

ORDINANCE NO. 18014

AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF JOLIET ZONING ORDINANCE TO ADD SECTION 47-15I (Regarding Adult Use Cannabis)

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, Public Act 101-0027, the Cannabis Regulation and Tax Act (the "Act"), legalizes the purchase, possession and use of cannabis for recreational purposes by adults 21 and over starting on January 1, 2020; and

WHEREAS, on October 1, 2019 the City Council voted to impose a Cannabis Retailers' Occupation Tax at the rate of 3.0% of the gross receipts from these sales made in the course of that business; and

WHEREAS, the October 1, 2019 decision provided City staff with the direction to draft zoning regulations designating the time, place, and manner of cannabis business operations for subsequent review and approval; and

WHEREAS, Joliet allows medical cannabis dispensaries by special use permit in the R-B (Restricted Business) and B-3 (General Business) Zoning Districts and allows medical cannabis cultivation centers by special use permit in all Industrial Districts; and

WHEREAS, staff has reviewed the adult-use cannabis establishments authorized by the Act; and

WHEREAS, staff is recommending the special use permit approval process for all potential cannabis establishments; and

WHEREAS, staff also recommends excluding dispensaries from locating near select, prominent downtown Joliet institutions; and

WHEREAS, staff has prepared an Adult-Use Cannabis Exclusion Overlay District; and

WHEREAS, the Plan Commission held two public hearings on this matter on October 17, 2019 and November 7, 2019; and

WHEREAS, the Plan Commission recommended the amendments; and

WHEREAS, the City of Joliet is a home rule unit of local government.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,
PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:**

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the preamble to this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: Section 47-15I, Adult-Use Cannabis, is hereby added as follows:

SECTION 47-15 I: ADULT-USE CANNABIS

1. Purpose and Applicability

It is the intent and purpose of this Section to regulate the time, place and manner of cannabis establishments within the corporate limits of the City of Joliet. The zoning will serve to preserve the character of the community and create a place for the public to responsibly have access to legal cannabis while mitigating community impact. This ordinance should serve as a guide that will support the public's right to access legal cannabis, protect the public health, safety, and well-being and expand new growth for the tax base. Such establishments shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (the "Act"), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

Table 1 summarizes permitted adult-use cannabis business establishments by zoning district. No adult-use cannabis establishments shall be allowed in the area depicted by Exhibit A: Adult-Use Cannabis Exclusion Overlay District. Table 1: Permitted Adult Use Cannabis Business Establishment by Zoning Districts

Adult Use Cannabis Business Establishment Types	Zoning Districts					
	Residential (R-1), (R-1A), (R-1B), (R-2), (R-2A), (R-3), (R-4), R-5)	Restricted Business (R-B)	Neighborhood Business (B-1)	Central Business (B-2) <i>see Exhibit A for excluded area</i>	General Business (B-3)	Industrial (I-1), (I-2), (I-T)
Adult-Use Cannabis Dispensing Organization	--	--	--	Special Use	Special Use	Special Use
Adult-Use Cannabis Cultivation Center	--	--	--	--	--	Special Use

Adult-Use Cannabis Craft Grower	--	--	--	--	--	Special Use
Adult-Use Cannabis Processing Organization	--	--	--	--	--	Special Use
Adult-Use Cannabis Infuser Organization	--	--	--	--	--	Special Use
Adult-Use Cannabis Transporting Organization	--	--	--	--	--	Special Use
Special Use	Use permitted by special use permit in the district by the Mayor and City Council, with the advice of the Zoning Board of Appeals					
--	A prohibited use					

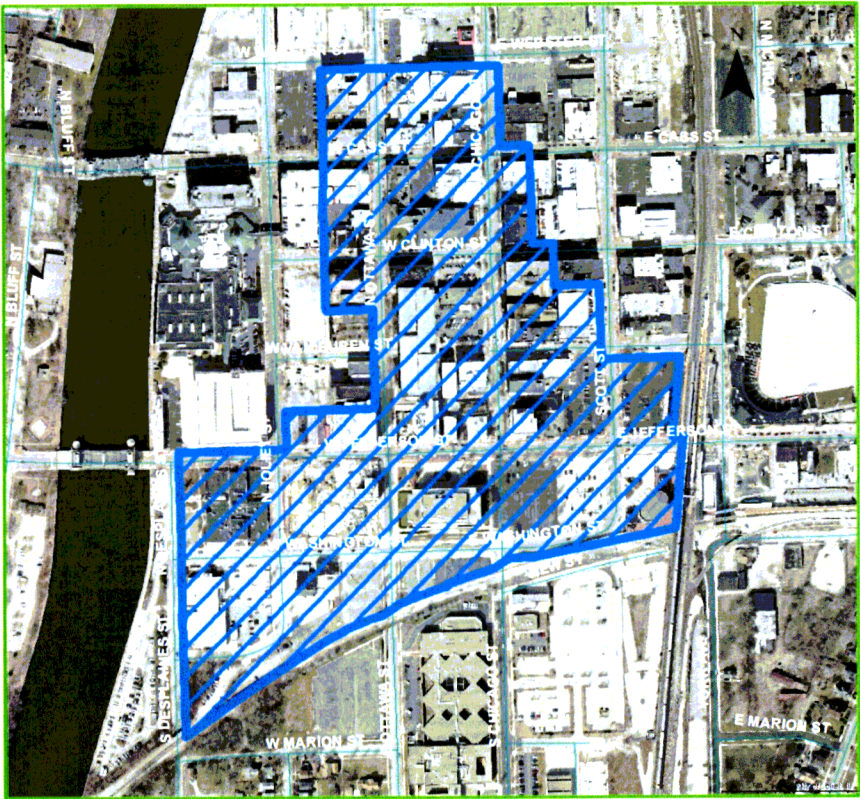


Exhibit A

Adult-Use Cannabis Exclusion Overlay District

2. **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. Per the Act, this facility may be permitted to contain a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.

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. Per the Act, a cultivation center may not contain more than 210,000 square feet of canopy space for plants in the flowering stage for cultivation of adult-use cannabis.

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.

3. Special Use Permit Application Requirements

Special use permit applications for adult-use cannabis establishments shall include the following submittals:

- 3.1. An application fee of \$10,000.
- 3.2. A Site Plan detailing parking, off-street loading, signage, landscaping, and screening as required by this Zoning Ordinance.
- 3.3. Detailed floor plans identifying the areas available and functional uses (including square footage).
- 3.4. A detailed Traffic Impact Study prepared by a licensed professional engineer.
- 3.5. A security installations/security plan showing the arrangement of pedestrian circulation and access to the public points of entry to the premises from the nearest public or private street or off-street parking area. The security plan shall detail how the property will be monitored so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises and shall show the location of any walkway structures, lighting, gates, fencing and landscaping.
- 3.6. Odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted from the facility, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative and engineering controls that will be implemented to control such odors, including maintenance of such controls.
- 3.7. Hours of operation, anticipated number of customers per hour and per day, and anticipated number of employees.
- 3.8. Signage plan. All signage shall comply with the requirements of Section 47.17.21 (Signs) of this Zoning Ordinance.
- 3.9. City of Joliet Business License application.
- 3.10. An affidavit affirming compliance with this Ordinance provided herein and all other requirements of the Act.
- 3.11. For Adult-Use Cannabis Dispensing Organization Special Use Permit applications, the applicant shall also submit:

- 3.11.1. A detailed line queue plan and parking plan to ensure that the movement of pedestrian and/or vehicular traffic along the public right of ways will not be unreasonably obstructed at peak demand times. Such studies shall be prepared by a licensed professional engineer. The applicant may be required to produce shared parking agreements. The applicant may be required to construct public improvements to accommodate pedestrians coming from off-site where such public improvements do not exist.
- 3.11.2. A detailed delivery plan. A dispensing organization shall only accept cannabis deliveries into a restricted access area. This restricted access area shall be identified on the site plan. Deliveries shall not be accepted through the public or limited access areas unless otherwise approved by both the City and the State.

