Recreational Cannabis Legalization
Zoning, Tax, and Regulations

Village of Glencoe
Committee of the Whole
September 12, 2019
Classes of Cannabis Business Establishments

- **Cultivation Center**: Large scale industrial growing facility licensed by Dept. of Agriculture. Completely enclosed. High utility demand. Odors can be a nuisance.

- **Craft Grower (NEW)**: Smaller cultivation operation (5,000-14,000 sq ft). Can co-located with a dispensary or other licensed cannabis business.

- **Dispensary**: Retail business licensed by IDFPR to sell cannabis & cannabis derived products to persons over age of 21 and qualifying medical patients.

- **Processor (NEW)**: A light industrial/manufacturing facility that extracts constituent chemicals or compounds to produce cannabis concentrate in a resin, oil, or other form. Sells products to both Dispensaries and Infusers.

- **Infuser (NEW)**: Facility that produces cannabis-infused products (e.g. edibles, gummies, and lotions). Infusers are similar to commercial kitchens.

- **Other CBEs**:
  - **Testing Facility**: Facilities that will test cannabis for potency and contaminants must register with the Illinois Department of Agriculture.
  - **Transporter**: Trucking delivery companies that service cannabis business establishments.
Survey of Other Communities

Opting Out
- Naperville*
- La Grange Park
- Lincolnwood
- Bloomingdale
- Bolingbrook
- Frankfort
- Glenview (currently drafting a ban)

Still Considering
- Northbrook (preparing for a public hearing with drafted regulations to allow sales)
- Oswego (preparing for a public hearing with drafted regulations to allow sales)
- Glencoe (discussing at Board Level)
- Des Plaines (referred to Planning and Zoning Board)
- Highland Park (leaning towards “opt out”)
- Libertyville (leaning towards “opt out”)
- Clarendon Hills (leaning towards “opt out”)

Approved
- Skokie (approved regulations on 9/3)
- Joliet* (drafting regulations for public hearing, likely to approve)
- Chicago* (likely to allow)

Other Communities (Have had some Board input but are still assessing and seeking public input)
- Oak Park
- Tinley Park
- North Aurora*
- Buffalo Grove*
- Arlington Heights*
- Elburn
- St. Charles*

*Municipality currently has a medical dispensary
Regulations being considered

**Skokie (Approved at 9/3 Meeting)**

- Combines definitions of “Medical Cannabis Dispensaries” and “Recreational Cannabis Dispensaries” into one “Cannabis Dispensary” definition.
- Dispensaries classified as permitted use in retail business districts
- Separation requirement from schools, child care centers, parks, libraries, & rec centers
- Prohibits on-premises consumption or in dispensary parking lots
- Dispensaries only permitted in stand-alone buildings
- Sets maximum limit on the number of retail licenses available at two (2)

**Des Plaines (City Council direction to Planning and Zoning Board at 9/3 Meeting)**

- Allow all classes of CBE’s
- Classify as conditional uses
- Numerical cap should be imposed and decided by City Council
- Distance requirements should be applied on a case-by-case basis
Questions for Discussion

- Allow or prohibit CBEs in Village?
  - If prohibit - Prohibit all classes or just retail dispensaries?
  - If allow - Must determine appropriate zoning through public hearing process

- What districts?
  - Distinguish between retail, non-retail commercial, and industrial uses

- Permitted vs. Special Use?
  - Special use permits require public hearing and review by Plan Commission and adoption of ordinance by Village Board

- Impose a cap on the number of CBEs?
  - Act allows Village to regulate the “time, place, manner, and number” of CBEs
  - Can set maximum number of special uses that may be approved for each class of CBE
Questions for Discussion

- **Distance/Separation requirements?**
  - Act requires 1,500 foot separation between dispensaries
  - Medical Act requires 2,500 foot separation between cultivation centers and sensitive uses
  - Village can adopt reasonable distance requirements from sensitive uses

- **Hours of Operation?**
  - Act permits dispensaries to operate from 6 a.m. to 10 p.m.
  - Village can impose stricter/narrower hours of operation

- **Parking?**
  - Advise applying generally applicable parking standards for use type (retail, non-retail commercial, industrial)

- **Signage?**
  - Act prohibits CBEs from using any image of cannabis leaf or bud, or image designed or likely to appeal to minors
  - Sign/appearance review process?
Questions for Discussion

- **Security/Lighting**
  - Extensive state regulations for medical dispensaries
    - All product must be stored in restricted access areas with vaults/safes
    - All loading and unloading must be done in restricted access area
    - All portions of interior/exterior of premises must be viewable by surveillance system
    - ISP and IDFPR have access at any time to security and surveillance systems
  - Village can request copies of all plans and documentation submitted to the state as part of special use application

- **On-Premises Consumption/Social Use**
  - Completely within local authority to prohibit, allow, or allow with strict regulations
  - Accessory to a cannabis business establishment or “BYOC”
  - Few communities have decided to adopt

- **Impose a local retailers’ occupation tax?**