



MEMORANDUM

TO: Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM: JAMES M. HOGUE, Village Planner
DATE: October 1, 2014
RE: Public Hearing – **CONTINUATION**; Compassionate Use of Medical Cannabis

At the September meeting the PCZBA discussed the issue of placement of Medical Cannabis facilities within the Village. The consensus of the PCZBA was that; 1) such uses should be limited to the “B-2”, “HR” and “HR- 1” Zoning Districts, and; 2) such uses should be considered as special uses.

Additionally, the Village Attorney offers the following per the state regulations (finalized last month) regarding sites for these facilities;

“To follow up on our discussion after last week’s PCZBA meeting, the state distance requirements for medical marijuana dispensaries are as follows:

- *A dispensary may not be located within 1,000 feet (measured from the property lines) of any of the following pre-existing uses:*
 - *Public or private preschool or elementary or secondary school*
 - *Day care center, day care home, group day care home, or part-day child care facility*
- *A dispensary may not be located in a house, apartment, condominium, or area zoned exclusively for residential use. There is no state-mandated buffer zone around residential areas for dispensaries.*

Lake County is a designated “Dispensing Organization District” and is allocated three dispensary registrations. State law does not further restrict where the three possible dispensaries may be located within Lake County. Some communities have established spacing requirements (i.e. no dispensary may be located within 1,000 feet of another dispensary), which the PCZBA might wish to consider if there is concern about having multiple dispensaries in the same area”.

As such, there are four areas of the Village which meet the zoning criteria. However, the distance requirement from pre-existing uses limits or excludes this use from some properties.

Properties that meet the zoning criteria (subject to SUP approval) are as follows;

1) Properties along Illinois Rt. 83/60 - Zoned B-2

There are several properties along the northern edge of the Village which carry the B-2 District designation. These are part of Towners' Subdivision and abut the residential portion of the subdivision which is zoned R-2 Residential. Most properties contain approximately 1 acre of land area. Some properties contain structures which would likely be demolished and the property redeveloped. Many are non-conforming residential structures. One property is currently vacant. Of these two parcels fall within 1000 feet of the Diamond Lake Elementary School and could not be considered for such a use (See Map 1).

2) Long Grove Commons – Rt. 22 & Old McHenry Road – Zoned B-2 PUD

The Long Grove Commons is a PUD. In addition to the SUP an amendment to the PUD approval ordinance would also likely be needed to consider dispensaries as special uses within the development.

The property is bordered to the north and east by the “Apache Day Camp” (unincorporated Lake County) and “Jay’s Camp” (Long Grove) respectively. Both of these are essentially seasonal day care facilities operating during the summer months. The 1000’ distance requirement severely limits placement of such a facility on this property. Structures on the far west end of development appear potentially feasible however. (See Maps 2 & 3).

3) Menards /Geimer Greenhouse Property – Lake-Cook Road & Rt. 53 – Zoned HR

The HR district requires all developments be brought in as a PUD. As such, amendment to the PUD approval ordinance would also likely be needed to consider dispensaries as special uses within the development.

The Long Grove Country School (day care facility), located on unincorporated property east of these sites impacts them from the distance requirement perspective. The Geimer Property just falls within the 1000’ boundary as do the soccer fields property and the Menards building site.

