dispensary in Aurora, IL and obtained a Special Use Permit for his Aurora location. People have referred that this location is a potential home run/grand slam. His team's strategy for the site is outlined in the PowerPoint presentation. Concentration of his business efforts will be in Aurora, Antioch and Wadsworth. Wadsworth, like other municipalities, have revenue challenges, especially with sales tax. IL has allowed both sales tax and cannabis taxes upon these recreational cannabis sales. He cannot emphasize the revenue impacts that this location will have on the Village. Their dispensary package was designed for investors and their projections are low. He shows \$600K in taxes being paid to Wadsworth each year the dispensary is open. Tom indicated that he has had discussions with growing companies and others that may have interest in their location. May 2020 Illinois Cannabis Sales came in at \$44 million. He thinks his initial number projections may be low. IL is surrounded by states that do not allow recreational cannabis. His presentation included categorical spending on cannabis and alcohol. Tom noted that his Aurora location is a block and half from Aurora City Hall; it is in the heart of downtown Aurora – near the Paramount Theatre and the Casino.

Tom's group is currently working on a site in Antioch. He displayed renderings of the current Wadsworth building as well as proposed renderings of the building's renovations. They intend to demolish part of building that jets out; the result will be a rectangular building with 40 parking spaces. Renderings of the interior design scheme that they intend to pursue were displayed as well as a draft floor plan that shows security features.

Tom further discussed the Mundelein recreational cannabis dispensary example and their determination that off-site parking is needed for this site. Mundelein said that they get 1,000 customers a day and 1/3 of them are from Wisconsin. The Wadsworth site is 1 mile south of the Wisconsin border.

A map of dispensaries in northern Illinois was displayed. Mundelein, right now, is the furthest north recreational cannabis dispensary.

Because of Mundelein's traffic, they determined that they needed off-site parking. The group is looking at the Rosecrans Motel site across the street for off-site parking. Tom's group has established a joint venture with the Rosecrans' property owners – they will demolish the Rosecrans Motel and will provide shuttle service between the Rosecrans property and the dispensary property. Tom has procured a traffic study that shows this is doable and that the turning radius and access points are conducive to this type of operation. He further discussed his proposal with Pink Panther Shuttle Service who will operate the shuttle between both properties.

The traffic study said that there is adequate parking off-site to handle the anticipated demand for parking that the subject site is projected to generate.

Again, Mr. Duffy discussed the pages in his presentation that provided revenue projections. Based upon their estimation, which they believe may be low, they estimate approximately \$600,000 in annual taxes will be distributed to the Village of Wadsworth.

Chris Heinen, Village Planner from Manhard Consulting, provided an overview of his review memo. A copy of his review memo will be made part of these meeting minutes.

Zoning: requirements regarding B-Business Zoning District will need to be met in terms of cannabis dispensary regulations. The property complies with site location requirements. The Village will need a copy of their state license prior to the issuance of any certificate of occupancy. Tom's group is currently in review for their state license. Further, an odor control treatment plan has been submitted to Village.

Security: security plan was provided and was reviewed by the Lake County Sheriff. The proposed dispensary will not have a drive thru. In terms of parking, the plan meets Village Zoning Code parking requirements. However, the off-site parking plan has not been reviewed as of yet; said plan is not part of their petition right now. And finally, a minimum setback variance is required for the existing free-standing sign on the property. The current sign is within 5 feet from the right of way line; a setback of 20 feet is required.

Chair Adams inquired about the landscaping proposed for the site. Manhard's landscape architect reviewed said landscape plan; it is short in terms of street trees. Heinen recommended that they update their landscaping plan per Village Code requirements. Duffy indicated that (his group) were going to remove invasive species on the property. Heinen noted that they need to adjust the plant listing to ensure it is current and up to date. Very minor comments need to be addressed; Heinen recommended that these comments be addressed as a condition of final approval.

Member Standriff inquired if the property's existing entrances meet IDOT's approval; can the petitioner consider relocating their southern access further to the east (along IL-173)?

Village Engineer John Briggs went over his review memo (a copy of same will be a part of these meeting minutes). He stated that he does not have many comments regarding the draft site plan. He stated that there is potential for more onsite parking, as the plan notes an undefined 70-foot open area. Efforts should be made to look at this area to organize parking/help with flow, etc. Rosecrans is not part of our review now; the site may be required for more parking. On Route 41, there are two access points along the northbound lane – right in and right out. John noted that it might be beneficial to move exiting access points to one larger right in right out accessway. Doing so would allow for additional on-site parking spaces; maybe another 7-9 stalls. The existing parking lot is not in good shape; he would like to review repaving plans along with required ADA improvements. Their traffic study was reviewed by traffic engineers at Gewalt Hamilton, Inc. They concurred with the traffic plan. Shuttle service needs to be discussed a little bit more. People may not want to wait for the shuttle and will walk to the site from the off-site parking area. The issue is that this area is not conducive to pedestrian traffic at the present time. The property's IL-173 access shall be pushed to east end of property for safety reasons.

