



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, June 4, 2020 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Aaron Esry – Chair

Eric Thorsland – Vice-Chair

Connie Dillard-Myers

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

THIS MEETING WILL BE CONDUCTED REMOTELY

This meeting will also be live streamed at: <https://video.ibm.com/channel/champco1776>

Agenda	Page #
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	1 - 5
A. May 7, 2020	
V. Public Participation	
*Being accepted remotely through Zoom – for instructions go to: http://www.co.champaign.il.us/CountyBoard/ELUC/2020/200604_Meeting/6-4-20%20Zoom%20Meeting%20Procedure.pdf	
VI. Communications	
VII. <u>New Business: Items to be Recommended to the County Board</u>	
A. Zoning Case 972-AT-20.	6 - 33
Part A: Amend the Champaign County Zoning Ordinance to add definitions for the Following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.	
Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population.	
B. Zoning Case 973-AT-20.	6 - 33
Part A: Amend the Champaign County Zoning Ordinance to add definitions for the	

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CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
May 7, 2020 Agenda

following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population.

Part C: Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population.

- VIII. Other Business
- IX. Chair's Report
- X. Designation of Items to be Placed on the Consent Agenda
- XI. Adjournment



**Champaign County Board
Environment and Land Use Committee (ELUC)
County of Champaign, Urbana, Illinois**

MINUTES – Subject to Review and Approval

DATE: Thursday, May 7, 2020
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802
and remote participation via Zoom

Committee Members

Present	Absent
Aaron Esry (Chair)	
Connie Dillard-Myers	
Jodie Eisenmann	
Stephanie Fortado	
Jim Goss	
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Mary Ward (Recording Secretary)
Others Present: Giraldo Rosales (County Board Chair)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:30 p.m.

II. Roll Call

A verbal roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

MOTION by Mr. Goss to approve the agenda, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. February 6, 2020

MOTION by Ms. Fortado to approve the minutes of the February 6, 2020 meeting, seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

There was no public participation.

VI. Communications

Mr. Thorsland thanked Andy Rhodes for setting up the Zoom meeting and for all the work it entails. It is much appreciated.

VII. New Business: For Information Only

- A. Notice of Public Review Period for the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Preliminary Draft.

Ms. Monte said that this notice is to let people who are interested have an opportunity to provide input to review a preliminary version of the update while there's still time to use their input. Public review begins May 11, 2020. ELUC will see this item again.

- B. Update on Prosecution of Enforcement for Dangerous Structures

Mr. Hall said the updates are done when we have a proposed demolition. The property in Foosland is a dangerous structure that the owners have agreed to convey to the County. We have added about a half a dozen dangerous structures to our list. We have asked for an extension for the Abandoned Properties Program (APP) Grant so we can hopefully, with County Board approval, get this demolished in July and reimbursed by the APP Grant at the end of August.

Mr. Goss asked if we have done any kind of environmental review before we accept the property. Mr. Hall answered that there is cement asbestos siding, but that should be easy enough to deal with. It's not safe to go inside the building to assess if there is anything else. Mr. Goss stated he is concerned about a buried fuel oil tank. Mr. Hall said it should be easy enough to find out as the owners are willing to work with us. We should be able to find out before the County Board meeting. Mr. Thorsland asked if the mitigation of the siding is part of the demo bid or if it is a separate bid. Mr. Hall stated it will be broken out as a separate item so we will know it's been given proper consideration.

VIII. New Business: Items to be Approved by ELUC

- A. Authorization to proceed with an Invitation to Bid for demolition and removal of garbage and debris for property located at 202 Third Street, Foosland pursuant to Enforcement Case ZN-20-30/01, subject to County Board acceptance of the Property Deed and a Budget Amendment on the COW Agenda for May 12, 2020.

MOTION by Mr. Thorsland and second by Mr. Goss to proceed with an Invitation to Bid for demolition and removal of garbage and debris for property located at 202 Third Street, Foosland.

Mr. Goss had a concern that if we did not get the \$30,000 APP Grant, we would be spending money we don't have. Ms. Fortado asked if we would end up with the property any way due to tax foreclosure and wondered if we would be able to sell it through a tax sale. Mr. Hall stated that there is a difference between a tax foreclosure and the County Board accepting the deed. If the County Board accepts the deed; it is the County Board's problem.

MOTION by Mr. Goss to add a condition to only proceed with the demolition after approval of the IHDA APP Grant. The motion was seconded by Ms. Eisenmann. Upon vote, the **MOTION CARRIED** unanimously.

The vote was then taken on the original motion with the condition added. Upon vote, the **MOTION CARRIED** unanimously.

IX. New Business: Items to Receive and Place on File by ELUC Committee to Allow a Review Period Until June 4, 2020

- A. **Zoning Case 972-AT-20.**

Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population.

MOTION by Ms. Eisenmann to receive and place on file until June 4th, 2020. Seconded by Mr. Goss.

