

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)  
Regular Meeting Minutes ---October 7, 2014**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Wendy Parr, and William Peltin.

Also Present: James Hogue, Village Planner, Betsy Gates, Village Attorney, Jodi Smith, PCZBA Secretary, and members of the public.

**1. Call to Order:** Chairman Phillips called the meeting to order at 7:05 p.m.

**2. Non-Agenda items:** None

**3. Visitor's Business:** None

**4. Old Business:**

a) PUBLIC HEARING-CONTINUATION; Consideration of amendments to the Zoning Code of the Village of Long Grove in light of the adoption of the Illinois Compassionate Use of Medical Cannabis Pilot Program Act, 430 ILCS 130/1 et seq., including specifically whether to include state-authorized medical cannabis dispensing organizations and medical cannabis cultivation centers as special uses in non-residential zoning districts in the Village.

Chairman Phillips read the request into the record. Prior to this meeting Planner Hogue distributed a memorandum from the Filippini Law Firm outlining the Act and more specifically, restrictions on the location of dispensaries and cultivation centers. Attorneys Gates and Filippini have been working with village staff on draft amendments allowing special use permits for dispensaries in the village, as well as a special use for a cultivation center in at least one zoning district within the village.

Prior to this meeting, Planner Hogue also distributed local maps identifying possible dispensary locations in Long Grove. The maps identify 4 areas in the village that are potential locations for a dispensary. In area 1, zoned B-2, there is a potential for a dispensary, however, it might fail to comply with the 1000-foot buffer requirement from Diamond Lake Elementary School. In area 2, zoned B-2, there is also a possible distance concern with Apache Day Camp. Planner Hogue asked Attorney Gates whether a day camp would count as a day care center. Attorney Gates stated that some day camps are also licensed as a day care center and we would need to check state records to determine what type of license the camp actually holds. Therefore, there could also be a buffer conflict in this area. In area 3, zoned B-2, there is a similar issue with Jay's Camp as possibly being licensed as a day care center resulting in distance issues. In area 4, zoned HR, there is the similar issue concerning the proximity of Long Grove Country School. While the Menards outlots could be dispensary eligible, the Geimer property could have a distance issue with the school. In area 5, zoned HR-1, it may be possible to have a dispensary in Sunset Grove, however, the application could be impacted by the location of the Buffalo Grove Montessori School and its distance from the dispensary. Attorney Gates also pointed out that the cultivation facilities have even more restrictive distance requirements, and that the statute requires a 2500-foot buffer from areas zoned for residential use. This could virtually exclude all property in Long Grove. However, Attorney Gates noted that in Long Grove, most residential areas are not zoned exclusively for residential use and it could be argued that the buffer requirement does not apply. Attorney Gates further noted that with

relatively few cultivation centers being licensed in Illinois, and only one in District 2 (consisting of Lake, Kane, McHenry, DuPage, and DeKalb Counties), it is unlikely that we would need to address this issue, but we should be prepared. Similarly, regarding dispensaries, it is unlikely that Long Grove will face this issue since a significant number of applications have been filed with the State, and only three registrations in Lake County will be allocated. However, Planner Hogue added that similar to video gaming, where there is a pilot program it is possible that the rules could change and we should have our ordinances in place.

The Board has no further comments on this issue.

Commissioner Parr made a motion, seconded by Commissioner Kazmer to (i) recommend approval of the proposed text amendments regarding medical cannabis dispensaries as proposed by the Filippini Law Firm in its Memorandum to the PCBZA dated October 2, 2014, regarding Regulation of Medical Marijuana Dispensaries and Cultivation Centers, and (ii) recommend approval of the proposed text amendments regarding medical cannabis cultivation centers to allow cultivation centers as a special use in the B-2, HR and HR-1 zoning districts as proposed by the Filippini Law Firm in its Memorandum to the PCZBA dated October 2, 2014, regarding Regulation of Medical Marijuana Dispensaries and Cultivation Centers. On a voice vote, all ayes. Motion passes.

**4. New Business:** None

**6. Approval of Minutes:**

**August 5, 2014 meeting.**

A motion was made by Commissioner Parr, seconded by Commissioner Kazmer, to accept the July 1, 2014 minutes as written. On a voice vote, Commissioners Kazmer and Parr are ayes. Commissioner Peltin abstains. Motion passes.

**September 2, 2014 meeting.**

A motion was made by Commissioner Parr, seconded by Commissioner Kazmer, to accept the September 2, 2014 minutes as written. On a voice vote, all ayes. Motion passes.

**8. Other Business:**

Prior to this meeting Planner Hogue distributed to the board a proposed schedule of meetings of the PCZBA for 2015 as well as a schedule of plan commission member board of trustees meeting attendance dates. No holiday conflicts were noted. Commissioner Kazmer made a motion, seconded by Commissioner Peltin, to approve the 2015 meeting and village board attendance calendars, as submitted. On a voice vote, all ayes. Motion passes.

**9. Adjournment**

Commissioner Kazmer made a motion to adjourn, seconded by Commissioner Peltin. On a voice vote, all ayes. Meeting was adjourned at 7:25 p.m.

**10. Next Regular Meeting: November 4, 2014**

Respectfully Submitted, Jodi Smith, PCZBA Secretary

