

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2020-19

AN ORDINANCE AMENDING TITLE 11, "ZONING REGULATIONS," CHAPTER 1, "TITLE; PURPOSE; DEFINITIONS," CHAPTER 2, "GENERAL PROVISIONS," AND CHAPTER 8, "INDUSTRIAL DISTRICTS" OF THE VILLAGE OF MAPLE PARK MUNICIPAL CODE PERTAINING TO ADULT-USE CANNABIS ESTABLISHMENTS

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK
KANE AND DEKALB COUNTIES, ILLINOIS**

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this 7th day of October, 2020.

ORDINANCE NO. 2020-19

AN ORDINANCE AMENDING TITLE 11, “ZONING REGULATIONS,” CHAPTER 1, “TITLE; PURPOSE; DEFINITIONS,” CHAPTER 2, “GENERAL PROVISIONS,” AND CHAPTER 8, “INDUSTRIAL DISTRICTS” OF THE VILLAGE OF MAPLE PARK MUNICIPAL CODE PERTAINING TO ADULT-USE CANNABIS ESTABLISHMENTS

WHEREAS, the Village of Maple Park, Illinois, has enacted Municipal Code Regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people; and

WHEREAS, the State of Illinois enacted the Cannabis Regulation and Tax Act (Act), which pertains to the possession, use, cultivation, transportation and dispensing of adult-use cannabis, which became effective June 25, 2019; and

WHEREAS, pursuant to the Act, the Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the Village deems sensitive; and

WHEREAS, on October 1, 2019, the Village Board initiated an advisory referendum whereby the residents of Maple Park could vote in favor of permitting adult-use cannabis businesses in Maple Park; and if the voters approved, would mean that the Village Board would initiate an amendment to Title 11, Zoning Regulations, to review and consider additional amendments to further regulate adult-use cannabis facilities within the Village of Maple Park; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, as required by law, on September 16, 2020, in regards to the proposed amendments to Title 11, Zoning Regulations, of the Village of Maple Park Municipal Code pertaining to adult-use cannabis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendments to Title 11, Zoning Regulations, on September 16, 2020.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Maple Park as follows:

SECTION 1: The recitals set forth above are incorporated herein.

SECTION 2: Chapter 1, Title, Purpose, Definitions, of Title 11, Zoning Regulations, of the Village of Maple Park Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

11-1-3: Rules and Definitions

B. Definitions:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE 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.

ADULT-USE 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.

ADULT-USE 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.

ADULT-USE 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.

ADULT-USE 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.

ADULT-USE 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.

LOITERING: The act of remaining in a public place for a period of time without any specific reason.

PUBLIC PLACE: Any place where a person could reasonably be expected to be observed by others, including all parts of buildings owned in whole or in part, or leased, by the state or a unit of local government, but does not include a private residence unless the private residence is used to provide licensed child care, foster care, or other similar social service care on the premises.

SECTION 3: Chapter 2, General Provisions, of Title 11, Zoning Regulations, of the Village of Maple Park- Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

11-2-11: ADULT-USE CANNABIS:

A. Purpose and Applicability: It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village of Maple Park. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event the Act is amended, the more restrictive of the state or local regulations shall apply.

B. Conditional Use: Adult-Use Cannabis Business Establishment facilities, as defined herein, requiring approval of a conditional use in the respective districts in which they are requested shall be processed in accordance with Section 11-11-8: Special Uses: of this Title and Section 11-2-11-C: Adult-Use Cannabis Facility Components: as provided herein.

C. Adult-Use Cannabis Facility Components: In determining compliance with Section 11-11-8: Special Uses: of this Title, the following components of the Adult-Use Cannabis Facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
2. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
3. Hours of operation and anticipated number of customers/employees.
4. Anticipated parking demand based on Section 11-9-3: and available private parking supply.
5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
6. Site design, including access points and internal site circulation.
7. Proposed signage plan.
8. Compliance with all requirements provided in Section 11-2-11-D: Adult-Use Cannabis Craft Grower; Section 11-2-11-E: Adult-Use Cannabis Cultivation Center; Section 11-2-11-F: Adult-Use Cannabis Dispensing Organization); Section 11-2-11-G (Adult-Use Cannabis Infuser Organization; Section 11-2-11-H: Adult-Use Cannabis Processing Organization; or Section 11-2-11-I: Adult-Use Cannabis Transporting Organization, as applicable.
9. Other criteria determined to be necessary to assess compliance with Section 11-11-8: Special Uses of this Title.