4. Adult-Use Cannabis Facility Components

In determining compliance with Section 47-5.2(C) *Criteria for issuance of a Special Use Permit* of this Zoning Ordinance, 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:

- 4.1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
- 4.2. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, and building code compliance.
- 4.3. Hours of operation and anticipated number of customers/employees.
- 4.4. Anticipated parking demand and available private parking supply.
- 4.5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
- 4.6. Site design, including access points and internal site circulation.
- 4.7. Proposed signage plan.
- 4.8. Security plan provides sufficient assurance that adequate security controls have been implemented to ensure the protection of the public health and safety during hours of operation and that any marijuana or marijuana related products are adequately secured on-site or via delivery.
- 4.9. Odor control plan proposed adequately provides for the ongoing safe operation of the establishment and minimizes any adverse impacts to abutting properties from odor-emitting activities to be conducted on-site.
- 4.10. Compliance with all requirements provided in Section 5 (Adult-Use Cannabis Craft Grower); Section 6 (Adult-Use Cannabis Cultivation Center); Section 7 (Adult-Use Cannabis Dispensing Organization); Section

8 (Adult-Use Cannabis Infuser Organization); Section 9 (Adult-Use Cannabis Processing Organization); Section 10 (Adult-Use Cannabis Transporting Organization), or Section 12 (Co-Location of Cannabis Business Establishments), as applicable.

- 4.11. Other criteria determined to be necessary to assess compliance with Section 47-5.2(C) *Criteria for issuance of a Special Use Permit* of this Zoning Ordinance.

5. 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:

- 5.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. In any case where the measurement is determined to be in question, the City may require verification of distances by a Registered Land Surveyor. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 5.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 5.3. Facility shall not be located within 1,500 feet of the property line of a pre-existing Craft Grower or Cultivation Center.
- 5.4. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 5.5. Facility may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering stage. The Department of Agriculture may authorize an increase or decrease of flowering stage cultivation space in increments of 3,000 square feet by rule based on market need, craft grower capacity and the licensee's history of compliance or noncompliance, with a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.
- 5.6. An Organization shall not operate from a moveable, mobile or transitory location.

- 5.7. For purposes of determining required parking, Adult-Use Cannabis Craft Grower shall be classified as “manufacturing plants” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 *Adult-Use Cannabis Facility Components* herein.

6. 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:

- 6.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 6.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 6.3. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 6.4. A facility shall not contain more than 210,000 square feet of canopy space for plants in the flowering stage for cultivation of adult-use cannabis.
- 6.5. An Organization shall not operate from a moveable, mobile or transitory location.
- 6.6. For purposes of determining required parking, Adult-Use Cannabis Cultivation Centers shall be classified as “manufacturing plants” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 *Adult-Use Cannabis Facility Components* herein.

7. 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:

- 7.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary

school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

- 7.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 7.3. Facility shall not be located within 1,500 feet of the property line of a pre-existing Adult-Use Cannabis Dispensing Organization or a Medical Cannabis Dispensary Organization except as provided in Section 12 (Co-location).
- 7.4. Facility shall not sell food for consumption on the premises.
- 7.5. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 7.6. Facility shall not operate drive-through windows.
- 7.7. An Organization shall not operate from a moveable, mobile or transitory location including the transport of cannabis to residences or other locations where purchasers may be for delivery or enter into agreements to allow persons who are not Dispensing Organization agents to deliver cannabis or to transport cannabis to purchasers.
- 7.8. Facility shall adhere to the operational requirements and prohibitions outlined in Section 15-70 of the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
- 7.9. For purposes of determining required parking, said facilities shall be classified as "retail stores" per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

8. 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:

- 8.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. This

distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

- 8.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 8.3. An Organization shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 8.4. Facility shall not operate from a moveable, mobile or transitory location.
- 8.5. For purposes of determining required parking, said facilities shall be classified as "manufacturing plants" per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

9. 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:

- 9.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 9.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 9.3. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 9.4. Facility shall not operate from a moveable, mobile or transitory location.

- 9.5. For purposes of determining required parking, said facilities shall be classified as “manufacturing plants” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

10. 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:

- 10.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 10.2. Facility shall not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 10.3. The Transporting Organization shall be the sole use of the tenant space in which it is located.
- 10.4. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 10.5. For purposes of determining required parking, said facilities shall be subject to the warehousing parking requirements per Section 47.17.17(29) (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

11. Additional Requirements

Petitioner shall install building enhancements, such as security cameras, lighting, sidewalks or other improvements, as set forth in the special 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.

12. Co-Location of Cannabis Business Establishments

The City 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 Section 47-5.2(C) Criteria for issuance of a Special Use Permit of this Zoning Ordinance. In a co-location, the co-located establishments shall be the sole use of the tenant space.

13. Severability

If any provision of this Section 47-15I or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications that can be given effect without the invalid application or provision, and each invalid provision or invalid application is severable.

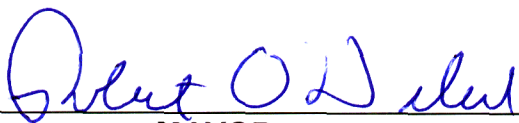
SECTION 3: This Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: All Ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance shall be and the same is hereby repealed to the extent of such conflict.

SECTION 5: The City Clerk is hereby directed to publish this Ordinance.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 19th day of November, 2019.



MAYOR



CITY CLERK

VOTING YES: Councilman Dickinson, Councilwoman Gavin, Councilman Morris, Councilwoman Reardon and Councilman Turk.

VOTING NO: Councilmen Hug, Mudron and Councilwoman Quillman.

NOT VOTING: Mayor O'Dekirk.



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, November 7, 2019

4:00 P.M.

Council Chambers, 2nd Floor

1. CALL TO ORDER:

2. ROLL CALL:

PRESENT: Jason Cox, Jeff Crompton, John Dillon, Brigitte Fiday, Mark Micetich, Rick Moore, Marc Rousonelos.

ABSENT: Jim Capparelli, John Kella.

3. APPROVAL OF MINUTES:

None.

4. CITIZENS TO BE HEARD ON AGENDA ITEMS This section is for anyone wanting to speak regarding items listed on the agenda, except for items listed under Public Hearing. Anyone speaking on an agenda item is entitled to speak for a maximum of 4 minutes. It is not a question and answer period and staff and the Plan Commission do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Plan Commission shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

Mr. Pete McLenighan appeared in favor of the cannabis zoning ordinance amendments.

Mr. Mike Hansen, Attorney, appeared in favor of the cannabis zoning ordinance amendments.

5. OLD BUSINESS: PUBLIC HEARING

None.



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, November 7, 2019

4:00 P.M.

Council Chambers, 2nd Floor

6. OLD BUSINESS: NO PUBLIC HEARING

None.

7. NEW BUSINESS: PUBLIC HEARING

- a. ZO-1-19: Zoning Ordinance Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts).

ZO. 19: Zoning Ordinance Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in all Industrial Zoning Districts).

ZO. 19: Zoning Ordinance Amendment to add Section 47-15I (Regarding Adult Use Cannabis).

[ZO-1-19 ZO-2-19 ZO-3-19 Staff Report Packet](#) 

Mr. Jackson gave the Planning Staff Report.

The City of Joliet Staff appeared on behalf of the petition.