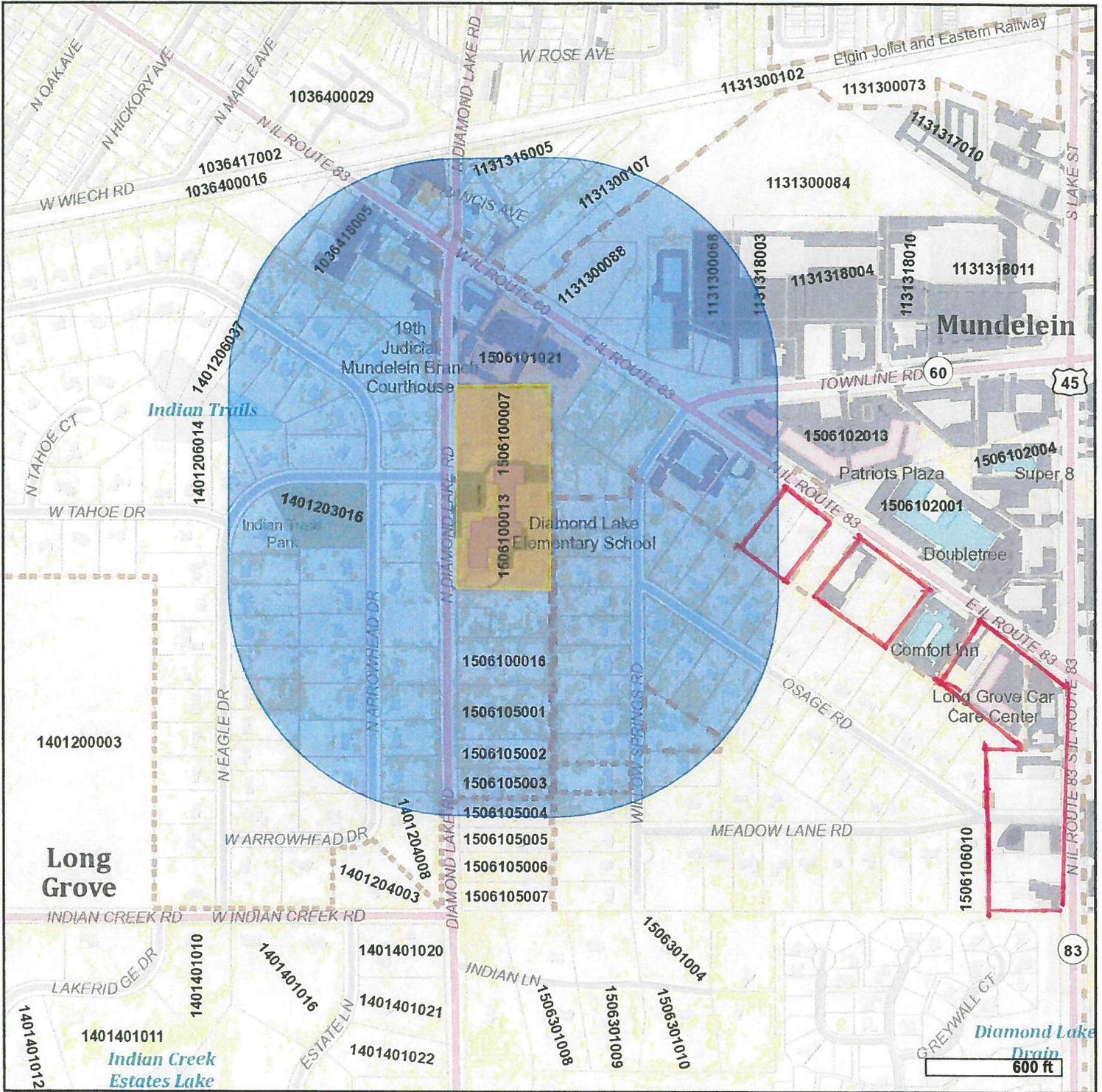
The Menards outlots appear unencumbered by this requirement. (See Map 4)

4) Sunset Grove/Glazer PUD –Rt. 83 & Aptakisic – Zoned HR-1

The HR-1 district requires all developments be brought in as a PUD. As such, amendment to the Sunset Grove PUD approval ordinance would also likely be needed to consider dispensaries as special uses within the development. The same holds true for the Executive House Property (Glazer PUD).

A Montessori school is located in Buffalo Grove and slightly impacts the Glazer Property in terms of the distance requirements. The Sunset Grove property is unencumbered. The “South 15” , currently zoned R-2 residential but anticipated as being HR-1 is impacted by the site distance requirement. (See Map 5)

A draft ordinance has been prepared by the Village attorney and is included in the packet for discussion by the PCZBA.