D. Adult-Use Cannabis Craft Grower: In those zoning districts in which an Adult-Use Cannabis Craft Grower may be located, the proposed facility must comply with the following:

1. Facility may not be located within one thousand (1,000') feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, group daycare home, part day childcare facility, residential care center. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located within one thousand (1,000') feet of the property line of a pre-existing property zoned or used for residential purposes, religious institutions and parks.
3. Such distances shall be measured linearly and shall be the shortest distance between the closest points of the property lines of the places. The requirements under this subsection shall not be subject to variance.
4. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
5. For purposes of determining required parking, Adult-Use Cannabis Craft Grower shall comply with Section 11-9-2: Off-Street Parking and Loading, provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section 11-2-11-B: Conditional Use herein.
6. Petitioner shall file an affidavit with the Village affirming compliance with Section 11-2-11-C: as provided herein and all other requirements of the Act.

E. Adult-Use Cannabis Cultivation Center: In those zoning districts in which an Adult-Use Cannabis Cultivation Center may be located, the proposed facility must comply with the following:

1. Facility may not be located within two thousand five hundred feet (2,500') of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, group daycare home, part day childcare facility, residential care center or area zoned for residential use. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located within one thousand feet (1,000') of the property line of a preexisting cultivation center or medical cannabis dispensing organization, religious institutions and parks.
3. Such distances shall be measured linearly and shall be the shortest distance between the closest points of the property lines of the places. The requirements under this subsection shall not be subject to variance.
4. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
5. For purposes of determining required parking, Adult-Use Cannabis Cultivation Centers shall comply with Section 11-9-2: Off-Street Parking and Loading, provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section 11-2-11-B: Conditional Use herein.
6. Petitioner shall file an affidavit with the Village affirming compliance with Section 11-2-11-C: as provided herein and all other requirements of the Act.

F. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:

1. Facility may not be located within one thousand (1,000') feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, group daycare home, part day childcare facility or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located within one thousand (1,000') feet of the property line of a pre-existing property zoned or used for residential purposes, religious institutions and parks.
3. Facility may not be located within one thousand five hundred (1,500') feet of another dispensary.
4. Such distances shall be measured linearly and shall be the shortest distance between the closest points of the property lines of the places. The requirements under this subsection shall not be subject to variance.
5. At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized in Subsection 5 below in the same tenant space.
6. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
7. The facility shall comply with the following:
 - A. *Alcohol.* Facility shall not sell, distribute or otherwise allow the use of alcohol on the premises.
 - B. *Sales/distribution.* Facility shall not conduct any sales or distribution of cannabis other than as authorized by the act.
 - C. *Exterior display.* Facility shall not be maintained or operated in a manner that causes, creates or allows the public viewing of cannabis, cannabis infused products, cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way, or any property other than the lot on which the dispensary is located. No portion of the exterior of the dispensary shall utilize or contain any flashing lights, search lights, spot lights, or any similar lighting system.
 - D. *Drug paraphernalia.* Facility shall only display or sell drug paraphernalia in compliance with the Act.
 - E. *Hours of operation.* Facility shall operate only between the hours of 6:00 a.m. and 8:00 p.m.
 - F. *Age and access limitations.* Facility shall not allow any person who is not at least 21 years of age on the premises, nor employ anyone under the age of 21 years.
 - G. *Residential co-location.* No person shall reside in or permit any person to reside in facility or on the property of same.
 - H. *Drive-through services.* Drive-through services shall be prohibited.
 - I. *Home delivery.* Delivery services shall be prohibited.
 - J. *Outdoor seating.* Outdoor seating shall be prohibited.
 - K. *Loitering.* Loitering shall be prohibited at the Facility or on the property of same.
 - L. *Smoking and use of cannabis products.* It shall be unlawful to smoke, inhale, or ingest cannabis products in the waiting room, limited access area, or restricted access area of the facility. A sign, at least 8.5 inches by 11 inches, shall be posted inside the public waiting room, limited access area, and the restricted access area of the dispensary in a conspicuous place and visible to a client and shall include the following language:

“Smoking, eating, drinking, or other forms of consumption of cannabis products is prohibited within this dispensary area.”

8. For purposes of determining required parking, said facilities shall comply with Section 11-9-2: Off-Street Parking and Loading of the Village of Maple Park Municipal Code, provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section 11-2-11-B: Conditional Use herein.