#### *Q&A from Commission Members*

Rick Standriff: Brought up Wadsworth Crossing example. Said intersection at 41 and Wadsworth Road is tough from a traffic in and out standpoint. He strongly suggests that the site's south entrance be moved to the east end of the property to prevent the issues that have been observed at the Wadsworth Crossing property.

Duffy indicated that he is willing to enhance the safety and access to site but does not want to go back to IDOT and go through permitting. He stated that he is under the understanding that they do not need a new curb cut for their current use and does not want to go through an IDOT permit process which can take a year. If a permit is

not required, then he would be willing to make the accommodation. Tom will need to talk to his consulting professionals to see what this would entail including the time aspects related to modifying the property's access points.

The traffic review memo indicated that the engineers would like to see a crash history of the site. Briggs stated that the crash history may be light in the area since the site has not been used in the past decade. Intersection crash history can be reviewed and evaluated.

Duffy stated that he is willing to go forward with conditions vs. having the hearing postponed.

Member Pawlak inquired if the Rosecrans proposal part of tonight's petition. The answer is no; said property is not part of tonight's consideration. Anything regarding the Rosecrans property will be part of a future submittal and possible zoning entitlement process. Pawlak asked about how the site will provide an increase in real estate taxes. The current building has been vacant over a decade; maybe it is getting consideration now from the Township Assessor. If the Rosecrans Motel gets demolished, the property's building value will go down. It was noted to look at the Shanty's parking lot example to see how these properties will be assessed in the future.

Pawlak stated that he (wants to ensure that real estate burden of the area does not fall upon residential taxpayers).

It is unknown now what the real estate tax increase will be once the dispensary moves in. Current tax bill of the property amounts to \$11K per year, where now, it is vacant.

Member Hatton asked about Heinen's statement about the sign's setback encroachment. With regards to the existing sign on site, the applicant is proposing to use the same location. Tom's group needs a setback variance to keep the sign where it is now.

Member Schreiner did not have any further questions.

Member Nordigian inquired if the deal will go through without Rosecrans Motel site? It was noted that according to our ordinance they meet our cannabis dispensary parking requirements. However, we advised Tom since January to look at Mundelein's site, as they have a lot of traffic coming to their site each day. The Mundelein site apparently is packed all of the time with a line out the door before it even opens. Tom stated that he would like to do the deal with off-site parking in place. Possible consideration is conditioning approval of the cannabis dispensary as long as sufficient off-site parking has been secured.

Question came up about how does this building compare to Mundelein's site? Tom noted that the public area (retail area) of the Mundelein site is smaller than what is being proposed for the Wadsworth site.

Adams asked Tom if he would be open to changing the direction of parking to get more parking on site. Tom stated he would consider same, as long as a yearlong IDOT permit process is not part of equation.

Nordigian asked about the strategy or intent to attract Wisconsin patrons? It was discussed that technically out of state patrons are violating the law if they take cannabis across state lines. The Village will not condone same; but there would be no repercussions to the Village. The State of Illinois, however, hopes that out of state patrons buy in IL and use in Illinois; however, this will be tough to enforce.

Tom stated that IL law distinguishes residents vs. nonresidents (when purchases are made). Non-residents are more restricted than IL residents to purchase cannabis in terms of quantity. Wadsworth will benefit from the economic vitality of this.

Discussion ensued about Village related costs to monitor compliance. It was discussed that the Lake County Sheriff has reviewed their security plan; they are OK with same; however, before opening they want to double check everything. The Mundelein facility did pay Mundelein PD to have an officer patrol the property and help

with traffic during their honeymoon period. This extra detail may now be done. It is unknown at this time if there will be Village costs; but nothing is being said or suggested that the Village will have increased operational costs. The petitioner will have to pay for all zoning related costs as well. If there are issues or major costs that come up in the future the Village can take another look at their CUP regarding same.

Any issued Village CUP will be tied to their state requirements. Duffy stated that the Lake County Sheriff will be invited to conduct another security review and are also welcome at their site at any time. There is no area that is not exposed to a camera at the site.

Standriff inquired as to how many employees will be on site? This is addressed in the PowerPoint presentation. These numbers do not include the proposed shuttle service and security that will be present.

Nordigian inquired about the hours of operation. Asprooth stated that the hours of operation are regulated by State Law. Tom Duffy noted that they may not be open the entire permissible time – they will see how operations go and adjust accordingly.

### **Public Comment**

Millie Corder inquired as to the distance between the east property line and building. Measured 15 feet of property plus 10 feet of driveway. Area is overgrown on north side; Duffy stated that they can only take down invasive vegetation. The building is 130 feet south of north property line and 28 feet west of wall on east side of the property.

Chair Adams thanked Duffy for answering a number of questions prior to the meeting. A copy of the Q&A was provided to the ZBA/PC prior to the meeting.

Newport Fire has not provided any comments to the Village and are reviewing the plan at this time.

Lighting plans are included in the packet. Duffy stated that they intend to redo the parking lot.