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Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 10/01/2014

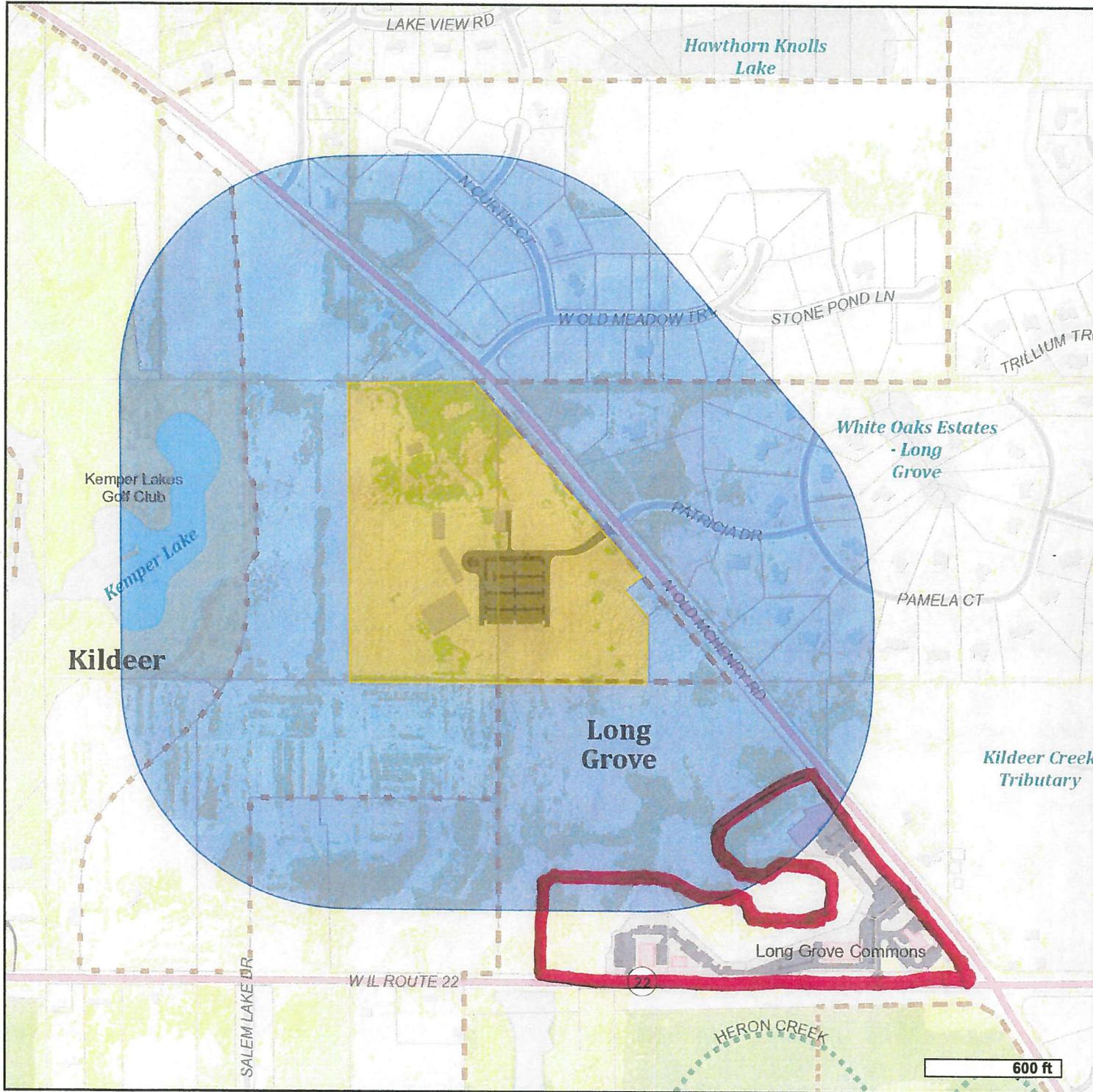
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- User Graphic:
- Lake County Border
- Water
- Municipalities
- Tax Parcels
- Tax Parcels
- Trails
- 2011 Buildings

ZONED "B-2"