9.7 Petitioner shall file an affidavit with the Village affirming compliance with Section 11-2-11-C: as provided herein and all other requirements of the Act.

G. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser Organization may be located, the proposed facility must comply with the following:

1. Facility may not be located within 1,000 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, group daycare home, part day childcare facility or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

2. Facility may not be located in a dwelling unit or within 1,000 feet of the property line of a pre-existing property zoned or used for residential purposes, religious institutions and parks.

3. At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. For purposes of determining required parking, said facilities shall comply with Section 11-9-2: Off-Street Parking and Loading of the Village of Maple Park Municipal Code, provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section 11-2-11-B: Conditional Use herein.

5. Petitioner shall file an affidavit with the Village affirming compliance with Section 11-2-11-C: as provided herein and all other requirements of the Act.

H. Adult-Use Cannabis Processing Organization: In those zoning districts in which an Adult-Use Cannabis Processing Organization may be located, the proposed facility must comply with the following:

1. Facility may not be located within 1,000 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, group daycare home, part day childcare facility or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

2. Facility may not be located in a dwelling unit or within 1,000 feet of the property line of a pre-existing property zoned or used for residential purposes, religious institutions and parks.

3. At least 75% of the floor area of any tenant space occupied by a processing organization shall be devoted to the activities of the processing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. For purposes of determining required parking, said facilities shall comply with Section 11-9-2: Off-Street Parking and Loading of the Village of Maple Park Municipal Code, provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section 11-2-11-B: Conditional Use herein.

5. Petitioner shall file an affidavit with the Village affirming compliance with Section 11-2-11-C: as provided herein and all other requirements of the Act.

I. Adult-Use Cannabis Transporting Organization: In those zoning districts in which an Adult-Use Transporting Organization may be located, the proposed facility must comply with the following:

1. Facility may not be located within 1,000 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, daycare home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located in a dwelling unit or within 1,000 feet of the property line of a pre-existing property zoned or used for residential purposes, religious institutions and parks.
3. The transporting organization shall be the sole use of the tenant space in which it is located. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
4. For purposes of determining required parking, said facilities shall comply with Section 11-9-2: Off-Street Parking and Loading of the Village of Maple Park Municipal Code, provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section 11-2-11-B: Conditional Use herein.
5. Petitioner shall file an affidavit with the Village affirming compliance with Section 11-2-11-C: as provided herein and all other requirements of the Act.

J. Additional Requirements: Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the conditional use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.

1. Security and video surveillance.
 - A. The adult-use cannabis business establishment shall be an enclosed, locked facility and shall provide and maintain adequate security on the premises, including lighting, video surveillance and alarms reasonably designed to ensure the safety of persons and to protect the premises from theft. The facility shall be enclosed by a minimum eight feet (8') high solid security fence. The fence must be adequately secure to prevent unauthorized entry and include gates tied to an access control system.
 - B. The adult-use cannabis business establishment parking area, cultivation, production, warehousing areas and shipping bays and the entire exterior of facility shall be monitored by video surveillance equipment whose live images can be viewed by facility staff, law enforcement, and continually recorded in a tamper proof format.
 - C. A sign shall be posted in a prominent location at each entrance to the facility which reads: "These premises are under constant video surveillance."
 - D. A sign shall be posted in a conspicuous location at each entrance to the facility that reads: "Persons under 21 years of age not permitted on these premises."
 - E. The Building Inspector shall review the adequacy of lighting, security and video surveillance installations with assistance from the Maple Park Police Chief or designee.
 - F. The loading of product shall occur within secure enclosed shipping bays and shall not be visible from the exterior of the building.
 - G. An adult-use cannabis business establishment shall report all criminal activities to all appropriate law enforcement agencies immediately upon discovery.
2. Exterior signage. Other than the signs as specified in this section, all exterior signage shall comply with the provisions of Title 11, Chapter 10 Signs of this code, further subject to the following:
 - A. Electronic message boards and temporary signs are prohibited.

- B. Signs shall not include any realistic or stylized graphical representation of drug paraphernalia, or cartoonish imagery oriented toward youth.
3. Noxious odors. An adult-use cannabis business establishment shall operate in a manner that prevents odor impacts on neighboring properties and, if necessary, the facility shall be ventilated with a system for odor control approved by the Village Building Inspector.

