



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

Phone (847) 540-1696
Fax (847) 726-2182
LakeZurich.org

APPLICATION PZC 2020-11
PZC Hearing Date: November 18, 2020

AGENDA ITEM 4.C

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Date: November 18, 2020

Re: PZC 2020-11 Zoning Application for Amendments to the Zoning Code
Regulations for Recreational Cannabis

SUBJECT

The Village of Lake Zurich, (the “Applicant”) requests amendments to the Text of the Zoning Code and other pertinent sections of the Municipal Code for regulations providing for recreational cannabis establishments in the Village of Lake Zurich.

The Village Board has directed staff to request the PZC to consider potential regulations, conduct the necessary public hearing to obtain the comment and testimony of interested persons and organizations, and to return its findings and recommendations to the Village Board for such proposed regulations that would govern the location design and operation of recreational cannabis dispensaries in the village.

It is important to note that “medical” cannabis dispensaries and cultivation centers are already allowed in the I-Industrial District in Lake Zurich with certain restrictions governing their location design and operation.

GENERAL INFORMATION

Requested Action: Text Amendment

Applicant: Village of Lake Zurich

Staff Coordinator: Sarosh Saher, Community Development Director

LIST OF EXHIBITS

- A. Development Application and Attachments
- B. Draft Ordinance Language

BACKGROUND

Since 2014, the Village has allowed the sale and cultivation of medical cannabis in the industrial districts under the authority of Section 9-6-9. The location design and operation of such dispensaries and cultivation centers was governed by restrictions related to zoning district (I-Industrial District only), minimum distance from incompatible uses such as religious and other places of worship, facilities that care for or are related to the education of younger children, public recreational opens space such as parks playgrounds or forest preserves, and residential properties. The design and operational issues related to parking visibility, signage, exterior display prohibited, and hours of operation were also governed by the regulations.

As it relates to the current proposal for recreational cannabis, staff offers the following additional information:

- A. **Prior Village Board Discussion.** On September 21, 2020, the Village Board reopened discussion on the potential of allowing the sale of recreational cannabis in Lake Zurich. The issue had first been raised in September 2019, but after deliberation and community feedback, the Board moved to prohibit recreational cannabis businesses in Lake Zurich with the intention of revisiting the topic one year later.

The discussion was continued on October 5, 2020, when village staff presented more information to the Board including the actions of nearby communities to allow or ban the sale of cannabis, and revenue numbers from five communities that allow the sale of recreational cannabis. Most board members stated that they were open to revisiting their decision to ban recreational marijuana sales in town. In the end, the board agreed to send the item to the PZC to conduct a public hearing to consider zoning regulations to facilitate the establishment of new recreational dispensaries. The staff report and discussion of the Village Board at the October 5 meeting can be viewed at the following link.

<https://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurich&eID=464>

The Assistant to the Village Manager has set up a page on the village website with information on Recreational Cannabis. The information can be accessed at the following link:

<https://lakezurich.org/689/Recreational-Cannabis>

B. State Law. On June 25, 2019, Governor Pritzker signed into law, the Cannabis Regulation and Tax Act, making Illinois the 11th state in the nation to legalize recreational cannabis. The Act legalizes private consumption and possession of cannabis for Illinois residents 21 years or older. Nonresidents may legally possess amounts of cannabis. The Act also provides for the state licensure and regulation of a variety of adult-use cannabis business establishments, preserves the legalization of medical cannabis and includes a provision allowing “home grow” of cannabis by medical cannabis program participants only.

C. Proposed Amendments. The following is a summary of the amendments to the sections of the Lake Zurich Zoning Code:

- Amend the chapters of the non-residential districts (excluding institutional and open space districts) to allow for recreational cannabis establishments as defined;
- Provide for restrictions on the location, design and operation of recreational cannabis establishments as defined;
- Repeal the existing regulations for medical cannabis dispensaries and cultivation centers and incorporate any pertinent provisions into the new regulations.

GENERAL FINDINGS

Staff of the Community Development Department offers the following findings on the amendments to the sections of the Code.