Mr. Hall said this is the simple amendment that allows these uses within 1.5 miles of Champaign and Urbana. Discussion followed. The question was asked to clarify that this vote was just for public review for 30 days. Mr. Hall said that protocol was that this would sit with this committee for a month for comments from the municipalities or from anyone else. The question was asked for a reminder of how the vote was at ZBA. Mr. Hall said the ZBA did not recommend approval on this case. On the same vote they recommended approval of the other case (973-AT-20). Discussion on the difference between the two cases followed. A concern was also raised about how these businesses would be patrolled or secured. Mr. Esry answered that any growers would be regulated by the state and would have to be approved. It would not actually be grown in a field; it would be grown in a secure facility. It would be largely like grow facilities for medical marijuana. There would be several protocols that they would have to meet for security.

Mr. Hall was asked if we have been contacted by any growers yet. We have been contacted by one craft grower and by one transporter. Ms. Fortado feels she would be more supportive of item B but to put both items out for public comment.

Upon vote, the **MOTION CARRIED** unanimously.

B. Zoning Case 973-AT-20.

Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population.

Part C: Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population.

MOTION by Mr. Thorsland to receive and place on file until June 4, 2020. Seconded by Mr. Goss.

Upon vote, the **MOTION CARRIED**.

X. New Business: Items to be Recommended to the County Board

- A. Annual Facility Inspection Report for the period 4/1/19 – 3/31/20 for Champaign County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA).

MOTION made by Ms. Fortado to recommend this to the County Board. Seconded by Mr. Thorsland.

This is the report on the past years activities that is due by June 1.

Upon vote, the **MOTION CARRIED** unanimously.

- B. Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)

MOTION by Mr. Thorsland, seconded by Mr. Patterson.

Mr. Hall stated this is the second adjustment for the financial assurance for the wind farm. The cost of deconstruction has gone up and salvage value has gone down. The total financial assurance value is now over \$5 million. Ms. Fortado asked when the original approval was; which was in 2011. We're not quite halfway through. Mr. Goss asked if this is kept on the books until they decommission. As long as there are turbines in place, they have to have financial assurance in place. The question was asked if we get reports on the energy generation of the units in Champaign County. Mr. Hall said that is not a requirement, but he will try to get that and report it to the committee.

Upon vote, the **MOTION CARRIED** unanimously.

- C. Acceptance of a Deed for Property with a Dangerous Structure at 202 Third Street, Foolsland (Note: related to Budget Amendment on COW Agenda)

MOTION by Ms. Fortado to accept the deed for property. Seconded by Mr. Thorsland.

Discussion revolved around the new condition that was added that the demo would not move ahead without the grant extension. If we do not get the grant extension, we would probably board up the structure to make it safer. We would also have a yard to mow in Foolsland. We may look at finding someone local to mow it over having the county mow it. We also want to make sure there are no environmental concerns before we accept.

Upon vote, the **MOTION CARRIED** unanimously. This item will not be on the consent agenda.

- D. **Zoning Case 947-AT-19.** Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District.

MOTION by Mr. Thorsland and seconded by Mr. Patterson.

This was reviewed at the February meeting and there were no public comments at the public hearing at the ZBA.

Upon vote, the **MOTION CARRIED**, but not unanimously.

- E. **Zoning Case 971-AT-19.** Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by amending the requirements for a letter of credit in Section 6.1.5 Q.(4)e. to change the minimum acceptable long term corporate debt (credit) rating of the proposed financial institution to a rating of "A-" by Standard & Poor's, or a rating of "A3" by Moody's or a rating of "A-" by Kroll Bond Rating Agency.

MOTION by Mr. Goss and seconded by Mr. Thorsland.

The effect of this amendment would mean that at least one local bank (and maybe others) may be eligible to provide financial assurance for a solar farm. Overall change in risk is pretty small, but there is significant benefit if a local financial institution would want to participate.

Upon vote, the **MOTION CARRIED** unanimously.

XI. Other Business

A. Monthly Report

- i. November 2019
- ii. December 2019

These items were received and placed on file. Mr. Hall said that we had 47 zoning cases last year, which averages about 4 a month. So far, in May of 2020 we have 0 zoning cases. The economy is really taking a hit.

Ms. Fortado brought up the 150 mega watt solar farm. This is still in negotiations. Would like ELUC to ask the Finance Committee to see how that is going. There is a lot of potential revenue out there. Douglas County and the solar farm developer have really drug their feet on getting anything done.

XII. Chair's Report

There was no Chair's report.

XIII. Designation of Items to be Placed on the Consent Agenda

Items X. A., B., and E. will be placed on the Consent Agenda.

XIV. Adjournment

The meeting was adjourned at 7:29 p.m.

Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.

Champaign County
Department of



Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **Susan Burgstrom**, Senior Planner
John Hall, Director & Zoning Administrator

Date: **May 26, 2020**

RE: **Zoning Ordinance Text Amendment Cases 972-AT-20 & 973-AT-20**

Request: **Case 972-AT-20**

Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center, as detailed in the full legal description in Attachment A.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population, as detailed in the full legal description in Attachment A.

Case 973-AT-20

Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center, as detailed in the full legal description in Attachment A.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population, as detailed in the full legal description in Attachment A.

Part C: Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population, as detailed in the full legal description in Attachment A.

Petitioner: **Zoning Administrator**

STATUS

The proposed amendment was placed on file for a 30-day comment period at the May 7, 2020 ELUC meeting. No protests or comments have yet been received, but protests may be placed as late as the County Board meeting.

A municipal protest against a proposed text amendment triggers the requirement for a $\frac{3}{4}$ super majority vote (17 of 22 all elected members) by the County Board to override the municipal protest.