K. Co-Location of Cannabis Business Establishments: The Village may approve the co-location of an Adult-Use Cannabis Dispensing Organization with an Adult-Use Cannabis Craft Grower Center or an Adult-Use Cannabis Infuser Organization, or both, subject to the provisions of the Act and the Conditional Use criteria within the Village of Maple Park Municipal Code. In a co-location, the floor space requirements of Sections 11-2-11-F-3 and 11-2-11-G-3 shall not apply, but the co-located establishments shall be the sole use of the tenant space.

SECTION 5: Chapter 8, Industrial Districts, of Title 11, Zoning Regulations, of the Village of Maple Park Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

11-8-2: I-1 LIMITED INDUSTRIAL DISTRICT

C. SPECIAL USES:

Adult-Use Cannabis Craft Grower Organization.
Adult-Use Cannabis Cultivation Center
Adult-Use Cannabis Dispensing Organization.
Adult-Use Cannabis Infuser Organization.
Adult-Use Cannabis Processing Organization.
Adult-Use Cannabis Transporting Organization.

SECTION 6: Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect upon its passage and approval as required by law.

ADOPTED THIS 6th day of October, 2020.

AYES: Ward, Rebone, Higgins, Harris, Fahnestock, Dries

NAYS: _____

ABSENT: _____

APPROVED this 6th day of October, 2020.



Kathleen Curtis
Kathleen Curtis, Village President

ATTEST:

Theresa D'Amato
Theresa D'Amato, Village Clerk

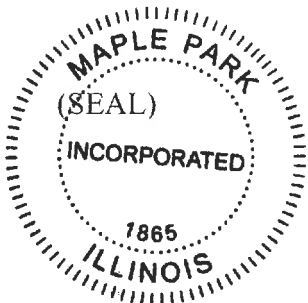
STATE OF ILLINOIS)
) SS
COUNTIES OF KANE AND DEKALB)

PUBLICATION IN PAMPHLET FORM

I, Theresa D’Amato, certify that I am the Village Clerk of the Village of Maple Park, Kane and DeKalb Counties, Illinois, and as such officer I am the keeper of the records, files and proceedings of the corporate authorities of said municipality.

I further certify that, as of the date hereof, Ordinance No. 2020-19, adopted by the corporate authorities on **October 6, 2020**, entitled **“AN ORDINANCE AMENDING TITLE 11, “ZONING REGULATIONS,” CHAPTER 1, “TITLE; PURPOSE; DEFINITIONS,” CHAPTER 2, “GENERAL PROVISIONS,” AND CHAPTER 8, “INDUSTRIAL DISTRICTS” OF THE VILLAGE OF MAPLE PARK MUNICIPAL CODE PERTAINING TO ADULT-USE CANNABIS ESTABLISHMENTS”** has been duly published in pamphlet form in accordance with Section 1-2-4 of the Illinois Municipal Code.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and the seal of the municipality this 7th day of October, 2020.



A handwritten signature in cursive script that reads "Theresa D'Amato".

Theresa D’Amato Village Clerk
Village of Maple Park
Kane and DeKalb Counties, IL

**BEFORE THE PLAN COMMISSION OF
THE VILLAGE OF MAPLE PARK, ILLINOIS
SEPTEMBER 23, 2020**

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Plan Commission of Maple Park, at a Public Hearing on September 23, 2020 at 7:00 p.m., for amending Title 11, “Zoning Regulations,” Chapter 1, “Title; Purpose; Definitions,” Chapter 2, “General Provisions,” and Chapter 8, “Industrial Districts” of the Village of Maple Park Municipal Code Pertaining to Adult-Use Cannabis Establishments.

On September 23, 2020, the Village Clerk Theresa D’Amato advised the Plan Commission that the Public Hearing for this matter had been properly noticed in The Daily Chronicle, as required by Section 11-11-4.A. of the Maple Park Municipal Code, on September 8, 2020. The Plan Commission had a quorum at the September 23, 2020 meeting.

Chairman Miller asked if there were any comments from the public. There were no public comments received.

Chairman Miller closed the public hearing at 7:05 p.m.