9-18-3 STANDARDS FOR AMENDMENTS

A. Standards: Amending the zoning map or the text of the zoning code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the board of trustees shall act in what it reasonably believes to be in the best interest of the general public, and may consider, among other factors, the following factors as they may be relevant to a particular application:

1. The consistency of the proposed amendment with the purposes of this zoning code.

Staff Response: Standard met. The proposed are amendments to the text of the zoning code. The proposed amendments will allow the village to adopt local codes in keeping with state statute that has legalized the land use, thereby enhancing the purposes of the zoning code as they relate to the specific land use being introduced.

Additionally, the adoption of regulations for recreational cannabis dispensaries could potentially impact the financial stability of the village

through identifying and maximizing potential new revenue sources; and have economic development impacts to the village's commercial areas.

2. The community need for the proposed amendment and for the uses and development it would allow.

Staff Response: Standard met. In September of this year, the village conducted a survey to gauge the sentiment of the community on the potential of allowing the retail sale of cannabis in Lake Zurich. Of the many questions that were asked of the 829 respondents, 60.2% indicated support for retail recreational dispensaries, 70.15% indicated support for retail medical dispensaries, 32.12% indicated support for cannabis cafes/smoke lounges (for on-site consumption), 55.87% indicated support for indoor cultivation centers and 57.66% indicated support for manufacturing facilities for extraction/infusion.

In large part over 50% of respondents indicated support for dispensaries and manufacturing/cultivation facilities, while over 50% opposed of on-site consumption at cafes and lounges.

3. If a specific parcel of property is the subject of the proposed amendment, then the following factors:

Staff Response: Not Applicable. The text amendments do not pertain to any specific property, rather they are applicable to all property within the community and governed by the districts in which they are located.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-18-3: Standards for Amendments

Based on the review of staff, the standards for approval have been met and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

The PZC should provide its findings and recommendations to the Village Board for such proposed regulations that would govern the location design and operation of recreational cannabis dispensaries.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2020-11. Staff further finds that the amended zoning code:

1. Will enhance the effectiveness of the Lake Zurich Municipal Code;
2. Will provide the Village Board with additional clarity, flexibility and opportunity to properly regulate the retail sale of recreational cannabis in the community;
3. Will not adversely affect the Village's ability in enforcing other regulations pertaining to Building, Zoning, Land Development or any other code or ordinance that protects the health, safety and welfare of the community.

Respectfully Submitted,

Sarosh Saher,
Community Development Director

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

**MISCELLANEOUS AND PROCEDURAL AMENDMENTS TO THE LAKE ZURICH
ZONING AND LAND DEVELOPMENT CODES**
November 18, 2020

The Planning & Zoning Commission recommends approval of Application PZC 2020-11, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **November 18, 2020** for this Application for the following reasons:

1. Will enhance the effectiveness of the Lake Zurich Municipal Code;
2. Will provide the Village Board with additional clarity, flexibility and opportunity to properly regulate the retail sale of recreational cannabis in the community;
3. Will not adversely affect the Village's ability in enforcing other regulations pertaining to Building, Zoning, Land Development or any other code or ordinance that protects the health, safety and welfare of the community.

Without any further additions, changes, modifications and/or approval conditions.

With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

DRAFT Language for the regulation of recreational cannabis establishments

ADD the following definitions:

9-24-2: DEFINITIONS:

CANNABIS: Marijuana, hashish and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies such as indicia of all strains of cannabis, whether growing or not: the seeds thereof, the resin extracted from any part of the plant: and any compound, manufacture, salt, derivative, mixture, or preparation of the plant its seeds or resin, including tetrahydrocannabinol (THC) and all other naturally produced cannabinol derivatives, whether produced directly or indirectly by extraction; however, "cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted from it), fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination. "Cannabis" does not include industrial hemp as defined and authorized under the Industrial Hemp Act. "Cannabis" also means concentrate and cannabis – infused products.

CANNABIS BUSINESS ESTABLISHMENT: An adult-use recreational cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization. For the purposes of this definition, 80% of such establishment's gross revenue comes from the sale, handling, and transportation of cannabis and cannabis-related products, and in which the sale of other products is merely incidental.

CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADD land use listing for the following Chapters:

- **Section 9-4-3: Special Uses: (Business Districts – B-1, B-2 and B-3); C. Retail Trade:**
- **Section 9-5-2: Special Uses (Office Districts – but only in the O-2, O-3)**
 - A. Transportation services and retail trade, as follows,** but only when located in a building in which at least 80 percent of the net floor area is devoted to uses other than transportation services or retail trade, and only when so designed, located, and advertised so as not to be visible or accessible except from the interior of such building:

CANNABIS DISPENSING ORGANIZATION

CANNABIS INFUSER ORGANIZATION OR INFUSER

(SIC #5912) and only subject to the following conditions:

1. The establishment and operation of such uses shall conform to the provisions of Title 3 “Business Licensing, Regulation, Taxation, and Fees.”
2. Such uses shall not be located within two hundred and fifty feet (250 feet) of the property line of any residential use. Such restriction shall not apply to properties located within the DR Downtown Redevelopment Overlay District.
3. Such uses shall not be located within five hundred feet (500 feet) of the property line of any school, daycare facility or property intended for use by minors for education or recreational purposes.
4. Such uses shall not be located within 1,500 feet (state law) of any other Cannabis Business Establishment as defined in Chapter 9-24-2.
5. Such uses may open for operation no earlier than 6:00 a.m. and close no later than 10:00 p.m.
6. Such Uses shall prohibit any person who is under the age of twenty-one (21) years of age from entering such facility, except for cardholders over eighteen (18) years of age

who are granted medical access under the Compassionate Use of Medical Cannabis Act.

7. The on-premise use of cannabis and cannabis-related products shall be prohibited.
8. No cannabis related uses shall be maintained or operated in a manner that causes, creates, or allows the public viewing of cannabis, or cannabis -related products from any sidewalk, public or private right of way, or any property other than the lot on which such use is located. No portion of the exterior of the facility shall utilize or contain any flashing lights, search lights, right-of-way spot lights or any similar lighting system.
9. Such uses shall furnish to the satisfaction of the village's Chief of Police or designee, a security and surveillance plan describing how the proposed facility will provide security for its inventory, customers and employees.

- **Section 9-6-3: Special Uses: (I-Industrial District); C. Manufacturing; D: Transportation and public utilities; F Services, as follows, but only if the maintenance of any such service does not require or actually include routine attendance of clients, customers, patients, patrons, or other clientele.**

CANNABIS DISPENSING ORGANIZATION
CANNABIS INFUSER ORGANIZATION OR INFUSER
CANNABIS CRAFT GROWER
CANNABIS CULTIVATION CENTER
CANNABIS PROCESSING ORGANIZATION OR PROCESSOR
CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER
- **9-6-9: Special Development And Use Regulations:**
 - O. Cannabis Business Establishment Restrictions.
 1. The establishment and operation of such uses shall conform to the provisions of Title 3 "Business Licensing, Regulation, Taxation, and Fees."
 2. Such uses shall not be established in multiple use or tenant property or on a property that shares parking with other uses.
 3. Such uses shall not be located within two hundred and fifty feet (250 feet) of the property line of any residential use.
 4. Such uses shall not be located within five hundred feet (500 feet) of the property line of any school, daycare facility or property intended for use by minors for education or recreational purposes, a place of worship, .
 5. Such uses shall not be located within 1,500 feet (state law) of any other Cannabis Business Establishment as defined in Chapter 9-24-2.
 6. Such uses may open for operation no earlier than 6:00 a.m. and close no later than 10:00 p.m.
 7. Such Uses shall prohibit any person who is under the age of twenty-one (21) years of age from entering such facility, except for cardholders over eighteen (18) years of age who are granted medical access under the Compassionate Use of Medical Cannabis Act.
 8. The on-premise use of cannabis and cannabis-related products shall be prohibited.
 9. Exterior Display: No cannabis related uses shall be maintained or operated in a manner that causes, creates, or allows the public viewing of cannabis, or cannabis -related

products from any sidewalk, public or private right of way, or any property other than the lot on which such use is located. No portion of the exterior of the facility shall utilize or contain any flashing lights, search lights, right-of-way spot lights or any similar lighting system.

10. Cannabis uses related to craft growers, cultivation, processing and transportation shall operate in a manner that prevents odor impacts on neighboring premises or properties and, if necessary, such facilities shall be ventilated with a system for odor control.

REMOVE

Remove references to Medical Cannabis and Medical Cannabis-related land uses as this is now covered under the general regulations for Cannabis Business Establishments.