ATTACHMENTS

- A Legal advertisement for Cases 972-AT-20 and 973-AT-20
- B Draft Adopting Ordinance for Case 972-AT-20 with Attachment:
Exhibit A: Amendment for Case 972-AT-20 (clean version)
- C Draft Adopting Ordinance for Case 973-AT-20 with Attachment:
Exhibit A: Amendment for Case 973-AT-20 (clean version)
- D Side by side comparison of Cases 972-AT-20 and 973-AT-20 revised April 28, 2020
- E Maps: Cannabis Related Land Uses for Cases 972-AT-20 and 973-AT-20, revised April 28, 2020

LEGAL PUBLICATION: WEDNESDAY, FEBRUARY 12, 2020
CASES: 972-AT-20 & 973-AT-20

NOTICE OF PUBLIC HEARING IN REGARD TO AN AMENDMENT TO THE TEXT OF THE CHAMPAIGN COUNTY ZONING ORDINANCE

CASES 972-AT-20 & 973-AT-20

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed petitions to amend the text of the Champaign County Zoning Ordinance. The petitions are on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, February 27, 2020 at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider petitions for the following:

Case 972-AT-20

Amend the Champaign County Zoning Ordinance as follows:

- A. Add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

- B. Add requirements to authorize adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population as follows:
 - 1. Authorize adult-use cannabis Dispensing Organization by right in the B-4 Zoning District subject to specified conditions.

 - 2. Authorize adult-use cannabis Infuser Organization by right in the I-2 Zoning District subject to specified conditions.

 - 3. Authorize adult-use cannabis Processing Organization by right in the I-2 Zoning District subject to specified conditions.

 - 4. Authorize adult-use cannabis Transporting Organization by right in the B-3 and B-4 Zoning Districts subject to specified conditions or as a Special Use Permit in the AG-2 Zoning District subject to conditions or as a home occupation in any zoning district subject to specified conditions.

 - 5. Authorize adult-use cannabis Cultivation Center by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

 - 6. Authorize adult-use cannabis Craft Grower by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

Case 973-AT-20

Amend the Champaign County Zoning Ordinance as follows:

- A. Add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

- B. Add requirements to authorize the following adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population as follows:
 - 1. Authorize adult-use cannabis Dispensing Organization by right in the B-4 Zoning District subject to specified conditions.

 - 2. Authorize adult-use cannabis Infuser Organization by right in the I-2 Zoning District subject to specified conditions.

 - 3. Authorize adult-use cannabis Processing Organization by right in the I-2 Zoning District subject to specified conditions.

- C. Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population, as follows:
 - 1. Authorize adult-use cannabis Transporting Organization by right in the B-3 and B-4 Zoning Districts or as a County Board approved Special Use Permit in the AG-2 Zoning District subject to conditions or as a home occupation in any zoning district subject to specified conditions.

 - 2. Authorize adult-use cannabis Cultivation Center by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

 - 3. Authorize adult-use cannabis Craft Grower by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, FEBRUARY 12, 2020, ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

Phone: 384-3708

ORDINANCE NO. ____
ORDINANCE AMENDING ZONING ORDINANCE
ZONING CASE 972-AT-20

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 972-AT-20;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the manner attached hereto.

PRESENTED, PASSED, APPROVED, AND RECORDED this 25th day of June, A.D. 2020.

Giraldo Rosales, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Darlene A. Kloepfel, County Executive

Date:

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 972-AT-20

1. Add the following definitions to Section 3 Definitions:

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: 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.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 972-AT-20

2. Revise Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
ADULT USE CANNABIS DISPENSING ORGANIZATION ²³															
ADULT USE CANNABIS TRANSPORTING ORGANIZATION ²⁴			S												
ADULT USE CANNABIS INFUSER ORGANIZATION ²⁵															
ADULT USE CANNABIS PROCESSING ORGANIZATION ²⁶															
ADULT USE CANNABIS CULTIVATION CENTER ²⁷															
	B	B	B						B	B	B	B	B	B	B
ADULT USE CANNABIS CRAFT GROWER ²⁸															
	B	B	B						B	B	B	B	B	B	B

= Permitted by right

S = Permitted on individual LOTS as a SPECIAL USE

B = COUNTY BOARD Special Use Permit

Footnotes

23. ADULT-USE CANNABIS DISPENSING ORGANIZATION to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.
 - (2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.
 - (3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.
 - (4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

24. ADULT-USE CANNABIS TRANSPORTING ORGANIZATION to be allowed By-Right in the B-3, B-4, I-1 and I-2 Zoning Districts within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:
- (1) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 972-AT-20

- 25. ADULT-USE CANNABIS INFUSER ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
 - (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

- 26. ADULT-USE CANNABIS PROCESSING ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
 - (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

- 27. ADULT-USE CANNABIS CULTIVATION CENTER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
 - (1) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (2) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (3) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (4) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

- 28. ADULT-USE CANNABIS CRAFT GROWER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
 - (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (3) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 972-AT-20

- (4) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.
- (5) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.
- (6) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
- (7) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

3. Add to Section 6.1.3 as follows:

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR	
						STREET Classification					
						MAJOR	COLLECTOR	MINOR			
ADULT USE CANNABIS TRANSPORTING ORGANIZATION	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
ADULT USE CANNABIS CULTIVATION CENTER	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
ADULT USE CANNABIS CRAFT GROWER	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below

Footnotes

(1) Standard same as applicable zoning DISTRICT

**ORDINANCE NO. ____
ORDINANCE AMENDING ZONING ORDINANCE**

ZONING CASE 973-AT-20

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 973-AT-20;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the manner attached hereto.

