

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

**Thursday, December 10, 2020 – 7:00 PM**

This remote public hearing is being held pursuant to the Open Meetings Act permitting remote meetings due to the Governor's disaster declaration. 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 and dial-in number:

Join Zoom Meeting  
<https://us02web.zoom.us/j/82961992022?pwd=QmZxZ1plOURhamlkbmI4YjYxUWJJdz09>  
Meeting ID: 829 6199 2022  
Passcode: 398161  
Dial by your location  
1-312-626-6799  
Meeting ID: 829 6199 2022  
Passcode: 398161

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 [info@villageofwadsworth.org](mailto:info@villageofwadsworth.org)
- Written comments received by 5:00 p.m. on December 8, 2020 will be included in the meeting packet sent to the Planning and Zoning Commission.
- Written comments received after 5:00 p.m. on December 8, 2020 through 5:00 p.m. on December 10, 2020 will be emailed directly to the Planning and Zoning Commission but will not be included in the meeting packet
- Written comments received after 5:00 p.m. on December 10, 2020 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 at [info@villageofwadsworth.org](mailto:info@villageofwadsworth.org) by no later than 5 p.m. on the night of December 10, 2020.
- Individuals who do not wish to speak during the public hearing may simply email the Village 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.

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 at [info@villageofwadsworth.org](mailto:info@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 September 30, 2020 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 Zoning Variation**

Action: Consideration of an Application for a Conditional Use Permit for a Cannabis Dispensary

Petitioner: Bloom Holdings I, LLC, with the consent of the owners of the Property, 41509 Land Company, LLC and The Katris, LLC, (hereinafter “Petitioner”)

Property: Parcel 1: 41509 US HWY 41, Wadsworth, Illinois, 60083, parcel identification number 03-16-200-039 (northeast corner of US HWY 41 and IL-173). Parcel 2: 41534 US HWY 41, Wadsworth, Illinois, 60083, parcel identification number 03-16-200-047 (northwest corner of US HWY 41 and IL-173).

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.

5. Public Comment
6. Adjournment