Resident Kathy Hayden expressed concern about the number of cars that will visit the site each day. She was not sure if the anticipated amount of customers will be able to be accommodated with the 40 parking spots on the property. She felt that the amount of traffic coming to the intersection will be more than what the Village / area can handle and feels that the proposal will reduce property values.

Attorney Kurt Asprooth went over the conditions that were discussed:

- Applicant must obtain their state license for the dispensary before they open and operate;
- Must obtain a cannabis license from the Village;
- Applicant must obtain approval from the Lake County Health Department for the septic system;
- Need state approval of security plan;
- Village needs to be provided final landscape plans that meets Village requirements;
- Need updated parking plan that is approved by Village Engineer and Village Staff;
- Require applicant to obtain additional parking on Rosecrans site in an amount that is acceptable to Village Engineer and Village Staff;
- Existing sign can remain as is and can retain existing non-conformity;
- Reach out to Lake County Sheriff's Office to discuss security enhancements;
- Newport Fire needs to sign off on final plans;
- Right in right out on 41 and IL-173 entrance: Briggs stated that he would still like to see the US HWY 41 access be reviewed with IDOT to see what it would take to be reconfigured. This may help with providing additional parking on site; he also recommends looking into moving their IL-173 access to the east. Briggs would like to see an investigation done with IDOT and what it will take to allow for these access modifications. It may be easier to ask IDOT for a modification – as a new access point is not being sought in this instance. Further, the modifications are safety improvements to said intersection.

ADA compliance will be looked at when the parking lot is put in. Additional landscaping will need to be reviewed prior to issuing CO by the Village Planner.

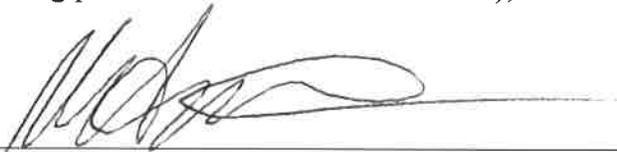
Adams asked about how many people will be in the building at any one time? Should not have crowding; Tom's group has seen that the average time people spend in a dispensary is about 7 minutes. At the present time, due to COVID, people order online first then come to the site to pick up their order.

Motion:

Schreiner moved to approve the petition with to the conditions noted above be made part of the recommendation. His motion was seconded by Hatton. Roll call vote: all voting aye (Standriff left meeting prior to the vote and did not vote); motion carried.

Nordigian moved to adjourn the meeting. His motion was seconded by Hatton. Roll call vote: all aye (Standriff left meeting prior to the vote and did not vote); the meeting adjourned at 8:52 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.

**PLANNING CONSULTANT MEMORANDUM**

To: Zoning Board of Appeals / Plan Commission  
Village of Wadsworth

From: Manhard Consulting

Subject: **Conditional Use Permit - 41509 US HWY 41**

Date: June 18, 2020

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Pursuant to your request, we have reviewed the submittal documents (summarized at the end). Based on our review, we offer the following comments at this time.

**Background Summary:** The applicant, Bloom Holdings I LLC, is requesting a Conditional Use Permit for a cannabis dispensary located at the Northeast corner of US Hwy 41 and IL Route 173.

**Location Map**



**Project Area:** 1.35 acres

**Zoning Designation:** B - Business

**Comprehensive Plan Future Land Use Map designation:** Commercial

**Surrounding Land Uses, Planning and Zoning**

<b>Location</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan</b>	<b>Current Zoning</b>
<b>North</b>	Lake County Forest Preserve	Lake County Forest Preserve	Unincorporated Lake County
<b>South</b>	Gas Station	Commercial	B- Business
<b>East</b>	Lake County Forest Preserve	Lake County Forest Preserve	Unincorporated Lake County
<b>West</b>	Used Auto Dealership	Retail Service	B- Business

**Lot Size, Yard and Bulk Regulations**

	<b>B District</b>	<b>Proposed</b>
<b>Lot Size (Min.)</b>	40,000 sq. ft.	+/- 58,962 sq. ft.
<b>Width (Min.)</b>	100 feet	+/- 245 feet
<b>Front Yard (Min.)</b>	60 feet	+/- 97.7 feet
<b>Rear Yard (Min.)</b>	20 feet	+/- 27.5 feet
<b>Minimum Side</b>	0 feet	+/- 132.3 feet
<b>Total Side</b>	12 feet	+/- 132.3 feet
<b>Abutting Street (Min.)</b>	30 feet	+/- 52.3 feet
<b>Lot Coverage (%) (Max.)</b>	80%	+/- 54%
<b>FAR</b>	0.50	+/- 0.12
<b>Height of Principal Use (Max.)</b>	35 feet (2.0 stories)	+/- 14 feet
<b>Height of Accessory Use (Max.)</b>	25 feet (1.0 stories)	N/A

### **Cannabis Dispensary Standards:**

Section 10-5-5 (13) of the Zoning Ordinance outlines additional requirements for cannabis dispensaries. Below is the summary of each of the requirements.