PRESENTED, PASSED, APPROVED, AND RECORDED this 25th day of June, A.D. 2020.

Giraldo Rosales, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Darlene A. Kloepfel, County Executive

Date:

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 973-AT-20

1. Add the following definitions to Section 3 Definitions:

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: 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.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 973-AT-20

2. Revise Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
ADULT USE CANNABIS DISPENSING ORGANIZATION ²³															
ADULT USE CANNABIS TRANSPORTING ORGANIZATION ²⁴			S												
ADULT USE CANNABIS INFUSER ORGANIZATION ²⁵															
ADULT USE CANNABIS PROCESSING ORGANIZATION ²⁶															
ADULT USE CANNABIS CULTIVATION CENTER ²⁷															
ADULT USE CANNABIS CRAFT GROWER ²⁸															



= Permitted by right



= Permitted on individual LOTS as a SPECIAL USE



= COUNTY BOARD Special Use Permit

Footnotes

23. ADULT-USE CANNABIS DISPENSING ORGANIZATION to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.
 - (2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.
 - (3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.
 - (4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
24. ADULT-USE CANNABIS TRANSPORTING ORGANIZATION to be allowed By-Right in the B-3,B-4, I-1 and I-2 Zoning Districts within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:
- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 973-AT-20

- (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
25. ADULT-USE CANNABIS INFUSER ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
26. ADULT-USE CANNABIS PROCESSING ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
27. ADULT-USE CANNABIS CULTIVATION CENTER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (5) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (6) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (7) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (8) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 973-AT-20

28. ADULT-USE CANNABIS CRAFT GROWER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (3) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (4) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (5) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (6) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.
 - (7) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.
 - (8) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.
 - (9) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (10) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

EXHIBIT A: PROPOSED AMENDMENT FOR CASE 973-AT-20

3. Add to Section 6.1.3 as follows:

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR		
						STREET Classification						
						MAJOR	COLLECTOR	MINOR				
ADULT USE CANNABIS TRANSPORTING ORGANIZATION	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
ADULT USE CANNABIS CULTIVATION CENTER	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
ADULT USE CANNABIS CRAFT GROWER	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below

Footnotes

(1) Standard same as applicable zoning DISTRICT

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

Case 972-AT-20	Case 973-AT-20
<p>1. Add the following definitions to Section 3 Definitions:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: 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.</p>	<p>1. Add the following definitions to Section 3 Definitions:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: 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.</p>

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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

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.

2. Add the following uses to Section 5.2 Table of Authorized Principal Uses:

a. Add “ADULT-USE CANNABIS DISPENSING ORGANIZATION” to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

(1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.

(2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.

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.

2. Add the following uses to Section 5.2 Table of Authorized Principal Uses:

a. Add “ADULT-USE CANNABIS DISPENSING ORGANIZATION” to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

(1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.

(2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.

NS

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

(3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.

(4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.

(5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

b. Add “ADULT-USE CANNABIS TRANSPORTING ORGANIZATION” to be allowed By-Right in the B-3, B-4, **I-1 and I-2** Zoning Districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:

(1) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

(3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.

(4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.

(5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

b. Add “ADULT-USE CANNABIS TRANSPORTING ORGANIZATION” to be allowed By-Right in the B-3, B-4, **I-1 and I-2** Zoning Districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:

(1) Shall not be located less than 1.5 miles from a non-home rule municipality.

(2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.

(3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile

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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

<p>c. Add “ADULT-USE CANNABIS INFUSER ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>d. Add “ADULT-USE CANNABIS PROCESSING ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and</p>	<p><u>extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.</u></p> <p>(4) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>c. Add “ADULT-USE CANNABIS INFUSER ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>d. Add “ADULT-USE CANNABIS PROCESSING ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and</p>
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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

- e. Add “ADULT-USE CANNABIS CULTIVATION CENTER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
 - (1) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (2) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (3) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (4) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and

regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

- e. Add “ADULT-USE CANNABIS CULTIVATION CENTER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
 - (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (5) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (6) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.

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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

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regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

- f. Add “ADULT-USE CANNABIS CRAFT GROWER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
 - (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (3) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.

