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MEMORANDUM

To: Planning, Building and Zoning Committee

From: Thomas Chefalo, Principal Planner  
Brittany Albrecht Sloan, Zoning Administrator

Date: February 25, 2014

Re: Proposed Text Amendment relating to Medical Cannabis Cultivation Centers and Dispensaries

Attached for Committee action is an ordinance to amend the Lake County Unified Development Ordinance to govern the siting and operation of medical cannabis cultivation centers and dispensaries in unincorporated Lake County.

By way of background, the Illinois Compassionate Use of Medical Cannabis Pilot Program Act was adopted in August 2013, became effective on January 1, 2014, and will allow the State's licensing of medical cannabis cultivation centers and dispensaries throughout the State upon the State's adoption of Administrative Rules within 120 days of the Act's effective date. The Act allows local governments (including counties) to adopt "reasonable zoning regulations" providing such regulations do not "unreasonably prohibit" the siting of such facilities. Upon the Act's adoption in 2013, the Planning, Building and Development Department convened a multi-jurisdictional medical cannabis zoning task force comprised of over two thirds of Lake County's municipalities to develop model ordinances regulating the siting and operation of medical cannabis facilities.

The task force completed its model regulations in December 2013; the model regulations formed the basis for the UDO text amendments contained in attached Exhibit A, which address siting, signage, and security measures for medical cannabis cultivation centers and dispensaries in the unincorporated area. The proposed regulations account for secondary impacts of medical cannabis, which were found through the task force's analysis, and excerpts of relevant research is included in Exhibit B. Similar amendments are now being initiated by the other task force communities, and all other Lake County communities are being encouraged to follow suit.

Following the County Board action on January 14<sup>th</sup> to initiate the public hearing process, the Regional Planning Commission and the Zoning Board of Appeals, at their respective meetings, unanimously recommended approval of the amendments subject to additional modifications incorporated into Exhibit A. Following the Committee's revision and action at the February 25<sup>th</sup> meeting, the County Board will take final action at the March Board meeting.