1. **Location Restrictions:** A cannabis business establishment may not be located within five hundred (500) feet of the property line of a pre-existing public or private school, playground, recreation center, public park, public library, or childcare facility.
  - a. The subject property complies with sensitive areas listed in the location restrictions.
2. **Site Plan Review:** All cannabis business establishments shall be subject to all site capacity calculation and site plan review procedures as required by this Title. Cannabis business establishments must submit a site plan as part of the conditional use application. The Village may impose additional setback, landscaping, screening, and buffering requirements on a cannabis business establishment to mitigate impacts on surrounding properties.
  - a. The Village has received a site plan for the site. Based on the requirements of the B – Business zoning district, it appears that the site layout meets these requirements. The Village Board will need to review the site plan and see if any additional requirements are needed.
3. **State Licensing:** Applicants seeking conditional use approval for a cannabis business establishment must submit a complete copy of their license application and all plans submitted to the State of Illinois, or any agency thereof, as part of their conditional use application. Before issuance of a certificate of occupancy or otherwise opening to the public, cannabis business establishments must provide a copy of their license to operate as a cannabis business establishment from the respective state agency.
  - a. The Village has received the completed application to the State. As a condition of the CUP, the Village will require a copy of their State license prior to issuance of a certificate of occupancy.
4. **Compliance with State Regulations and Rules:** All cannabis business establishments shall comply with the Cannabis Regulation and Tax Act, as amended, and all rules and regulations adopted in accordance thereto.
  - a. It appears that the establishment complies with the State regulations.
5. **Odor Control:** All cannabis business establishments must submit a plan for the control of cannabis odors from the subject property as part of the conditional use application.
  - a. An Air Treatment System and Odor Mitigation was submitted to the Village for review. It appears that a plan is in place for the odor control.
6. **Security:** All cannabis business establishments must submit a security plan as part of the conditional use application.
  - a. An overview of the customer flow and security was outlined in the Applicant’s Operating Plan. It appears that the finalized security plan will accompany the State permit. Staff would request that the security plan be reviewed with the Lake County Sheriff’s office.

7. Drive-Thru Windows: A cannabis dispensary may not have a drive-through service.
  - a. The site plan and overall plan for the facility does not show or anticipate a drive-thru service.
8. Cannabis Dispensary Parking: Cannabis dispensaries are required to have 5 parking spaces per 1,000 square feet of floor area.
  - a. Per the parking requirements and based on the overall floor area of the building, the Applicant would be required to provide a total of 37 parking stalls. Based on the site plan, the Applicant will be providing a total of 41 parking stalls, 36 will be located on the property and a total of 5 spaces will be located within the building.
  - b. Additional parking is proposed across the street at the Rosecrans Motel and offer a shuttle service to the dispensary. After reviewing the Applicant's proposal, it appears that an additional 155 cars would be able to be parked at this location as part of their first phase of the property. It should be noted that the second phase, which introduces a 7,000 square foot welcoming center and supplementary retail, other ancillary retail uses consistent with the operation of their dispensary, is currently not being considered as part of this CUP application. If the Applicant moves forward, it is recommended that an amendment to the CUP or a new application be submitted and reviewed.
9. Traffic Study: Cannabis business establishments must submit a study showing the impact of the proposed business on traffic in the surrounding area as part of the conditional use application.
  - a. The Applicant has provided a traffic study and will be reviewed by Engineering.
10. Random Inspections: Cannabis dispensaries are subject to random and unannounced inspections by local law enforcement to verify compliance with all applicable laws, rules and regulations.
  - a. The Applicant has indicated that they will comply with the random inspections regulations.
11. Cannabis Waste: All cannabis business establishments must submit a plan for the recycling and destruction of cannabis waste as part of the conditional use application, and all cannabis business establishments must comply with all state, county, and Village regulations governing cannabis waste.
  - a. The Applicant has provided a waste management plan as part of their Operating Plan and has indicated that they will meet all local and state laws and requirements.
12. Hours of Operation: Unless otherwise prescribed by state law, The Village may impose limits on the hours of operations of cannabis business establishments as a condition of any conditional use approval.
  - a. The Applicant has indicated that the hours of operation will be from 6AM to 10PM daily. The Village has the ability to alter these hours as a condition of the CUP.

13. On-Premises Consumption Prohibition: No cannabis business establishment may allow the smoking, inhalation, or consumption of cannabis on the premises in any form. A sign, at least 8.5 by 11 inches, shall be posted inside the cannabis business establishment in a conspicuous place and visible to patrons and shall include the following language: "Smoking, eating, drinking or other forms of consumption of cannabis products is prohibited on the premises of this establishment."
  - a. The Applicant has indicated that they will comply with this regulation and on-premises consumption will be prohibited. A condition may be placed on the CUP regarding the posting of the appropriate signage.
14. Number. The number of each type of cannabis business establishments allowed in the Village may be established by the Board of Trustees.
  - a. The Village Board will need to set the number as indicated.