- (7) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
- (8) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- f. Add “ADULT-USE CANNABIS CRAFT GROWER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
 - (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (3) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (4) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (5) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air

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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

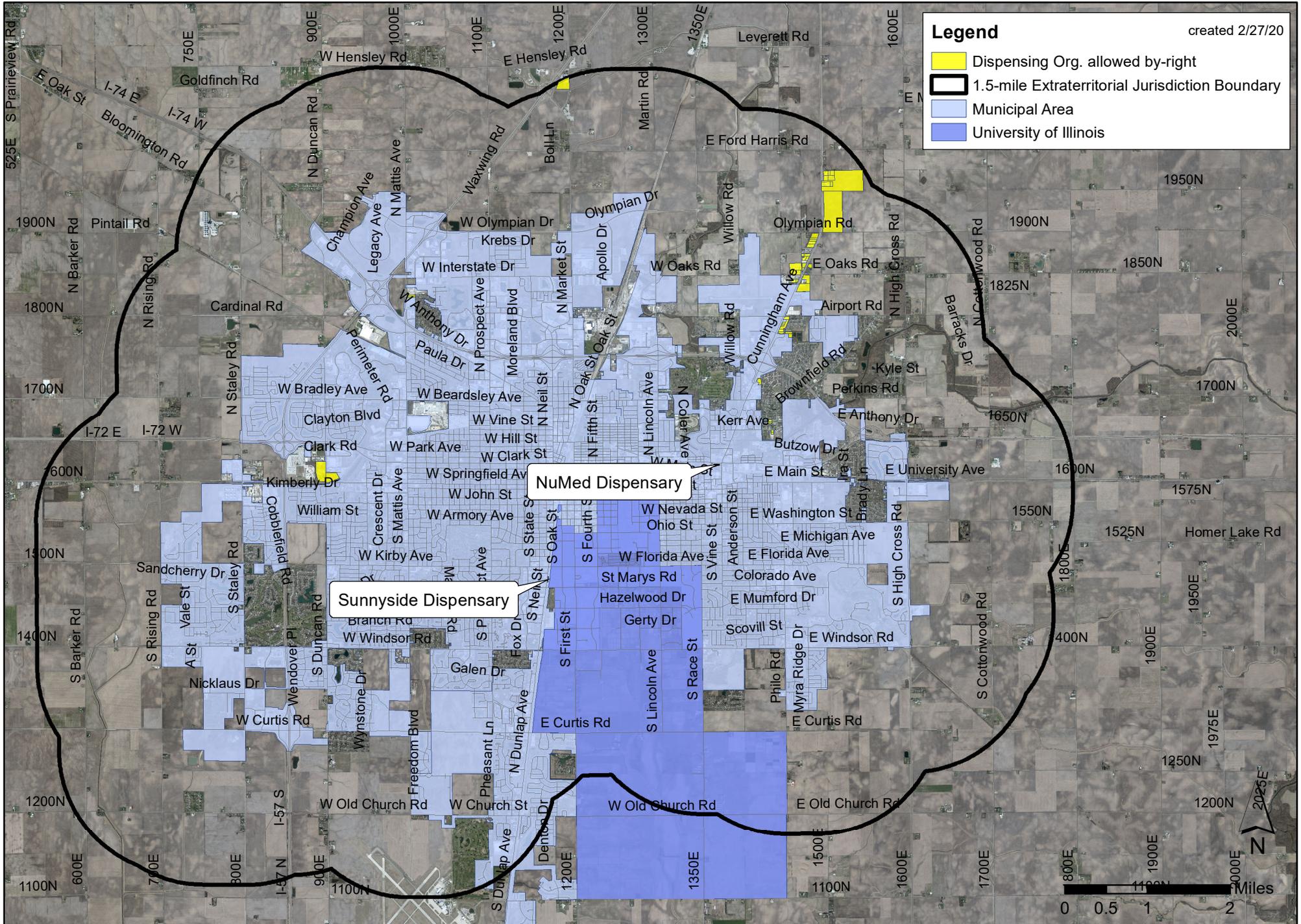
Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