ANNEXATION AND ZONING APPLICATION

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: N/A
2. Please attach complete legal description
3. Property Identification number(s): N/A
4. Owner of record is: N/A Phone: _____
E-Mail _____ Address: _____
5. Applicant is (if different from owner): Village of Lake Zurich Phone: 847-540-1696
E-Mail _____ Address: 70 E Main Street
6. Applicant's interest in the property (owner, agent, realtor, etc.): N/A
7. All existing uses and improvements on the property are: N/A

8. The proposed uses on the property are: N/A

9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
N/A

10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
N/A

11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.

THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Sarosh Saher

(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 9 day of November, 2020.

Nicholle Petroff

(Notary Public)

My Commission Expires

5/1/2021

"OFFICIAL SEAL"

NICHOLLE PETROFF

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 05/01/2021

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2020.

(Notary Public)

My Commission Expires _____

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

Zoning Code Map Amendment to change zoning of Subject Property from _____ to _____

Zoning Code Text Amendment to amend the following section(s) of the Zoning Code See attached description.
(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

Special Use Permit/Amendment for _____
(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

Variation for _____
(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

Preliminary Plat of Subdivision

Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

Petition to Annex Certain Territory (Please complete attached petition)

Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

Comprehensive Plan **Map** Amendment for _____

Comprehensive Plan **Text** Amendment for _____

**Village of Lake Zurich
Proposed Text Amendment**

Amendments to Title 9 of the Lake Zurich Zoning Code

Proposal: New regulations for the establishment of land uses related to the sale of recreation cannabis.

The Village of Lake Zurich (the “Applicant”), is the Applicant for the proposed text amendment to the Lake Zurich Zoning Code.

- A Text Amendment to the pertinent land use sections – of Chapter 4 (business districts), Chapter 5 (office districts), Chapter 7D (DR Downtown Redevelopment Overlay District), Chapter 6 (Industrial District) and Chapter 24 (Usage and Definitions) of the Lake Zurich Zoning Code enacting regulations for new establishments conducting the sale of recreational cannabis and cannabis related products within the Village of Lake Zurich.

Submitted by:



Sarosh Saher, Community Development Director
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

Dated: October 14, 2020

Narrative:

Establishments (otherwise known as dispensaries) conducting the sale of recreational cannabis subject to this regulation.

Cannabis and cannabis related products for recreational use: Cannabis as defined in Section 1-10 of the Illinois Cannabis Regulation and Tax Act, as amended (410 ILCS 705/) and including but not limited to derivative cannabis-infused products, cannabis paraphernalia, and other cannabis related products.

Providing for definitions, land use classifications, land use restrictions related to the location, design and operational requirements for the establishment of such facilities.

**VILLAGE OF LAKE ZURICH
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Lake Zurich Planning & Zoning Commission shall conduct a virtual public hearing on **November 18, 2020, at 7:00 P.M.** by means of an Electronic Online Meeting, for the purpose of considering a zoning application filed by the Village requesting Amendments to the Text of the Zoning Code and other pertinent sections of the Municipal Code for regulations for recreational cannabis establishments in the Village of Lake Zurich. A copy of the application and the Zoning Code are on file with, and available for public inspection during regular Village business hours at the Lake Zurich Community Development Department.

All interested persons are invited to attend and be heard. To register for the virtual online public meeting, please provide your name and email address to info@lakezurich.org.

DATED: October 26, 2020

Commission

Orlando Stratman
Chairperson, Planning & Zoning

Published: *The Daily Herald*, October 31, 2020

Sarosh Saher

From: Sarosh Saher
Sent: Monday, October 12, 2020 2:04 PM
To: Members-Planning and Zoning Commission

Cc: Kyle Kordell; Tim Verbeke (Tim.Verbeke@lakezurich.org)
Subject: The Discussion on Recreational Cannabis in Lake Zurich and Next Steps

In compliance with the Open Meetings Act, please do not Reply All

Commissioners – I hope you are safe and well.

Last month, the Village Board reopened discussion on the potential of allowing the sale of recreational cannabis in Lake Zurich. The issue had first been raised in September 2019, but after deliberation and community feedback, the Board moved to prohibit recreational cannabis businesses in Lake Zurich with the intention of revisiting the topic one year later.

The discussion was continued on October 5, when village staff presented more information to the Board including the actions of nearby communities to allow or ban the sale of cannabis, and revenue numbers from five communities that allow the sale of recreational cannabis. Most board members stated that they were open to revisiting their decision to ban recreational marijuana sales in town. In the end, the board agreed to send the item to the PZC to consider zoning regulations to facilitate the establishment of new recreational dispensaries. The staff report and discussion of the Village Board at the October 5 meeting can be viewed at the following link.