**Landscaping Comments:**

1. According to the landscape plan it notes that 1 shade tree per 80 linear feet which is required per ordinance for street trees. However, it does not appear that shade trees were provided on the plan. Based on the ordinance there should be 3 shade trees required in the right-of-way along Route 41 and 2 shade trees required along Route 173. We recommend that these trees be provided on the landscape plan or the Applicant provide an explanation due to the constraints of visibility why these trees have not been provided.
2. Since the subject site is located in the Scenic Overlay District, plant material that is removed must be replaced. However, the only removals that the Applicant is proposing is invasive species and agree that these trees do not need to be replaced as part of the replacement requirement. The Applicant is proposing additional plant material to be located on the site that will assist in enhancing the existing vegetation area.
3. The Applicant is requested to adjust the location of the plant list as it appears that the existing plant list is overlapping the plant list on the sheet.

**Primary Entry Signage Requirements**

Highlight = Departure from Sign Requirements

	<b>Sign Requirement</b>	<b>Proposed Signage</b>
Maximum Height	30 Feet	+/- 16 Feet
Maximum Square Footage	150 Square Feet	+/- 100.5 Square Feet*
Minimum Setback	20 Feet	<b>+/- 5 Feet</b>

\*The square footage for the entry sign was calculated using only the circular logo and did not include the overall base.

The Applicant is not proposing wall signage at this time.

A representative from our staff will be at the public hearing if there are any questions.

## Project Traffic Review Memo

To: Glenn Ryback – Village President  
Moses Amidei – Village Administrator  
Village Board of Trustees  
Village Zoning Board & Plan Commission

From: Bill Grieve, P.E., PTOE  
Senior Transportation Engineer

Date: June 19, 2020

Subject: Proposed Cannabis Dispensary  
US 41 @ IL 173 – NE Corner  
Wadsworth, Illinois

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Gewalt Hamilton Associates, Inc. (GHA) has reviewed the Traffic Impact Study (TIS) prepared by Kimley Horn (KH) dated March 2020. I offer the following comments for your consideration.

1. The KH TIS dated March 2020 follows guidelines established by the Institute of Transportation Engineers (ITE). We concur with the KH description of existing conditions. It would be beneficial to include crash history for the US 41 / IL 173 intersection.
2. The traffic counts conducted in February 2020 at the site study intersections were prior to the Covid situation. As were the supplementary traffic and parking counts conducted at a cannabis dispensary in Mundelein. Have these been compared to the observed rise in counts at the Dispensary in Mundelein?
3. KH notes that along with 41 parking spaces proposed on-site (36 outside and 5 inside), 155 new spaces are shown to be constructed at the existing site of the Rosencrans Motel on the west side of US 41. Please note we understand that this site is currently not under consideration for design review at this time. A letter of understanding should be provided that confirms the parking agreement between the motel site and the cannabis dispensary operators. The additional parking will likely be needed as noted in KH plan to adequately meet the needs of the proposed facility.
4. KH also notes that shuttle service is planned to/from the remote parking lot and that an active traffic and parking management plan will be in operation. Details of that plan should be provided that follow the KH recommendations, as the remote spaces are anticipated to be needed many hours of the day on both weekdays and Saturdays.
5. Roadway lighting should be reviewed to ensure that any customers walking to/from the remote lot can do so safely, as traffic along US 41 is traveling at a high rate of speed. Updating the IL 173 crossing should also be explored to provide a well-marked refuge island. It should be noted that foot traffic is not being recommended between the sites, but if it is possible that it may regularly occur, it should be reviewed and properly managed.
6. We concur with KH on their trip generation calculations (both "elevated" and "stabilized" and the anticipated trip distribution. The vehicle routing pattern to/from the remote parking is also reasonable, as are the site traffic assignments for the elevated and stabilized conditions.

7. We concur with the KH Year 2021 and 2026 traffic assignments and their capacity analyses results.
8. Site access is under Illinois Department of Transportation (IDOT) jurisdiction. KH indicates on the preliminary site plan that the two existing drives would remain as currently located. An IDOT Permit may still be needed with the change in land-use. Please continue to provide copies of all correspondence with IDOT regarding site access.
9. The existing drive on IL 173 is quite close (only 65 feet) from the westbound stop bar at US 41. Westbound queues on IL 173 suggest that this drive should be restricted to right turns in/out only. An alternate possibility may be to relocate the drive on IL 173 at the far east end of the property. This would increase the spacing from US 41 to over 180 feet.
10. It would also be beneficial to redesign the drive on US 41 to eliminate the large island between the inbound and outbound movements. In fact, with some curb radii improvement, the exit drive is wide enough to accommodate both inbound and outbound traffic. Removing the existing entrance would also the opportunity to provide more on-site parking for customers, which in turn, will help reduce the dependence on the remote parking.
11. The need for separate right turn lanes northbound at the site drive on US 41 and southbound on US 41 at the Rosecrans Motel drive should be tested using the IDOT BDE Manual.
12. A customer queuing plan at the dispensary building entrance should be developed for peak times so as to eliminate as much as possible conflicts with vehicles traveling and parking on-site.