Commissioner Moore had questions regarding daycares and adult ages. Mr. Jackson responded.



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, November 7, 2019

4:00 P.M.

Council Chambers, 2nd Floor

Commissioner Cox inquired if the amendments are similar to alcohol requirements pertaining to distances from schools etc. Mr. Jackson responded.

Chairman Dillon had several concerns regarding TIF districts and the downtown zone; distances between dispensaries and daycares or schools; odor control; and on site consumption. Mr. Jackson responded.

Chairman Dillon asked if a dispensary can be put in a TIF district. Mr. Regis responded they are allowed in TIF districts.

Chairman Dillon had concerns about traffic and the cost of the products. A representative from a Cannabis dispensary business spoke about the different types of items that can be purchased.

There was minor discussion about the taxes for the city and the state.

Ms. Dina Rollman, Senior Vice President for Government and Regulatory Affairs at Green Thumb Industries, appeared and responded about the taxes.

Mr. Vincent Alessio spoke about people that want to open a dispensary right now. He has heard that it is currently not easy to find available locations even without the proposed requirements.

Commissioner Fiday expressed that anyone wanting to apply would have to go through the Zoning Board of Appeals and then the City Council before opening up a dispensary. It is not an automatic green light.

Motion to recommend the City Council approve the Zoning Ordinance Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts) was made by Rick Moore.



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, November 7, 2019

4:00 P.M.

Council Chambers, 2nd Floor

Motion seconded by Brigitte Fiday.

Motion carried by the following vote:

AYES: Jason Cox, Jeff Crompton, Brigitte Fiday, Mark Micetich, Rick Moore,
Marc Rousonelos.

NAYS: John Dillon.

Motion to recommend the City Council approve the Zoning Ordinance Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in all Industrial Zoning Districts) was made by Rick Moore.

Motion seconded by Mark Micetich.

Motion carried by the following vote:

AYES: Jason Cox, Jeff Crompton, Brigitte Fiday, Mark Micetich, Rick Moore,
Marc Rousonelos.

NAYS: John Dillon.

Motion to recommend the City Council approve the Zoning Ordinance Amendment to add Section 47-15I (Regarding Adult Use Cannabis) was made by Rick Moore.

Motion seconded by Marc Rousonelos.

Motion carried by the following vote:

AYES: Jason Cox, Jeff Crompton, John Dillon, Brigitte Fiday, Mark Micetich,
Rick Moore, Marc Rousonelos.

NAYS: None.

8. NEW BUSINESS: NO PUBLIC HEARING

None.



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, November 7, 2019

4:00 P.M.

Council Chambers, 2nd Floor

9. STUDY SESSION:

None.

10. OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION:

None.

11. PUBLIC COMMENTS: This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff and the Plan Commission do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Plan Commission shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

None.

12. ADJOURNMENT:

Motion to adjourn was made by Mark Micetich.

Motion seconded by Rick Moore.

Motion carried by the following vote:

AYES: Jason Cox, Jeff Crompton, John Dillon, Brigitte Fiday, Mark Micetich, Rick Moore, Marc Rousonelos.

NAYS: None.

Minutes taken by: Karen Mackley



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, October 17, 2019

4:00 P.M.

Council Chambers, 2nd Floor

- b. SR-1-19: An Ordinance Amending Certain Development Application and Permit Fees. (TO BE WITHDRAWN)

[SR-1-19 WITHDRAWL](#) 

- c. [ZO-1-19: Zoning Ordinance Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance \(Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts\).](#)

[ZO-1-19 ZO-2-19 ZO-3-19 Staff Report](#) 

- d. [ZO-2-19: Zoning Ordinance Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance \(Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in the I-1 Light Industrial Districts and as special uses in the I-2 General Industrial Districts\).](#)
- e. [ZO-3-19: Zoning Ordinance Amendment to add Section 47-15I \(Regarding Adult Use Cannabis\).](#)

Mr. Jackson gave the Planning Staff Report.

Ms. Mary Beth Gannon, Joliet resident, appeared in opposition to the petition.

Ms. Kathy Speiler, Joliet resident, appeared in opposition to the petition for recreational marijuana.



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, October 17, 2019

4:00 P.M.

Council Chambers, 2nd Floor

Mr. Quinn Adamowski, 520 Knox Place, appeared in favor to the petition.

Mr. Mike Martin, Attorney, appeared in favor to the petition.

Ms. Kathy Kirby, Kirby's Korner Bakery, appeared in opposition to the petition.

Ms. Rachel Ventura, Will County Board Member, Joliet resident, appeared in favor to the petition.

Mr. Pete McLenighan, appeared in favor to the petition.

Mr. Jackson closed the public hearing.

Chairman Dillon requested a motion to table the petitions for two weeks to have a workshop on it for the Commissioners to discuss the proposed amendments in further detail.

Motion to table the Zoning Ordinance Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts); the Zoning Ordinance Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in the I-1 Light Industrial Districts and as special uses in the I-2 General Industrial Districts); and the Zoning Ordinance Amendment to add Section 47-15I (Regarding Adult Use Cannabis) for two weeks to have a workshop was made by Jim Capparelli .

Motion seconded by Jason Cox.

Motion carried by the following vote:

AYES: Jim Capparelli, Jason Cox, Jeff Crompton, John Dillon, Brigitte Fiday, Mark



Plan Commission Meeting Minutes

City of
JOLIET
150 W. Jefferson Street
Joliet, IL 60432

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

DRAFT MINUTES SUBJECT TO
COMMISSION APPROVAL

Thursday, October 17, 2019

4:00 P.M.

Council Chambers, 2nd Floor

NAYS: Micetich, Marc Rousonelos.
None.

8. NEW BUSINESS: NO PUBLIC HEARING

9. STUDY SESSION:

10. OLD/NEW BUSINESS-NOT FOR FINAL ACTION OR RECOMMENDATION:

11. PUBLIC COMMENTS:

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff and the Plan Commission do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Plan Commission shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

12. ADJOURNMENT:

Motion to adjourn was made by Jeff Crompton.

Motion seconded by Jim Capparelli.

Motion carried by the following vote:

AYES: Jim Capparelli, Jason Cox, Jeff Crompton, John Dillon, Brigitte Fiday, Mark
Micetich, Marc Rousonelos.

NAYS: None.

Minutes taken by: Karen Mackley

DATE: October 29, 2019

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: ZO-1-19: Zoning Ordinance Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts).

ZO-2-19: Zoning Ordinance Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in all Industrial Districts).

ZO-3-19: Zoning Ordinance Amendment to add Section 47-15I (Regarding Adult Use Cannabis).

GENERAL INFORMATION:

APPLICANT: City of Joliet

REQUESTED ACTION: Approval of Zoning Ordinance Amendments to Sections 47-12.2A, 47-13.2A, and 47-15I Section 47-13.1 of the City of Joliet Zoning Ordinance in order to allow adult-use cannabis dispensing organizations as a special use in the B-2 (Central Business Districts) and B-3 (General Business Districts) and adult-use dispensing organization, cannabis cultivation center, craft grower, processing organization, infuser organization, or transporting organization as special uses in all Industrial Districts as well as regulate the development methods of adult-use cannabis business establishments.

PURPOSE: To permit adult-use cannabis establishments in the City

SPECIAL INFORMATION:

Public Act 101-0027, the Cannabis Regulation and Tax Act, legalized the purchase, possession and use of cannabis for recreational purposes by adults 21 and over starting on January 1, 2020. On October 1, 2019 the City Council voted to impose a Cannabis Retailers' Occupation Tax at the rate of 3.0% of the gross receipts from these sales made in the course of that business. The October 1, 2019 vote does not mean that cannabis establishments will be permitted in the City; rather this decision provided City staff with the direction to draft zoning regulations designating the time, place, and manner of cannabis business operations for subsequent review and approval. The City Council would ultimately approve these zoning regulations.

