



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, July 8, 2014, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Kalina, Leider, Van de Kerckhove and Bichkoff.

ALSO PRESENT: Stephen Robles, Village Planner.

ABSENT: Trustee Liaison Brandt.

CALL TO ORDER: **Chairman Manion** called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

The roll was called by **Village Planner Robles** and **Chairman Manion** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Zoning Board Meeting held Tuesday, June 10, 2014.

Member Bichkoff moved and **Member Van de Kerckhove** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board held Tuesday, June 10, 2014, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 CONTINUED WORKSHOP to discuss proposed Text Amendments to the Lincolnshire Village Code to establish zoning regulations on the establishment and operation of medical cannabis-related uses (Village of Lincolnshire).

Village Planner Robles presented Staff's memorandum indicating at the June Zoning Board meeting, an initial workshop was held to obtain input and feedback regarding the Compassionate Use of Medical Cannabis Pilot Program Act for potential zoning regulations in Lincolnshire. There were five items that came out of the June Workshop:

The first item regarded appropriate zoning districts, where the Zoning Board agreed dispensing organizations would be most appropriately located in Office/Industrial zoned parcels. Such would be comparable to many Lake County communities which were also limiting these uses to industrial-zoned districts. **Village Planner Robles** presented the Staff prepared maps identifying O/I districts within the Village, with the second map illustrating the available and vacant properties within the O/I districts.

Member Leider questioned if the separation from pre-existing public or private schools could extend beyond 1,000 feet. **Village Planner Robles** clarified the 1,000 foot separation was a requirement of the Compassionate Use of Medical Cannabis Pilot Program Act, and if the Zoning Board sought to increase the separation beyond the State Act, the Zoning Board would need to demonstrate the increase was due to

negative impacts on the community based on such use. **Member Van de Kerckhove** clarified only three dispensary organizations could be located in Lake County, therefore, there might not be a need to add any further separation. **Member Leider** questioned if the Village wanted to encourage such uses in the community. Based on the answer, it would affect how the regulations would be formed. **Chairman Manion** explained the Village does not have the ability to prohibit such uses based on the State Act, therefore, reasonable zoning regulations must be developed.

Following discussion regarding dispensary organization restrictions and the Staff prepared location maps, the Zoning Board concluded the O/Id subdistrict was the most appropriate zoning district for such uses.

Based on the discussion of Item 1, the Zoning Board moved to Item 4 of the Staff memorandum. **Village Planner Robles** explained Staff added draft language to require the 1,000-foot minimum separation between any two dispensary organizations as requested by the Zoning Board at the June workshop. He directed attention to the Available Site Locations Map and explained which available sites would be eliminated based on the draft language and noted the Village Attorney had expressed concern that the separation would eliminate most of the few sites available. **Member Leider** responded if one dispensary would be allowed in the Village, why it would matter if an additional dispensary would locate in the Village. **Member Kalina** noted his preference to have dispensary organizations near each other, rather than being dispersed throughout the Village. **Member Van de Kerckhove** noted his support for removing the added requirement for separation between any two dispensary organizations, which the Zoning Board was in agreement.

Village Planner Robles continued with Item 2 regarding separation from additional land uses and questioned if the additional separation for parks and religious facilities requested by the Zoning Board at the June workshop was necessary. As requested by the Zoning Board, the provided map had been prepared to illustrate the additional 1,000 foot separation from Village parks and religious facilities for Zoning Board analysis.

The Zoning Board unanimously agreed that the location of Village parks and religious facilities extended well beyond the 1,000 foot separation based on the location of O/Id zoned parcels and requested Staff remove the additional separation requirements.

Village Planner Robles proceeded with Item 3 on whether a dispensary should be permitted as a single-tenant or permitted within a multi-tenant building. He also noted Zoning Board requested input from Lincolnshire Police if single-tenant occupancy is preferred over multi-tenant spaces. **Village Planner Robles** noted Chief of Police Kinsey did not believe one building type provided a benefit over the other. However, given the previous discussion of Item 1, which limited these uses to the O/Id subdistrict, the zoning district already prohibited multi-tenancy.

The Zoning Board unanimously agreed to limit dispensary organizations to single-tenant occupancy.

Village Planner Robles moved to Item 5 regarding the prohibition on the sale of non-medical related paraphernalia within dispensary organizations. At the June workshop, the Zoning Board was in agreement with the prohibition on the sale of non-medical related paraphernalia from dispensary organizations and the attached Draft Zoning Regulations included such prohibition.

There being no further comments, there was a consensus amongst the Zoning Board for Staff to schedule a Public Hearing for the August meeting on draft text amendments regarding the establishment of medical cannabis-related uses.

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZENS COMMENTS (None)**
- 7.0 ADJOURNMENT**

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Kalina** moved, and **Member Leider** seconded the motion to adjourn. The meeting adjourned at 7:48 p.m.

Minutes Submitted by Stephen Robles, Village Planner.