<p>(4) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.</p> <p>(5) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.</p> <p>(6) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.</p> <p>(7) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p>	<p>filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.</p> <p>(6) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.</p> <p>(7) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.</p> <p>(8) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.</p> <p>(9) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.</p> <p>(10) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p>
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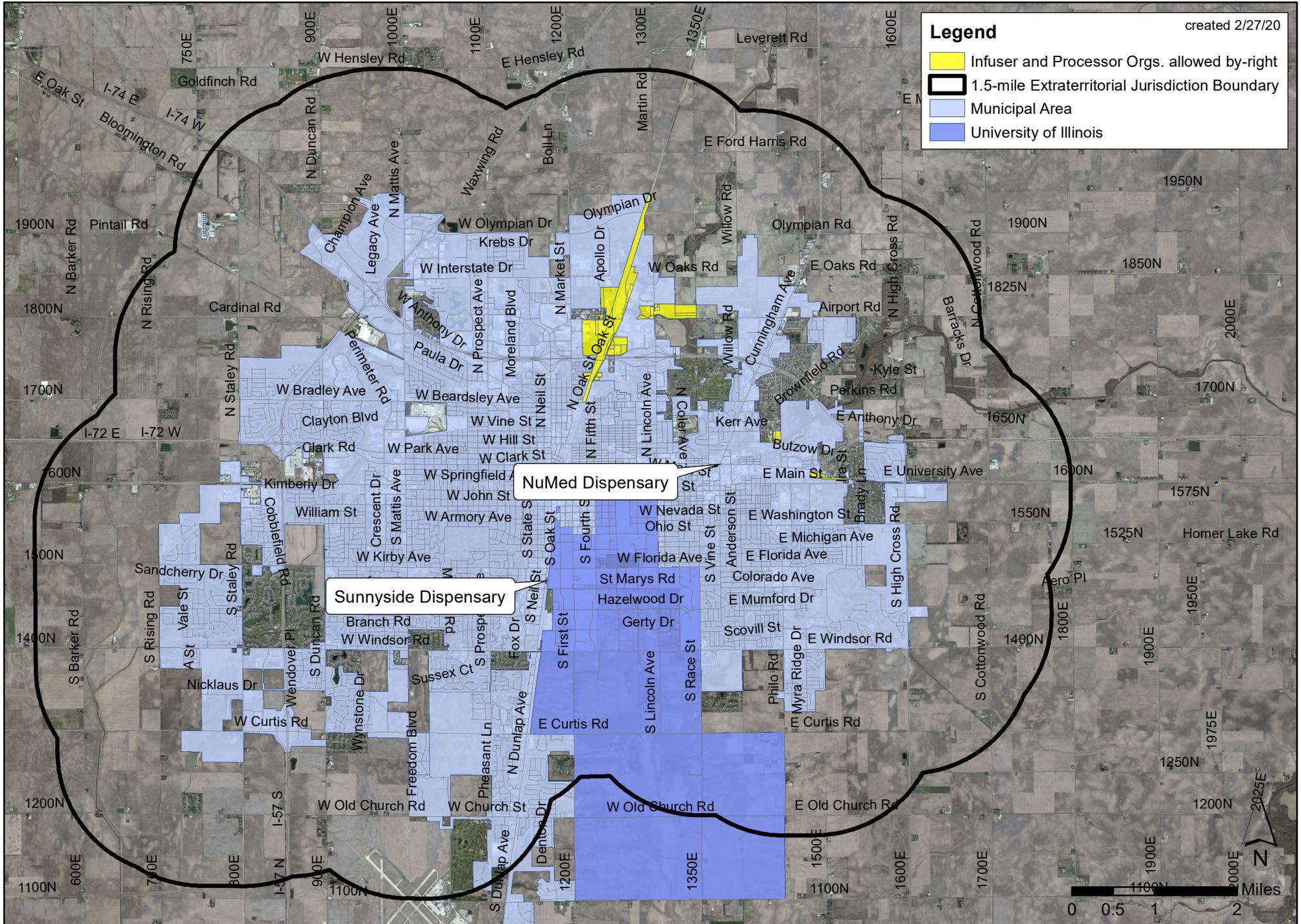
972-AT-20: Dispensing Organization

All cannabis related land uses are subject to State and local requirements



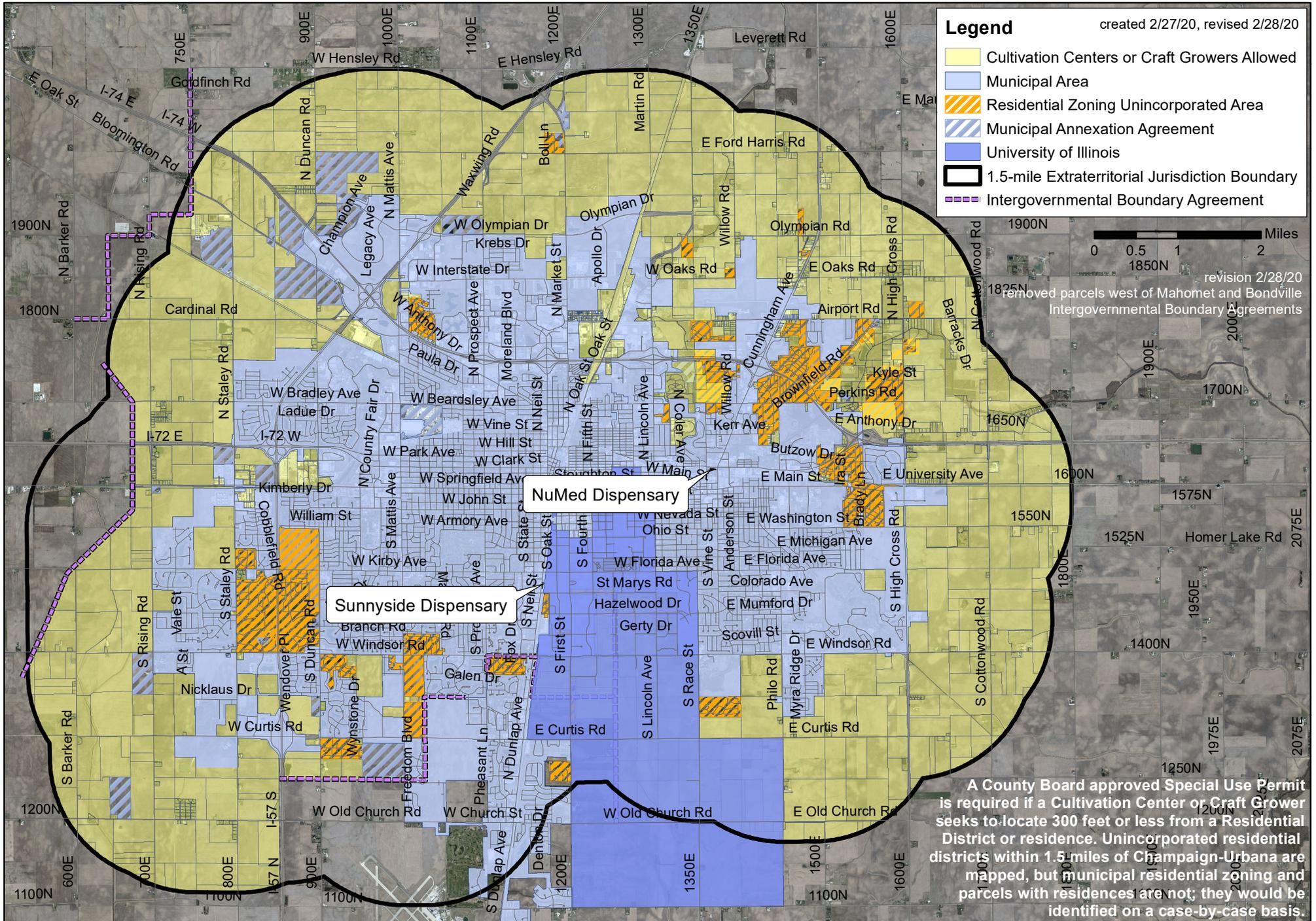
972-AT-20: Infuser and Processing Organizations