Joliet allows medical cannabis dispensaries by special use permit in the R-B (Restricted Business) and B-3 (General Business) Zoning Districts and allows medical cannabis cultivation centers by special use permit in all Industrial Districts. There is currently one medical cannabis dispensary, 3C Compassionate Care Center, operating in the City of Joliet at 1627 Rock Creek Boulevard. In November 2018, the City approved the relocation of this dispensary to 2930 Colorado Avenue, which is a one-story building within an existing outlot of the Louis Joliet Mall. The dispensary has not relocated as of this date, but interior renovations are underway. There is one cannabis cultivation center located at 3301 Centerpoint Way, in the Centerpoint Intermodal area of the City.

City staff will be drafting a standardized list of conditions of approval that outline specific operational rules set by the Act, which provide a clear baseline of regulatory guidelines for these establishments. This list would get attached to future special use permit applications for cannabis establishments. The City will also require an affidavit from the applicant affirming compliance with City's Zoning requirements and all other requirements of the Act.

DISCUSSION:

The Act authorizes municipalities to allow or prohibit the following types of adult-use cannabis business establishments:

- *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.

- *Adult-Use Cannabis Dispensing Organization with on-site consumption*: **The proposed Zoning regulations do not allow for adult-use cannabis dispensing organizations with on-site consumption.**
- *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. A craft grower may contain up to 14,000 square feet of canopy space on its premises for plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.
- *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. A cultivation center may not contain more than 210,000 square feet of canopy space for plants in the flowering stage for cultivation of adult-use cannabis.
- *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.
- *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.
- *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.

Staff have reviewed these types of adult-use cannabis establishments authorized by the Act, and, would propose the following zoning districts for these types of establishments (Table 1). At this time, staff would recommend the special use permit approval process for all potential cannabis establishments. Staff also recommends excluding dispensaries from locating near select, prominent downtown Joliet institutions. Staff has prepared an Adult-Use Cannabis Exclusion Overlay District, which, if approved would be included as

Exhibit A in the proposed new section of the Zoning Ordinance, Section 47-15I (Adult Use Cannabis).

Table 1: Types of Adult-Use Cannabis Establishments and the Zoning Districts Where They Could Potentially Locate (by Special Use Permit)

Adult Use Cannabis Business Establishment Types	Zoning Districts					
	Residential (R-1), (R-1A), (R-1B), (R-2), (R-2A), (R-3), (R-4), (R-5)	Restricted Business (R-B)	Neighborhood Business (B-1)	Central Business (B-2) <i>see Exhibit A for excluded area</i>	General Business (B-3)	Industrial (I-1), (I-2), (I-T)
Adult-Use Cannabis Dispensing Organization	—	—	—	Special Use	Special Use	Special Use
Adult-Use Cannabis Cultivation Center	—	—	—	—	—	Special Use
Adult-Use Cannabis Craft Grower	—	—	—	—	—	Special Use
Adult-Use Cannabis Processing Organization	—	—	—	—	—	Special Use
Adult-Use Cannabis Infuser Organization	—	—	—	—	—	Special Use
Adult-Use Cannabis Transporting Organization	—	—	—	—	—	Special Use
<i>Special Use</i>	<i>Use permitted by special use permit in the district by the Mayor and City Council, with the advice of the Zoning Board of Appeals</i>					
—	<i>A prohibited use</i>					

The proposed zoning regulations include a distance requirement that cannabis establishments may not be located within 500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home as well as within 250 feet from residentially-zoned areas. Staff analyzed the following commercial and industrial areas of the City with the proposed spatial buffers from sensitive land uses in place to determine possible areas for future dispensaries and / or industrial cannabis establishments. These maps are included in the staff packet.

- Downtown Joliet
- Jefferson Street (1) west of Larkin Avenue
- Jefferson Street (2) east of Larkin Avenue

- Mall area
- Northeast side
- Route 59
- Essington Road / North Larkin Avenue
- Plainfield Road

The Act also establishes two additional spacing requirements that serve to regulate the location of future dispensaries.

1. An Adult-use Cannabis Dispensary may not be located within 1,500 feet of the property line of a pre-existing Adult-Use Cannabis Dispensary or a Medical Cannabis Dispensary.
2. A Craft Grower may not be located within 1,500 feet of the property line of a pre-existing Craft Grower or Cultivation Center.

SUMMARY:

Case ZO-1-19 requests that the Plan Commission consider amending the Zoning Ordinance to add adult-use cannabis dispensing organizations as a special use to Section 47-12.2A (B-2 Central Business District) and as a special use to Section 47-13.2A (B-3 General Business District).

Case ZO-2-19 requests that the Plan Commission consider amending the Zoning Ordinance to add adult-use dispensing organizations, cannabis cultivation centers, craft growers, processing organizations, infuser organizations, or transporting organizations as a special use in all Industrial Districts, which include the I-1 (Light Industrial), I-2 (General Industrial), and I-T (Intermodal Terminal) districts.

Case ZO-3-19 requests that the Plan Commission consider amending the Zoning Ordinance by establishing a new section, Section 47-15I (Adult-Use Cannabis), to further regulate the development methods of adult-use cannabis business establishments. This new section includes the following:

- A distance requirement that cannabis establishments may not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home.
- A distance requirement that cannabis establishments may not be located within 250 feet of the property line of a pre-existing property zoned for residential purposes, in an area zoned for residential use or in a dwelling unit.
- An Adult-Use Cannabis Exclusion Overlay District, which would prohibit dispensaries from locating near select downtown Joliet institutions.

- A prohibition on operating cannabis establishments from a moveable, mobile or transitory location.
- A prohibition on operating a drive-thru dispensary.
- A prohibition on allowing on-site consumption of cannabis products.
- Additional special use permit application submittals such as an application fee, traffic impact statement, parking plan, line-queuing plan, odor control plan, delivery plan, and security plan.
- An allowance for the co-location of a cannabis dispensary with a craft grower and / or a cannabis infuser subject to the provisions of the Act and the Special Use criteria.

SECTION 47-15 I ADULT-USE CANNABIS

1. Purpose and Applicability

It is the intent and purpose of this Section to regulate the time, place and manner of cannabis establishments within the corporate limits of the City of Joliet. The zoning will serve to preserve the character of the community and create a place for the public to responsibly have access to legal cannabis while mitigating community impact. This ordinance should serve as a guide that will support the public's right to access legal cannabis, protect the public health, safety, and well-being and expand new growth for the tax base. Such establishments shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (the "Act"), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

Table 1 summarizes permitted adult-use cannabis business establishments by zoning district. No adult-use cannabis establishments shall be allowed in the area depicted by Exhibit A: Adult-Use Cannabis Exclusion Overlay District.

Table 1: Permitted Adult Use Cannabis Business Establishment by Zoning Districts

Adult Use Cannabis Business Establishment Types	Zoning Districts					
	Residential (R-1), (R-1A), (R-1B), (R-2), (R-2A), (R-3), (R-4), R-5)	Restricted Business (R-B)	Neighborhood Business (B-1)	Central Business (B-2) <i>see Exhibit A for excluded area</i>	General Business (B-3)	Industrial (I-1), (I-2), (I-T)
Adult-Use Cannabis Dispensing Organization	—	—	—	Special Use	Special Use	Special Use
Adult-Use Cannabis Cultivation Center	—	—	—	—	—	Special Use
Adult-Use Cannabis Craft Grower	—	—	—	—	—	Special Use
Adult-Use Cannabis Processing Organization	—	—	—	—	—	Special Use
Adult-Use Cannabis Infuser Organization	—	—	—	—	—	Special Use
Adult-Use Cannabis Transporting Organization	—	—	—	—	—	Special Use
<i>Special Use</i>	<i>Use permitted by special use permit in the district by the Mayor and City Council, with the advice of the Zoning Board of Appeals</i>					
—	<i>A prohibited use</i>					

[illegible]Feet
980

490

500 Feb 1998

2. 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. Per the Act, this facility may be permitted to contain a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.