DIAMOND LAKE
ELEMENTARY SCHOOL

Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



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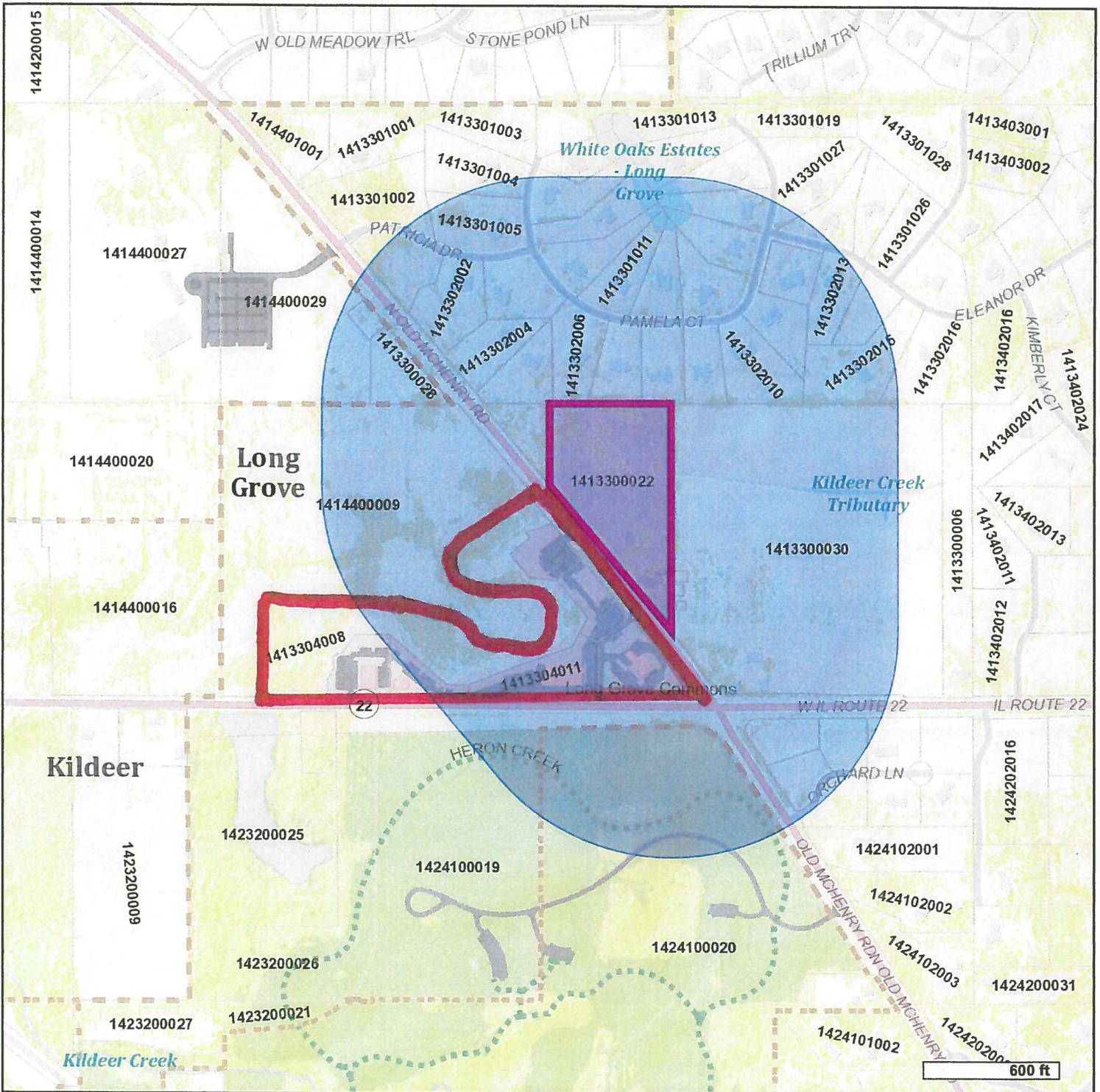
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	Lake County Border	
	Water	
	Municipalities	
	Tax Parcels	
	Parks	
	Railroads	
	Trails	

LONG GROVE COMMONS

ZONED B-2 PUD

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Map Printed on 10/01/2014
Parcel 14-13-300-022 is outlined.