<https://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=464>

Next Steps - Staff will prepare information including draft regulations for recreational cannabis dispensaries for the PZC to consider at a public hearing in November. The commission will be asked to consider where recreational cannabis establishments can locate, in which zoning districts they would be allowed, and how they would be designed and operated. Recall that “medical” cannabis dispensaries and cultivation centers are already allowed in the I-Industrial District in Lake Zurich with certain conditions for separation from sensitive land uses.

Additionally for your reference, Mr. Kyle Kordell, Assistant to the Village Manager has set up a page on the village website with information on Recreational Cannabis. The information can be accessed at the following link:

<https://lakezurich.org/689/Recreational-Cannabis>

We are happy to answer any questions or provide additional information if you need.

But before that, we look forward to seeing you next Wednesday at the October PZC meeting when two items are being presented – a PUD for a Polish Deli at 265 N Rand Road (former Joe’s Barbershop property) and a staff request for housekeeping and procedural amendments to the zoning and land development codes.

Thanks.

Sarosh

Sarosh B. Saher, AICP

Community Development Director | Village of Lake Zurich | 505 Telser Road, Lake Zurich, IL 60047

sarosh.saher@lakezurich.org | Direct: 847-540-1754

Engage with Lake Zurich at LakeZurich.org/Connect

RECREATIONAL	Wauconda	Fox Lake (Rec+Med)	Lakemoor (Rec+Med)	Streamwood	Waukegan	Buffalo Grove	Lincoln (Rec+Med)	Antioch	Deerfield	Skokie	Addison	Oak Park	McHenry	Crystal Lake	North Chicago	Round Lake
<u>Zones Allowed in</u>																
Retail Business - General Business	Downtown, General Retail, Commercial Service, Resort Business, Manufacturing		Regional Commercial	NA	NA	Business Districts with frontage on Milwaukee Ave, Lake Road or Dundee Road, Or in Industrial Districts.	C-2 and C-4 and M and MU	Business Convenience & Business Service / Wholesale / Light Industrial	Outlying Commercial & Limited Industrial	Business District	General Manufacturing District	Downtown & General Commercial & Neighborhood Commercial & Harrison St & Madison St & North Ave & Roosevelt Rd	Industrial & Business & Highway Commercial	General Commercial	Overlay districts used (one for medical and one for recreational). Recreational in 82 - General Business District.	Local Business & Commercial & Central Commercial & General District & Industrial
<u>Distance from Another Dispensary</u>	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)	1,500 feet (state law)
<u>Setback from Residential</u>	NA	NA	100 feet	500 feet	NA	NA	NA	NA	500 feet	NA	250 feet	NA	NA	250 feet	NA	250 feet
<u>Setback from Day Care / Group Home</u>	500 feet	500 feet	500 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	500 feet	1,000 feet	500 feet	1,000 feet	250 feet
<u>Setback from Schools / Library</u>	500 feet	1,000 feet	500 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	1,000 feet	500 feet	1,000 feet	500 feet	1,000 feet	250 feet
<u>Setback from Parks</u>	500 feet	250 feet	NA	1,000 feet	1,000 feet	NA	500 feet	1,000 feet	500 feet	1,000 feet	500 feet	NA	500 feet	500 feet	NA	250 feet
<u>Setback from Houses of Worship / Substance abuse centers</u>	500 feet	250 feet	NA	NA	NA	1,000 feet	NA	NA	NA	NA	NA	NA	NA	NA	NA	250 feet
<u>Parking</u>	Minimum of 25 or as many spaces as determined by the Board + a minimum of 1 fully enclosed secure delivery bay		NA	NA	NA	Parking study may specify additional parking requirements	Parking study may specify additional parking requirements	5 spaces / 1,000 s.f. + 1 per 2 employees on shift	Same requirements as retail store	Parking study may specify additional parking requirements	1 space per 300 SF of net floor area	NA	NA	NA	5 spaces per 1,000 GFA	6 spaces per 1,000 sf
<u>Dispensaries Limited</u>	Two total	Two total	NA	Two total	NA	Two total	One total	NA	One total	Two total	NA	NA	Two total	NA	Number may be determined in future by Resolution of Council.	NA