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. Per the Act, a cultivation center may not contain more than 210,000 square feet of canopy space for plants in the flowering stage for cultivation of adult-use cannabis.

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.

3. Special Use Permit Application Requirements

Special use permit applications for adult-use cannabis establishments shall include the following submittals:

- 3.1. An application fee of \$10,000.
- 3.2. A Site Plan detailing parking, off-street loading, signage, landscaping, and screening as required by this Zoning Ordinance.
- 3.3. Detailed floor plans identifying the areas available and functional uses (including square footage).
- 3.4. A detailed Traffic Impact Study prepared by a licensed professional engineer.
- 3.5. A security installations/security plan showing the arrangement of pedestrian circulation and access to the public points of entry to the premises from the nearest public or private street or off-street parking area. The security plan shall detail how the property will be monitored so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises and shall show the location of any walkway structures, lighting, gates, fencing and landscaping.
- 3.6. Odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted from the facility, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative and engineering controls that will be implemented to control such odors, including maintenance of such controls.
- 3.7. Hours of operation, anticipated number of customers per hour and per day, and anticipated number of employees.
- 3.8. Signage plan. All signage shall comply with the requirements of Section 47.17.21 (Signs) of this Zoning Ordinance.
- 3.9. City of Joliet Business License application.
- 3.10. An affidavit affirming compliance with this Ordinance provided herein and all other requirements of the Act.
- 3.11. For Adult-Use Cannabis Dispensing Organization Special Use Permit applications, the applicant shall also submit:
 - 3.11.1. A detailed line queue plan and parking plan to ensure that the movement of pedestrian and/or vehicular traffic along the public right of ways will not be unreasonably obstructed at peak demand times. Such studies shall be prepared by a licensed professional engineer. The applicant may be required to produce shared parking agreements. The applicant may be required to construct public improvements to accommodate pedestrians coming from off-site where such public improvements do not exist.
 - 3.11.2. A detailed delivery plan. A dispensing organization shall only accept cannabis deliveries into a restricted access area. This restricted access area shall be identified

on the site plan. Deliveries shall not be accepted through the public or limited access areas unless otherwise approved by both the City and the State.

4. Adult-Use Cannabis Facility Components

In determining compliance with Section 47-5.2(C) *Criteria for issuance of a Special Use Permit* of this Zoning Ordinance, 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:

- 4.1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
- 4.2. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, and building code compliance.
- 4.3. Hours of operation and anticipated number of customers/employees.
- 4.4. Anticipated parking demand and available private parking supply.
- 4.5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
- 4.6. Site design, including access points and internal site circulation.
- 4.7. Proposed signage plan.
- 4.8. Security plan provides sufficient assurance that adequate security controls have been implemented to ensure the protection of the public health and safety during hours of operation and that any marijuana or marijuana related products are adequately secured on-site or via delivery.
- 4.9. Odor control plan proposed adequately provides for the ongoing safe operation of the establishment and minimizes any adverse impacts to abutting properties from odor-emitting activities to be conducted on-site.
- 4.10. Compliance with all requirements provided in Section 5 (Adult-Use Cannabis Craft Grower); Section 6 (Adult-Use Cannabis Cultivation Center); Section 7 (Adult-Use Cannabis Dispensing Organization); Section 8 (Adult-Use Cannabis Infuser Organization); Section 9 (Adult-Use Cannabis Processing Organization); Section 10 (Adult-Use Cannabis Transporting Organization), or Section 12 (Co-Location of Cannabis Business Establishments), as applicable.
- 4.11. Other criteria determined to be necessary to assess compliance with Section 47-5.2(C) *Criteria for issuance of a Special Use Permit* of this Zoning Ordinance.

5. 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:

- 5.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. In any case where the measurement is determined to be in question, the City may require verification of distances by a Registered Land Surveyor. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - 5.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
 - 5.3. Facility shall not be located within 1,500 feet of the property line of a pre-existing Craft Grower or Cultivation Center.
 - 5.4. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - 5.5. Facility may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering stage. The Department of Agriculture may authorize an increase or decrease of flowering stage cultivation space in increments of 3,000 square feet by rule based on market need, craft grower capacity and the licensee's history of compliance or noncompliance, with a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.
 - 5.6. An Organization shall not operate from a moveable, mobile or transitory location.
 - 5.7. For purposes of determining required parking, Adult-Use Cannabis Craft Grower shall be classified as "manufacturing plants" per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 *Adult-Use Cannabis Facility Components* herein.
6. 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:

- 6.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 6.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.

- 6.3. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 6.4. A facility shall not contain more than 210,000 square feet of canopy space for plants in the flowering stage for cultivation of adult-use cannabis.
- 6.5. An Organization shall not operate from a moveable, mobile or transitory location.
- 6.6. For purposes of determining required parking, Adult-Use Cannabis Cultivation Centers shall be classified as “manufacturing plants” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

7. 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:

- 7.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 7.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 7.3. Facility shall not be located within 1,500 feet of the property line of a pre-existing Adult-Use Cannabis Dispensing Organization or a Medical Cannabis Dispensary Organization except as provided in Section 12 (Co-location).
- 7.4. Facility shall not sell food for consumption on the premises.
- 7.5. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 7.6. Facility shall not operate drive-through windows.
- 7.7. An Organization shall not operate from a moveable, mobile or transitory location including the transport of cannabis to residences or other locations where purchasers may be for delivery or enter into agreements to allow persons who are not Dispensing Organization agents to deliver cannabis or to transport cannabis to purchasers.
- 7.8. Facility shall adhere to the operational requirements and prohibitions outlined in Section 15-70 of the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
- 7.9. For purposes of determining required parking, said facilities shall be classified as “retail stores” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

8. 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:

- 8.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 8.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 8.3. An Organization shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 8.4. Facility shall not operate from a moveable, mobile or transitory location.
- 8.5. For purposes of determining required parking, said facilities shall be classified as “manufacturing plants” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

9. 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:

- 9.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 9.2. Facility shall not be located in a dwelling unit, in an area zoned for residential use, or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 9.3. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 9.4. Facility shall not operate from a moveable, mobile or transitory location.
- 9.5. For purposes of determining required parking, said facilities shall be classified as “manufacturing plants” per Section 47.17.17 (Off-street Parking Regulations), provided, however, that the City may

require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

10. 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:

- 10.1. Facility shall not be located within 500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, and day care home. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- 10.2. Facility shall not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned for residential purposes. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the establishment.
- 10.3. The Transporting Organization shall be the sole use of the tenant space in which it is located.
- 10.4. Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- 10.5. For purposes of determining required parking, said facilities shall be subject to the warehousing parking requirements per Section 47.17.17(29) (Off-street Parking Regulations), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4 Adult-Use Cannabis Facility Components herein.

11. Additional Requirements

Petitioner shall install building enhancements, such as security cameras, lighting, sidewalks or other improvements, as set forth in the special 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.

12. Co-Location of Cannabis Business Establishments

The City 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 Section 47-5.2(C) Criteria for issuance of a Special Use Permit of this Zoning Ordinance. In a co-location, the co-located establishments shall be the sole use of the tenant space.