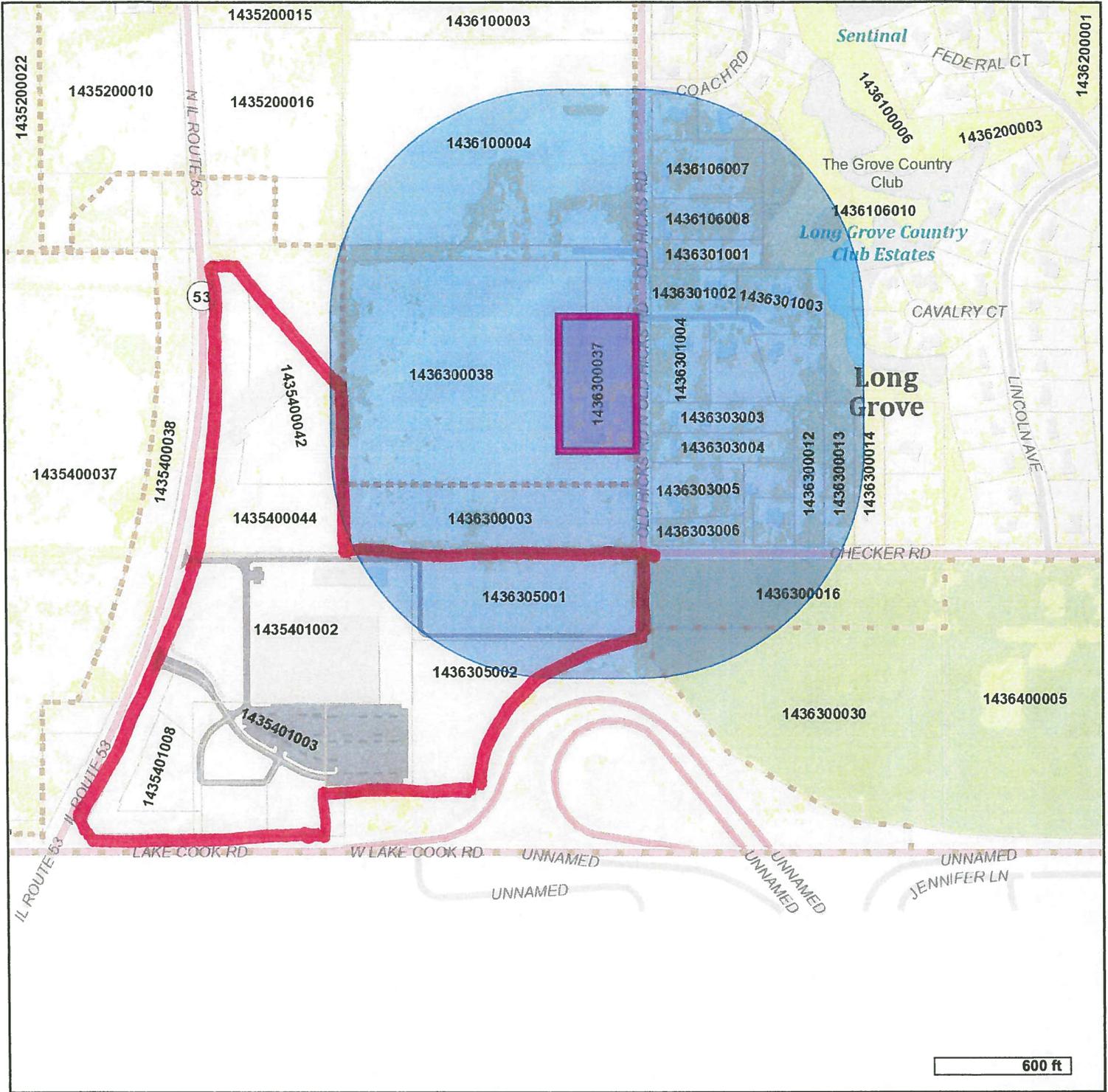
Tax Parcels: (various)
 Buffer Graphic: - 1000'
 Lake County Border
 Water
 Municipalities
 Tax Parcels
 Tax Parcels
 Trails
 2011 Buildings

- JAY'S CAMP (DAY CARE SEASONAL)