All cannabis related land uses are subject to State and local requirements



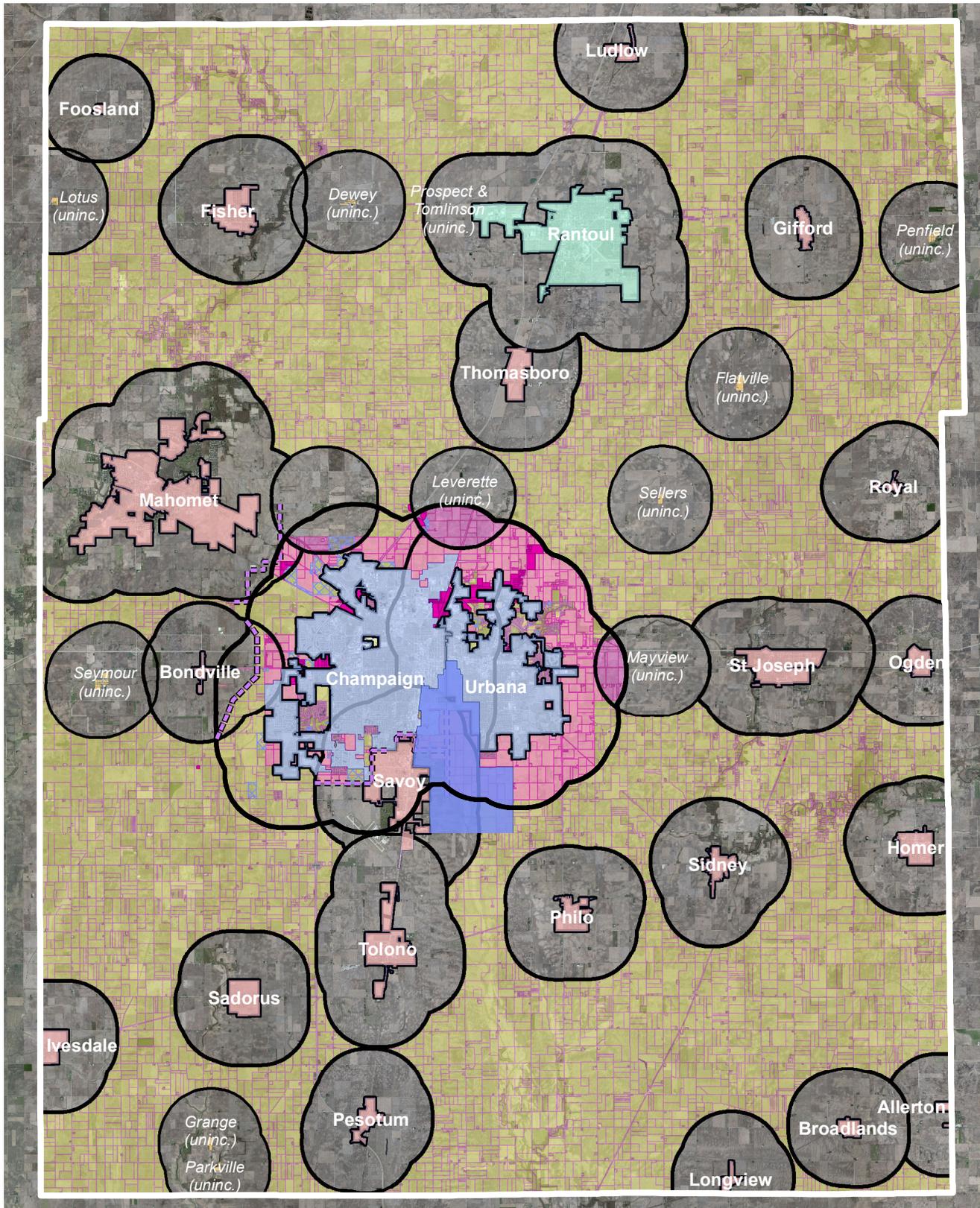
972-AT-20: Cultivation Center or Craft Grower