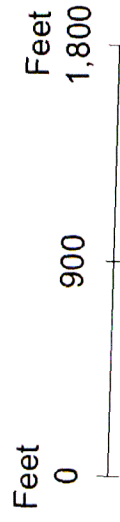
13. Severability

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.

Downtown Joliet Analysis Area

Legend

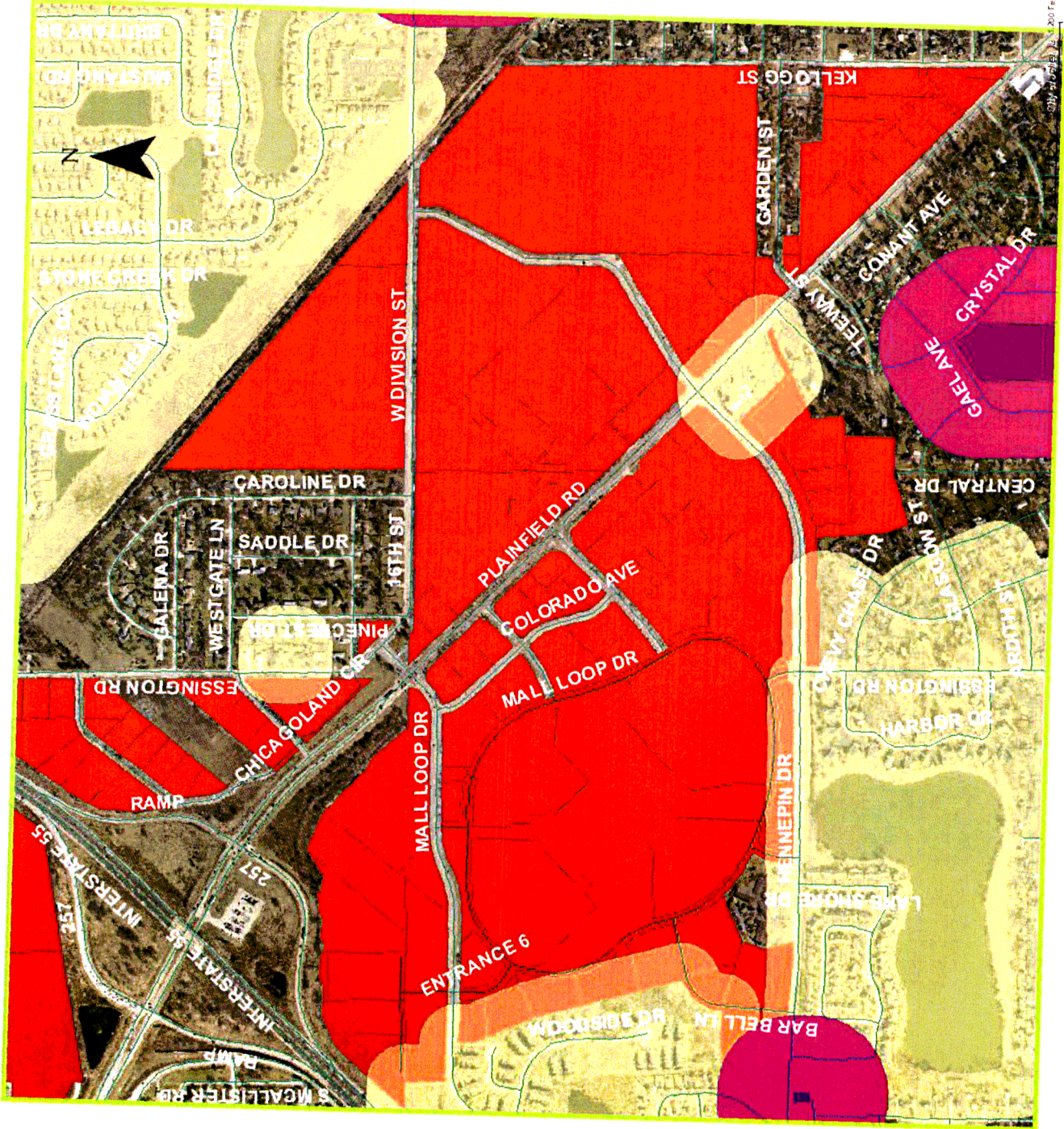
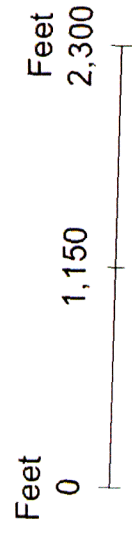
-  Adult-Use Cannabis Exclusion Overlay District
-  School Parcels
-  Day Care Parcels
-  Day Care Parcel Buffer - 500 ft
-  School Parcel Buffer - 500 ft
-  Residential Zoning District Buffer - 250 ft
-  Commercially zoned parcels where cannabis dispensaries may be allowed by special use permit
-  Industrially zoned parcels where cannabis establishments may be allowed by special use permit



Mall Analysis Area

Legend

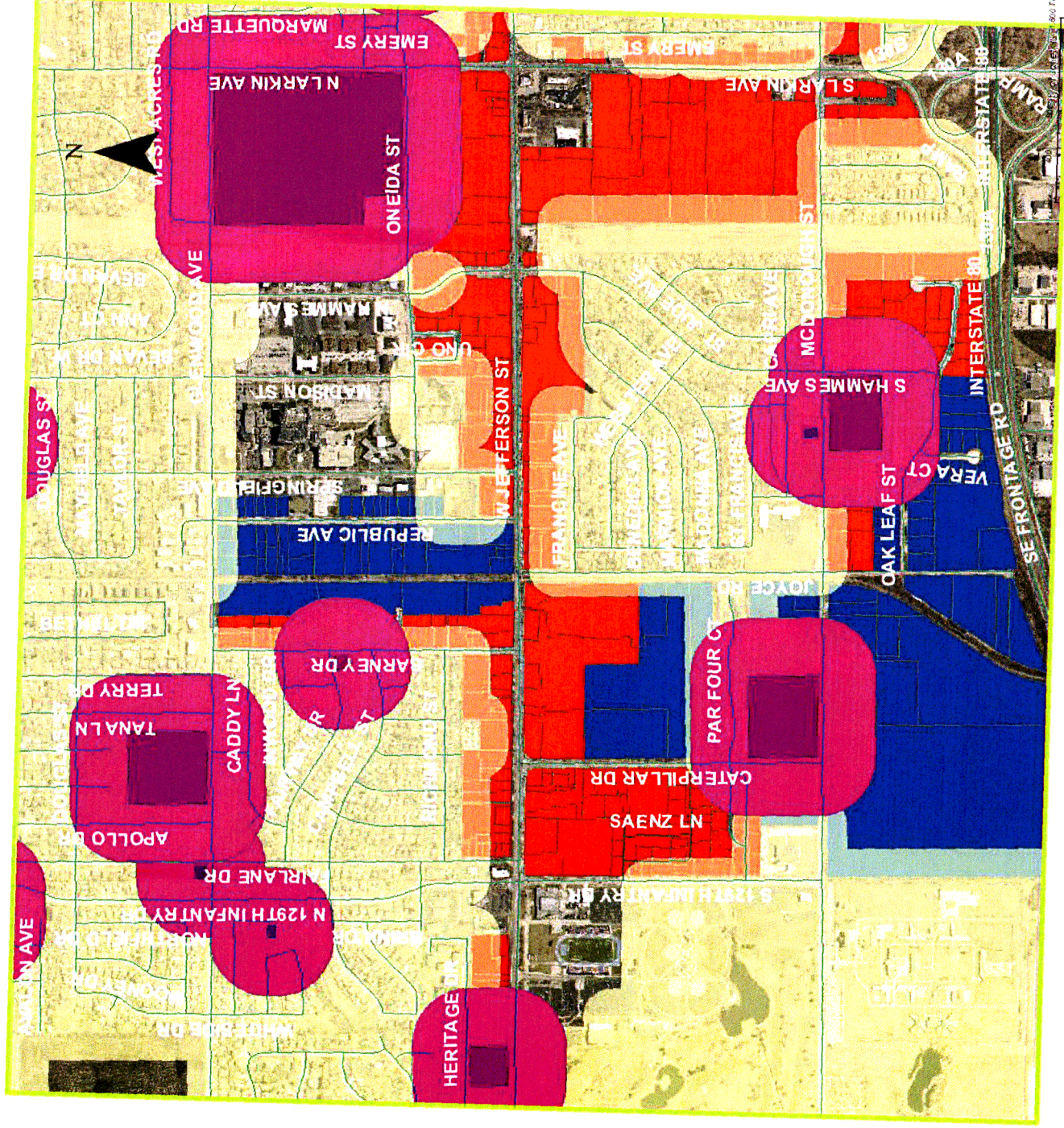
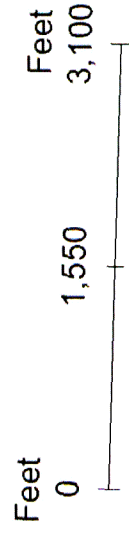
- School Parcels
- Day Care Parcels
- Day Care Parcel Buffer - 500 ft
- School Parcel Buffer - 500 ft
- Residential Zoning District Buffer - 250 ft
- Commercially zoned parcels where cannabis dispensaries may be allowed by special use permit