The Plan Commission reviewed the matter at hand at the regular Plan Commission meeting. The Plan Commission agreed that in the best interest of the Village’s health and safety that an on-site adult-use cannabis facility should not be permitted in the Village. The Commission removed, from the draft ordinance, the reference to on-site adult-use cannabis and determined that the proposed text amendments amending Title 11, “Zoning Regulations,” Chapter 1, “Title; Purpose; Definitions,” Chapter 2, “General Provisions,” and Chapter 8, “Industrial Districts” of the Village of Maple Park Municipal Code Pertaining to Adult-Use Cannabis Establishments were accepted; and, met the following objectives:

1. To encourage the development of buildings and uses on appropriate sites in order to maximize community wide social and economic benefits while accommodating the particular needs of all residents, and to discourage development on inappropriate sites. *That by creating the definitions and requiring adult-use cannabis establishments to proceed through the conditional/special use process in an I-1 Limited Industrial District would encourage proper development of the site and ensure the safety of the Village of Maple Park.*
2. To protect and enhance the character and stability of existing residential, commercial and industrial areas, and to gradually eliminate nonconforming uses and structures. *That the proposed text amendments ensure that the recommended conditional/special use process will protect and enhance the character and stability of the Village of Maple Park.*
3. To conserve and increase the value of taxable property throughout this municipality. *That by adding adult-use cannabis establishment, as a permitted business, the Village will continue to conserve and increase the value of existing property within its boundaries.*

4. To ensure the provisions of adequate light, air and privacy for the occupants of all buildings.
That the proposed text amendment will ensure that all adult-use cannabis establishments proceed through the conditional/special use process and comply with all Village Codes, including Title 11, Chapter 14 Outdoor Lighting.
5. To provide adequate and well-designed parking and loading space for all buildings and uses, and to reduce vehicular congestions on the public streets and highways.
That they are required to comply with all sections of the Zoning Ordinance, including Section 11-9-2 Off Street Parking and Loading Requirements.
6. To provide for efficient administration and fair enforcement of all regulations set forth in the Title 11 Zoning Regulations.
That having a detailed list of types of adult-use cannabis establishments and the requirements to proceed through the conditional/special use within I-1 Limited Industrial District will increase Staff's ability to properly and fairly enforce the types of establishment and conditional/special uses permitted in the Village.
7. To provide for efficient administration and fair enforcement of all regulations set forth herein.
That an adult-use cannabis establishment that requests to operate said establishment in the Village will be required to comply with all Village Codes.
8. To clearly and concisely explain the procedures for obtaining variances, special use permits, amendments, and the like.
That an adult-use cannabis establishment must proceed through the condition/special use process before they will be permitted to operate within the Village of Maple Park; and, if an existing annexed property not currently zoned I-1 would be required to request and receive a change in zoning in order to operate in the Village and that the text amendments clearly layout the required procedures.

Chairman Miller asked the Planning Commission members if they would like to vote on the proposed text amendments: Amending Title 11, "Zoning Regulations," Chapter 1, "Title; Purpose; Definitions," Chapter 2, "General Provisions," and Chapter 8, "Industrial Districts" of the Village of Maple Park Municipal Code Pertaining to Adult-Use Cannabis Establishments.

Commissioner Sutherland motioned to approve the proposed text amendments, without the on-site adult-use cannabis facility, for: Amending Title 11, "Zoning Regulations," Chapter 1, "Title; Purpose; Definitions," Chapter 2, "General Provisions," and Chapter 8, "Industrial Districts" of the Village of Maple Park Municipal Code Pertaining to Adult-Use Cannabis Establishments.; the motion was seconded by Commissioner Catanag. The motion carried by roll call vote.

Attached is proposed Ordinance 2020-21 an Ordinance Amending Title 11, "Zoning Regulations," Chapter 1, "Title; Purpose; Definitions," Chapter 2, "General Provisions," and Chapter 8, "Industrial Districts" of The Village of Maple Park Municipal Code Pertaining to Adult-Use Cannabis Establishments.

Aye: Chuck Miller, Lorenzo Catanag, Kyle Foster and Kimberly Sutherland

Nay: _____

Absent: Hillary Joy, Jeff Ramirez, Robert Rowlett

Recommendation of **APPROVAL** of the proposed zoning ordinance change shall be forwarded to the Village of Maple Park Board of Trustees for approval on Tuesday, October 6, 2020.

Dated: 01 October 2020

Respectfully submitted,



Chuck Miller, Chairman
Maple Park Planning Commission

Attachment

Ordinance 2020-21 Ordinance Amending Title 11, "Zoning Regulations," Chapter 1, "Title; Purpose; Definitions," Chapter 2, "General Provisions," and Chapter 8, "Industrial Districts" of The Village of Maple Park Municipal Code Pertaining to Adult-Use Cannabis Establishments