June 19, 2020

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

[www.gha-engineers.com](http://www.gha-engineers.com)

To: Glenn Ryback – Village President  
Moses Amidei – Village Administrator  
Village Board of Trustees  
Village Zoning Board & Plan Commission

Re: 41509 US Highway 41  
Bloom Holdings, LLC  
Village of Wadsworth  
CUP Site Plan Review #1

Our office has received the submitted documents (via Dropbox) prepared by Doland Engineering, LLC, for the proposed building and parking lot improvements located at the northeast corner of N. US Highway 41 and W. Illinois Route 173.

We have reviewed the provided materials in conjunction with site geometric layout and general proposed design engineering improvements. Reviews of the building plans, zoning, off-site roadway improvements, water well supply, stormwater detention & design, wastewater treatment and zoning are being completed by others.

Based on our review, we offer the following preliminary comments:

1. The proposed parking configuration leaves extensive areas of the existing lot largely unusable. The proposed paved open space along US 41 will be over 70 feet wide, with no defined use. This space is likely to become a general, unorganized parking area, and it should be reviewed further to provide for more defined parking spaces. One option is to close the existing right-in access off of US 41 and reconfigure the right-out access to accommodate both movements. There appears to be adequate width to achieve this with some modifications to the right-out access. This would allow for more parking stalls to be added to the site.

Additionally, angled parking should be investigated as a possible way of increasing on-site capacity. By decreasing the aisle width and creating a one-way traffic route within the lot, you may also achieve more organized and easier to manage flow during peak demand times.

2. The submittal package includes a separate site along Rosecrans that we understand is planned for possible future use as an expanded parking lot. It is our understanding that this site is not part of the current review process and it would have to be submitted to the Village separately at such time that improvements may be proposed. It is recommended that these documents be removed from the submittal package if they are not part of the current discussion.
3. The proposed parking lot is assumed to be generally constructed of HMA pavement. The submittal package does not seem indicate the extent that the existing surface is to be repaired or improved. As the site has sat vacant for many years, it should be anticipated that the parking lot will require more than a simple cleanup and sealcoat to be suitable for new business patrons.

The current ADA standards will also require that accessible routes be created within the lot, even if no work other than sealcoating and restriping was planned. This type of work was generally discussed by the site engineer in their narrative. Grading design plans will be necessary to confirm compliance with the standards during engineering design review.

Based on current conditions, which show extensive cracking and general pavement deterioration, it is anticipated that the site will require extensive remediation in the near future. It is recommended that the surface course be removed, the existing base repaired, and a new HMA pavement cross section installed, in compliance with current ADA standards. As this site is private property, this is being noted for the Village and owner's information.

Please let me know if there are any questions.

Sincerely,  
Gewalt Hamilton Associates, Inc.



John R. Briggs, P.E.  
Village Engineer

cc: file

## Moses Amidei

---

**Subject:** FW: Potential Cannabis Dispensary

**From:** Meister, Bradley T. <BMeister@lakecountyil.gov>  
**Sent:** Friday, June 19, 2020 1:03 PM  
**To:** Moses Amidei <mamidei@villageofwadsworth.org>  
**Subject:** RE: Potential Cannabis Dispensary

After spending time reviewing the security documents, the company did do their homework and were able to cite ILCS sections and were specific with several areas. It would only be a matter to follow up and see if they comply and continue to comply and do not ease up in any of the security areas. If they were to get approved and establish a business, we can always perform walk through to verify compliance.



Brad Meister | Deputy Sheriff - SRO

Lake County Sheriff's Office  
25 S. Martin Luther King Jr. Ave.

Waukegan, IL 60085

Office: 847-543-6141 |

Dispatch: 847-549-5200

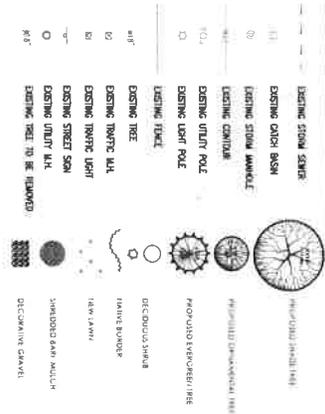
[bmeister@lakecountyil.gov](mailto:bmeister@lakecountyil.gov)

[bmeister@techcampus.org](mailto:bmeister@techcampus.org)

[www.lakecountyil.gov/sheriff](http://www.lakecountyil.gov/sheriff)



L E C E N D



PLANT LIST

UITY KEY	Botanic Name	Common Name	Size
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SHADE TREES