Jefferson Street Analysis Area (1)

Legend

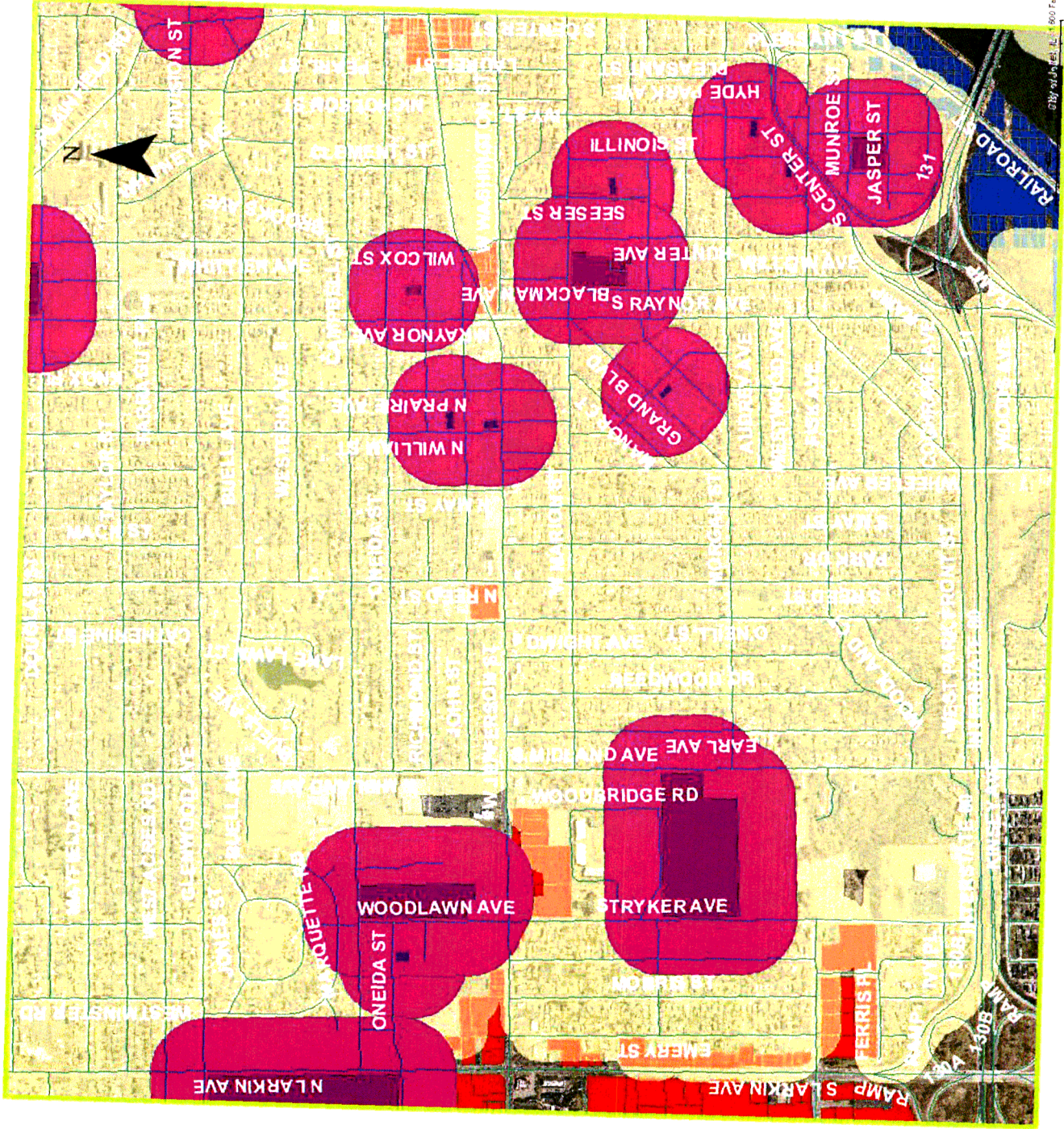
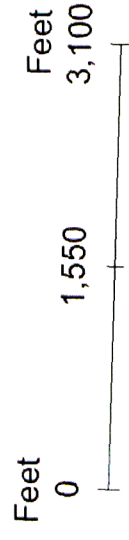
- School Parcels
- Day Care Parcels
- Day Care Parcel Buffer - 500 ft
- School Parcel Buffer - 500 ft
- Residential Zoning District
Buffer - 250 ft
- Commercially zoned parcels
where cannabis dispensaries
may be allowed by special use
permit
- Industrially zoned parcels
where cannabis establishments
may be allowed by special use
permit



Jefferson Street Analysis Area (2)