All cannabis related land uses are subject to State and local requirements



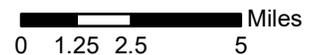
973-AT-20: Transporting Organization

All cannabis related land uses are subject to State and local requirements



Legend

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|--|---|
| Transporting Org. allowed by-right | Home Rule Muni. Area with >20,000 Population |
| Transporting Org. allowed with SUP | Home Rule Muni. Area with 20,000 or less Population |
| Transporting Org. allowed as Home Occupation | Non-Home Rule Muni. Area |
| Unincorporated residential zoned areas | Existing Annexation Agreement |
| Intergovernmental Boundary Agreements | University of Illinois |
| 1.5-mile Separation | |



created 2/27/20, revised 4/28/20

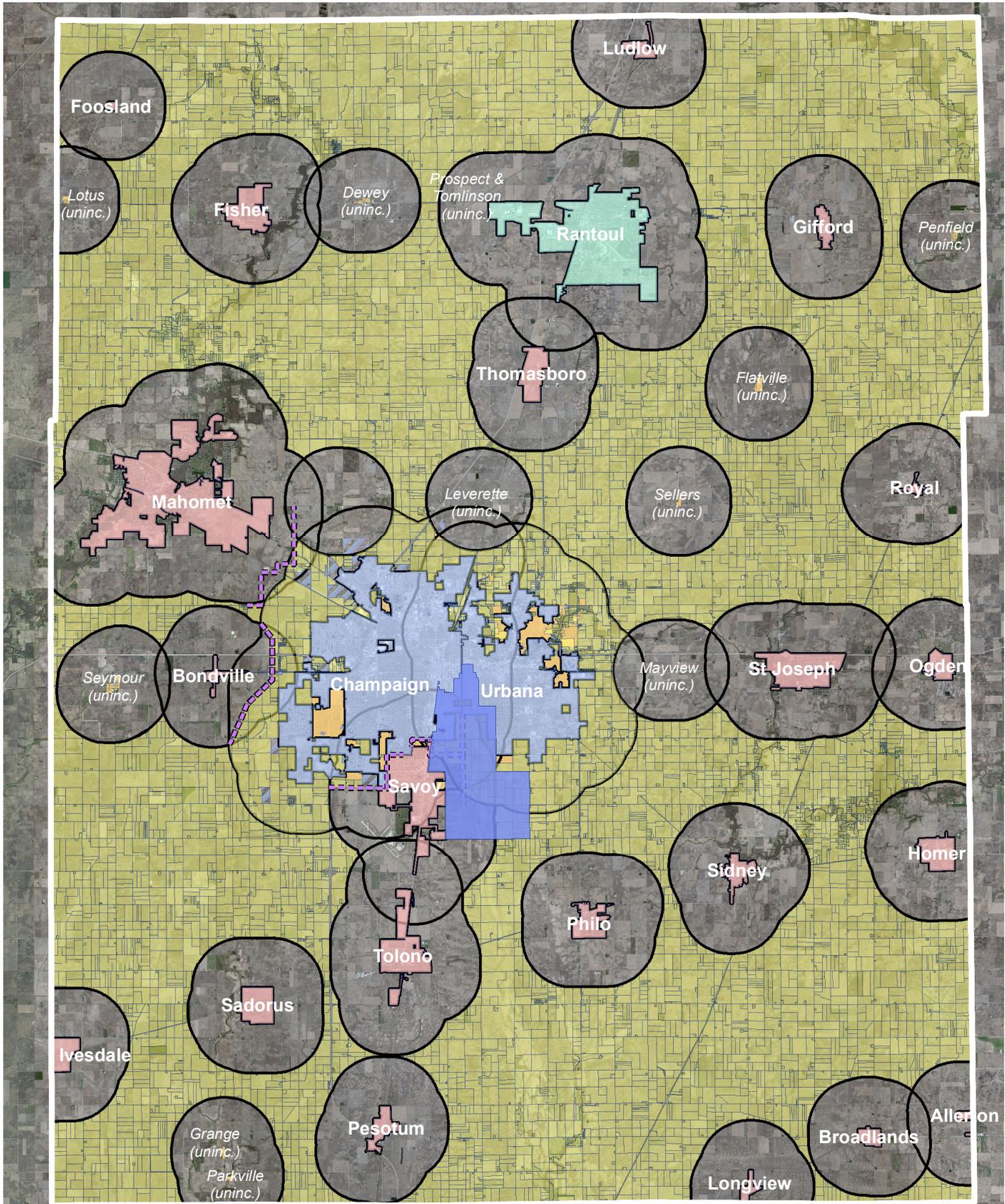
973-AT-20: Cultivation Center or Craft Grower

972-AT-20 & 973-AT-20

ELUC 06/04/20

All cannabis related land uses are subject to State and local requirements

Attachment E, Page 6 of 6



Legend

- Cultivation Centers or Craft Growers Allowed
- Home Rule Muni. Area with >20,000 Population
- Home Rule Muni. Area with 20,000 or less Population
- Non-Home Rule Muni. Area
- Unincorporated residential zoned areas
- 1.5 mile separation
- University of Illinois

A County Board approved Special Use Permit is required if a Cultivation Center or Craft Grower seeks to locate 300 feet or less from a Residential District or residence.

Unincorporated residential districts within 1.5 miles of Champaign-Urbana are mapped, but municipal residential zoning and parcels with residences are not; they would be identified on a case-by-case basis.