1	ACM	Acer x freenorn	Autumn Blaze Maple 3
2	QUB	Quercus bicolor	Swamp White Oak 3
3	QUBA	Quercus macrocarpa	Bur Oak 3

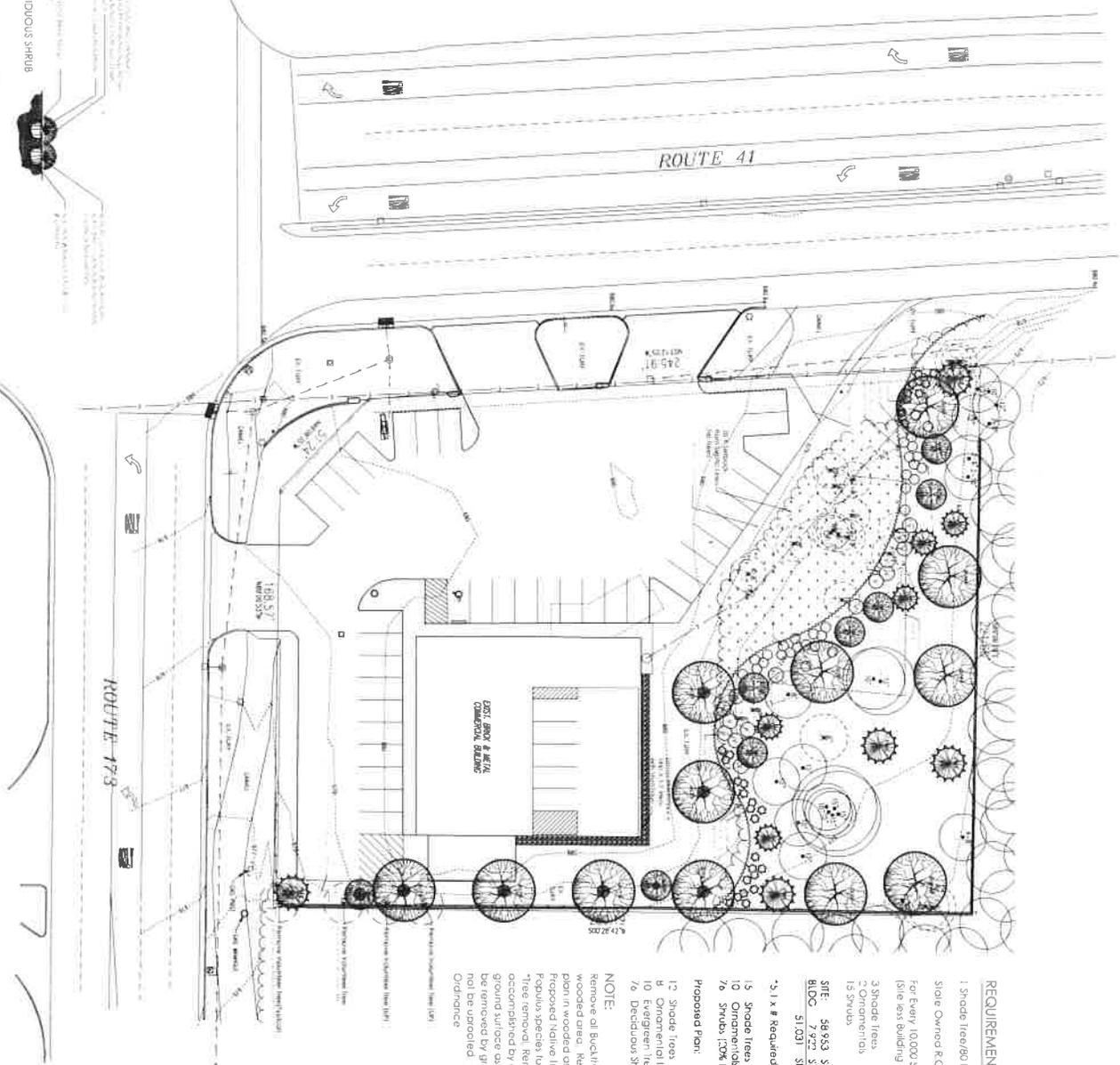
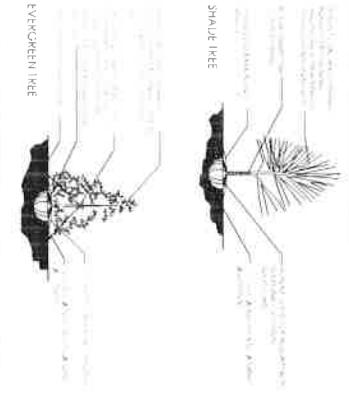
UNSHADE TREES

4	COAL	Cornus alternifolia	Fragaria Dogwood 8
5	MARF	Morus nigra	Prunella Chokeberry 8

SHRUBS

6	ANML	Amelanchier canadensis	Black Chokeberry 8.5
7	BIORH	Biodora heterophylla	Stagnon Burncup 8.5
8	COB	Cornus florida	Flowering Dogwood 8.5
9	AL	Alnus incana	Common Yellow Birch 8.5
10	FR	Fraxinus americana	Common Green Ash 8.5
11	ULP	Ulmus parviflorus	Scotch Elm 8.5
12	UP	Ulmus pumilus	Slippery Elm 8.5

PLANTING DETAILS - Not to Scale:



REQUIREMENTS

- 1 Shade Tree/80 Lf ROW
- Shade Owned ROW
- For Every 10,000 SF (Site less building SF):
- 3 Shade Trees
- 2 Ornamental
- 15 Shrubs

SITE: 58,583 SF  
 BLDG: 7,925 SF  
 51,031 SF

3.1 x # Required/10,000 SF

- 15 Shade Trees (29% SV, 3 cal)
- 10 Ornamental (20% SV, 2 cal)
- 76 Shrubs (20% EV, 15 cal)

Proposed Plan:

- 12 Shade Trees
- 10 Ornamental
- 10 Evergreen Trees
- 76 Deciduous Shrubs

NOTE:

Remove all Buckhorn and Boxelder in wooded areas. Remove them as indicated on plan in wooded area to open access for proposed native trees & shrubs.  
 \*Tree removal: Removal of trees shall be accomplished by cutting as close to the ground surface as is practical. Stumps may be removed by grinding or cutting, but shall not be unrooted. \*Lake County Septic Ordinance



REVISIONS	DATE	BY	DESCRIPTION

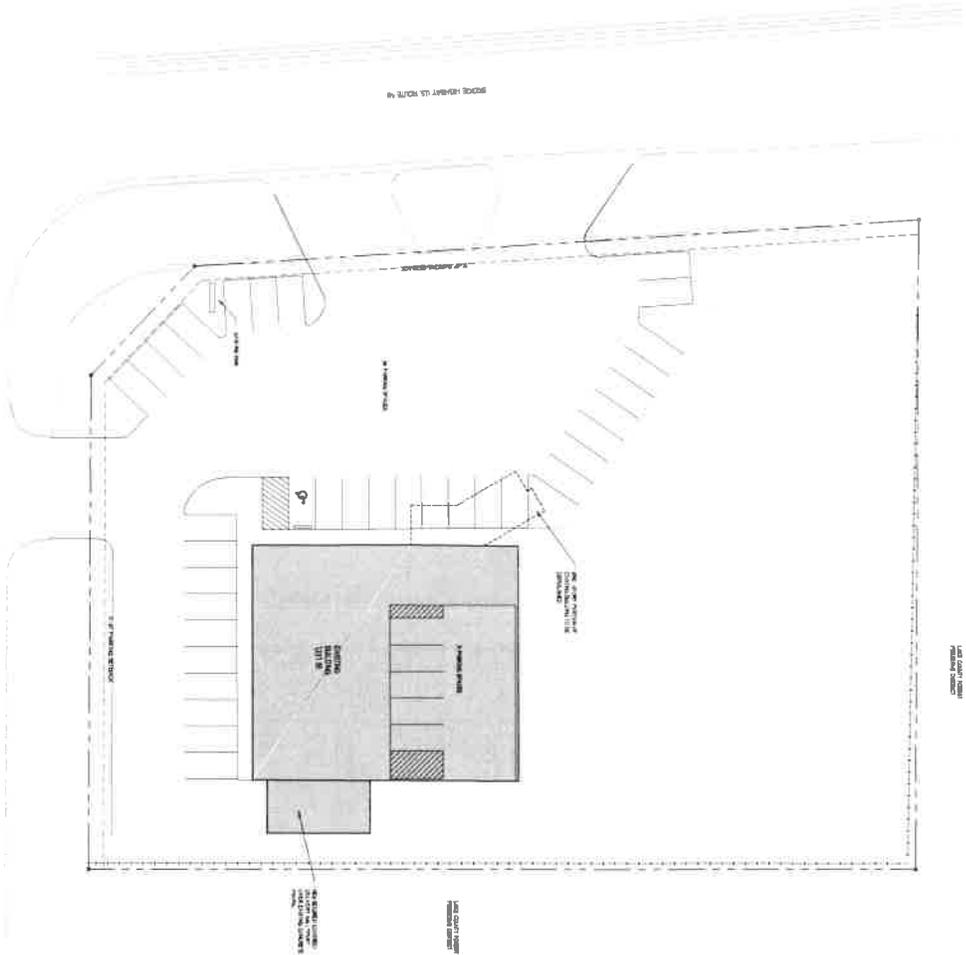
**DOLAND ENGINEERING, LLC.**  
 CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING  
 334 EAST DULFAX STREET, SUITE C  
 PALATKA, ILLINOIS 60067  
 (847) 891-5088 (847) 834-3427-FAX

PROPOSED LANDSCAPE PLAN  
 41509 ROUTE 41  
 WADSWORTH, ILLINOIS

DATE: 11/27/19  
 SCALE: 1"=80'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]



**PROPOSED PARKING LAYOUT**



**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

	<p>2610 Lake Cook Road                  Suite 200                  Northbrook, IL 60062                  Tel: (847) 584-7222                  www.pids-arch.com</p>	<p><b>PROPOSED SITE PLAN</b></p>	<p>DATE: OCT 2011                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  PROJECT NO: [Number]</p>
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1 INTERSECTION VIEW  
A41/115



2 WEST ELEVATION  
A41/115



3 SOUTH ELEVATION  
A41/115