



LAKE COUNTY
Investing in People
and Our Communities

Cannabis Regulations for Unincorporated Lake County

January 27, 2021

Allowed Regulatory Actions

Per Statute, local governments may:

- Enact reasonable zoning regulations related to the zoning of cannabis business establishments
 - Time, place, manner, and number of cannabis business establishment operations
 - The minimum distance limitations between cannabis business establishments and locations it deems sensitive
 - May require conditional use permit, however conditions must be reasonable

(No regulations may be more restrictive than state regulations)

Adult-Use Business Types

Six License Types/Uses:



DISPENSARY



INFUSER



TRANSPORTER



CRAFT
GROWER



PROCESSING
CENTER



CULTIVATION
CENTER

Business Characteristics

Dispensary

- Licensed by IDFPR
- Sells cannabis and related products to the public

Craft Grower (5,000-14,000 sq. ft.)

- May share site w/dispensary and/or infuser
- Cultivation, processing & packaging

Infuser

- May share site w/craft grower or dispensary
- Produces cannabis-infused products

Cultivation Center

- Cultivation, processing & packaging

Processor

- Produces concentrates for dispensaries and infusers

Transporter

- Trucking facility that ships product

Draft Ordinance Highlights

Zoning ordinance sets standards & limitations for business siting/operations

	Residential Districts	General Commercial	Limited Industrial	Intensive Industrial
Dispensary	N	CUP	CUP	CUP
Cultivation Center	N	N	CUP	CUP
Processing Center	N	CUP	CUP	CUP
Craft Grower	N	CUP	CUP	CUP
Infuser	N	CUP	CUP	CUP
Transporter	N	N	P	P

N=Not Permitted

P=Permitted

CUP=Conditional Use Permit

Draft Ordinance Highlights

Development Standards

Dispensaries (retail)

- Sensitive land-use buffers
- No drive-thrus or onsite consumption
- Standards for Parking, Display, Security, etc.

Cultivation & Processing

- Sensitive land-use buffers
- Floor area requirements for infusers & processors
- Standards for Parking, Display, Security, etc.

Transporters (shipping)

- Follow general development standards of LCC and Statute

Regulatory Details Example

Dispensaries:

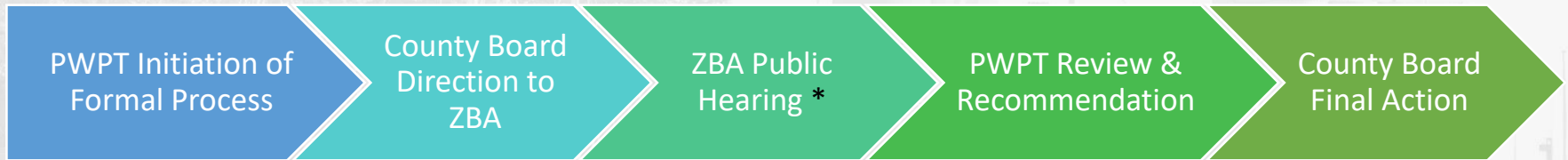
- Minimum buffering from sensitive uses:
 - 250 ft. from Forest Preserves/Residential Zones
 - 500 ft. from Day care facilities, colleges, hospitals, parks, libraries
 - 1000 ft. from public & private pre-, primary, and secondary schools
 - 1,500 ft. from other dispensaries
- 30 ft. building setback from property lines
- Parking: Independent parking study/plan required
- Operational details: Signage, security & video surveillance, hours of operation, age restrictions, visibility, lighting

Sensitive Use Buffering

- Mapping Demonstration



Next Steps



***ADDITIONAL INFORMAL PUBLIC ENGAGEMENT PLANNED**

Discussion

