

ZONING BOARD OF APPEALS/PLAN COMMISSION MEETING AGENDA

Special Meeting of the Zoning Board of Appeals/Plan Commission

**Wednesday, February 28, 2024 – 7:00 PM**

1. Call to Order
2. Roll Call
3. Consideration of a motion to approve meeting minutes of the January 24, 2024 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 to Apply for an Amendment to a Conditional Use Permit and a Variation**

Action: Consideration of an Application to Amend a Conditional Use Permit and Variation

Petitioner: James A. Onan Trust

Request: Request to amend a Conditional Use Permit, Variation, and any other necessary relief for the following described real estate (the “Property”): 37921 N. Dilley Road, Wadsworth, Illinois 60083; Parcel Identification Numbers 07-04-200-020. The Property is Zoned AG-Agriculture under the Wadsworth Zoning Ordinance. Petitioner seeks to amend the existing Conditional Use Permit for the Property to allow for an additional washroom building, bar building, and temporary tent structure on the Property. Petitioner also seeks a Variation from Section 10-4-4 of the Wadsworth Zoning Ordinance to permit the additional structures to encroach into the required minimum side yard setback of 100 feet. Further, Petitioner seeks departures from standards and other relief as may be required.

**5. Petition to Apply for a Conditional Use Permit and a Variation**

Action: Consideration of an Application for a Conditional Use Permit and Variation

Petitioner: Nature’s Grace and Wellness, LLC and Green and Randall, LLC

Request: Request for a Conditional Use Permit, Variation, and any other necessary relief for the following described real estate (the “Property”): 41509 N. U.S. Highway 41, Wadsworth, Illinois 60083; Parcel Identification Numbers 03-16-200-039. The Property is Zoned B-Business under the Wadsworth Zoning Ordinance. Petitioner seeks a Conditional Use Permit pursuant to Section 10-5-5-13 of the Wadsworth Zoning Ordinance to allow for the operation of a Cannabis Dispensary Use on the Property. Petitioner also seeks a Variation from Section 10-5-9(C) of the Wadsworth Zoning Ordinance to reduce the number of required off-street parking stalls for the proposed use of the property from 54 stalls to 51

stalls. Further, Petitioner seeks departures from standards and other relief as may be required.

6. Public Comment:

7. Other Business: Next Meeting Scheduled for 7:00 PM on Wednesday, March 27, 2024.

8. Adjournment:

All members of the public are welcome to attend. 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](mailto:info@villageofwadsworth.org). People without access to email may also leave a message for public comment at: (847) 336-7771 x 101.