LONG GROVE COMMONS ZONED B-Z PUD

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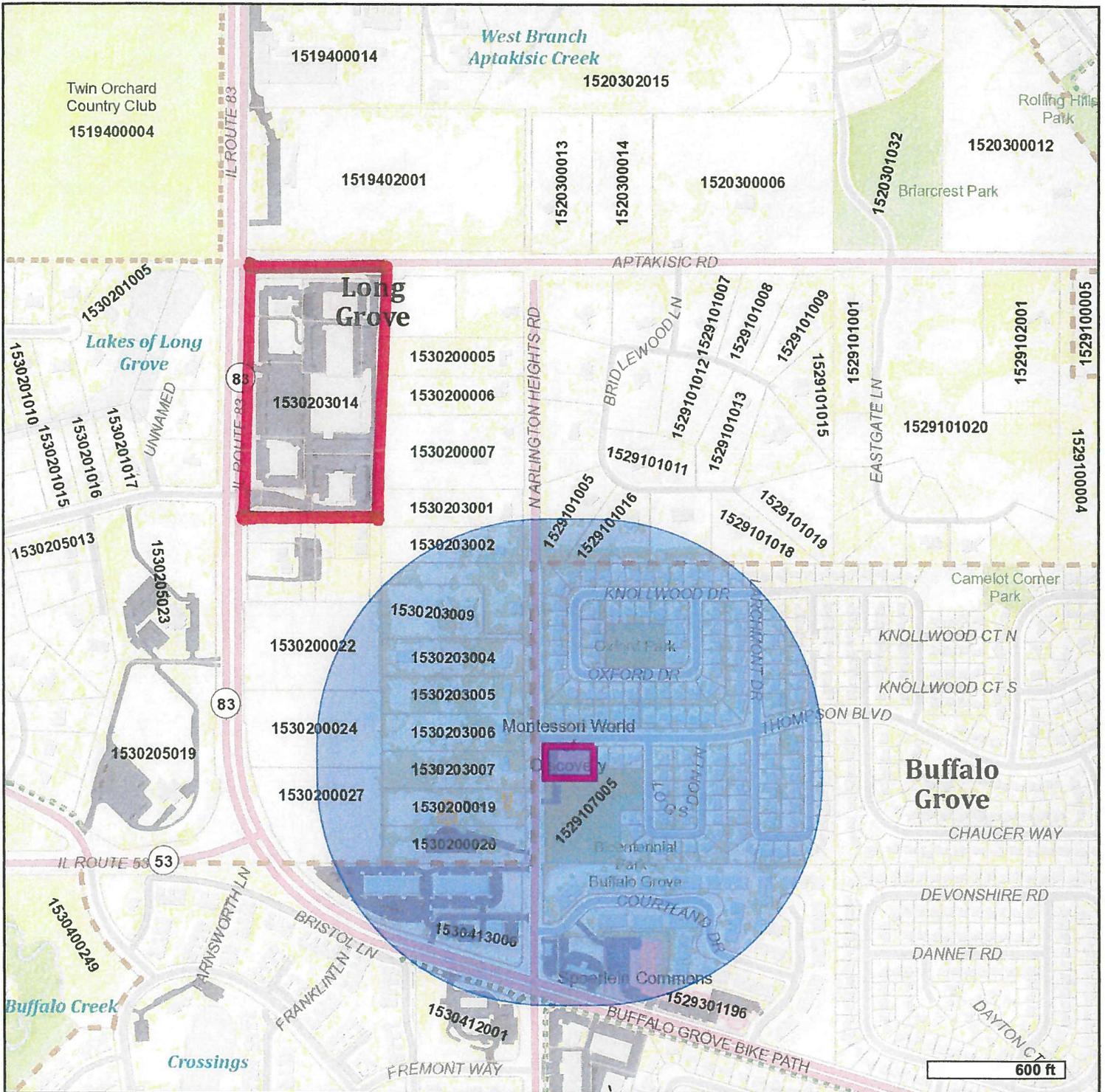
- Tax Parcels: (various)
- Buffer Graphic: - 1000'
- Lake County Border
- Water
- Municipalities
- Tax Parcels
- Tax Parcels
- Trails
- 2011 Buildings

- LONG GROVE COUNTY SCHOOL (DAYS CAMP)

ZONED "HR"

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Map Printed on 10/01/2014
Parcel 15-29-107-001 is outlined.

Tax Parcels: (various) - *MONTESON | WORLD*
 Buffer Graphic: - *1000'*
 Lake County Border
 Water
 Municipalities
 Tax Parcels
 Tax Parcels
 Trails
 2011 Buildings

N

SUNSET GROVE

ZONED HA-1

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