Legend

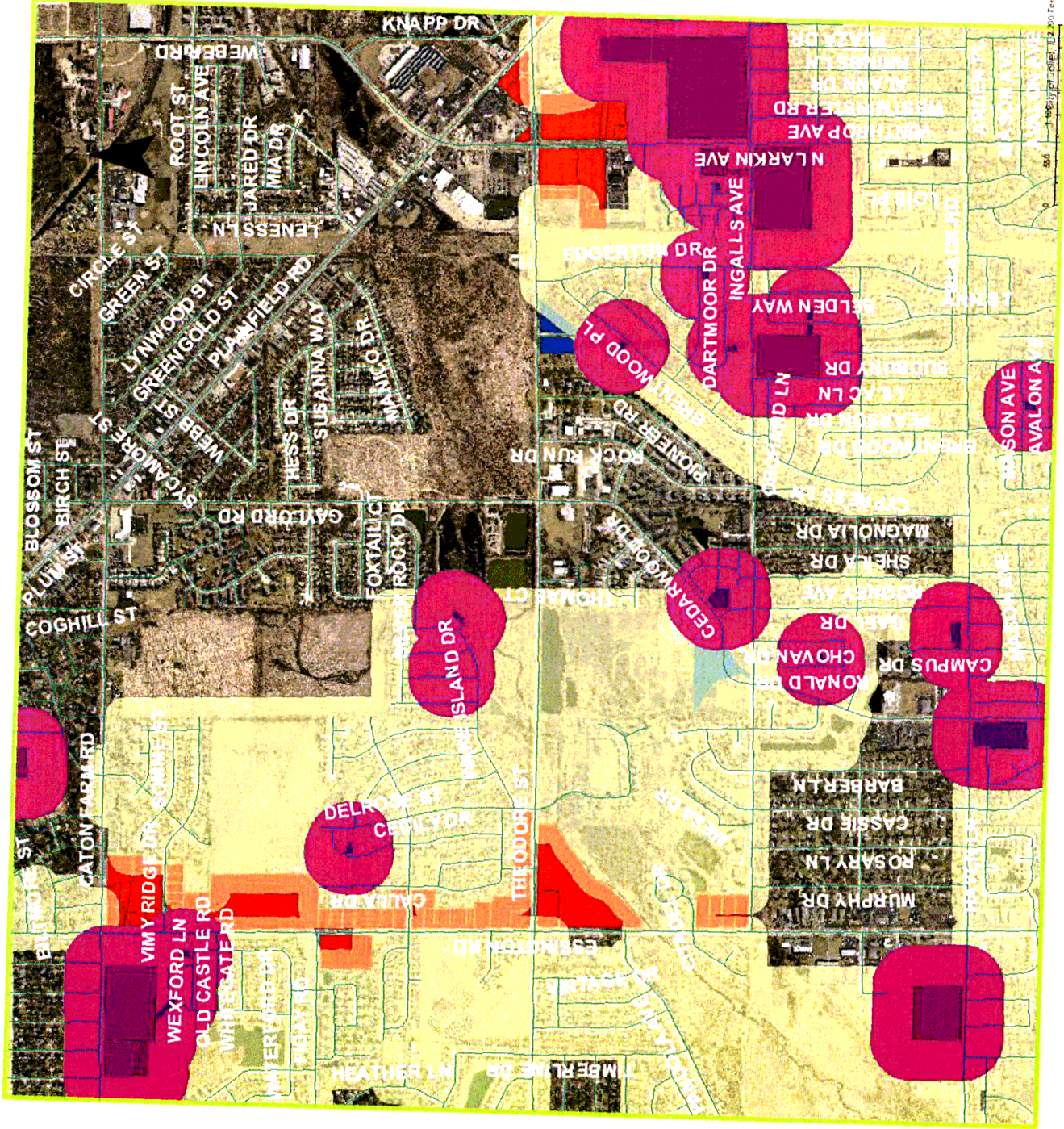
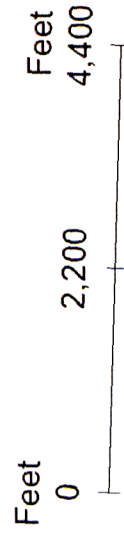
- School Parcels
- Day Care Parcels
- Day Care Parcel Buffer - 500 ft
- School Parcel Buffer - 500 ft
- Residential Zoning District Buffer - 250 ft
- Commercially zoned parcels where cannabis dispensaries may be allowed by special use permit
- Industrially zoned parcels where cannabis establishments may be allowed by special use permit



Essington Road / N. Larkin Avenue Analysis Area

Legend

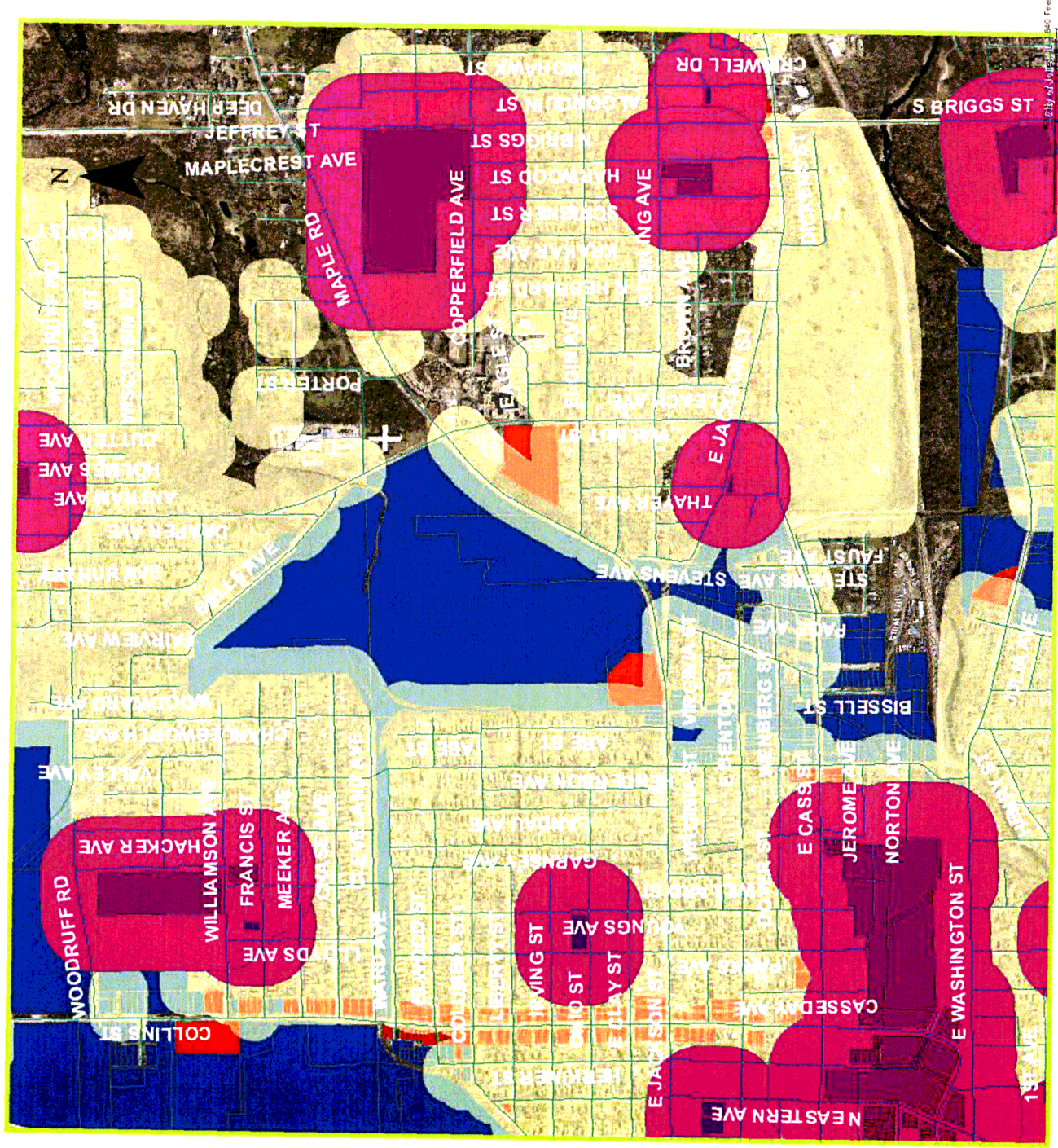
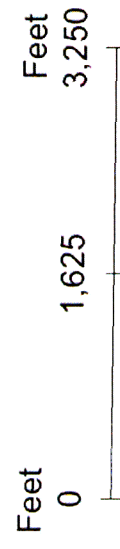
- School Parcels
- Day Care Parcels
- Day Care Parcel Buffer - 500 ft
- School Parcel Buffer - 500 ft
- Residential Zoning District
Buffer - 250 ft
- Commercially zoned parcels
where cannabis dispensaries
may be allowed by special use
permit
- Industrially zoned parcels
where cannabis establishments
may be allowed by special use
permit



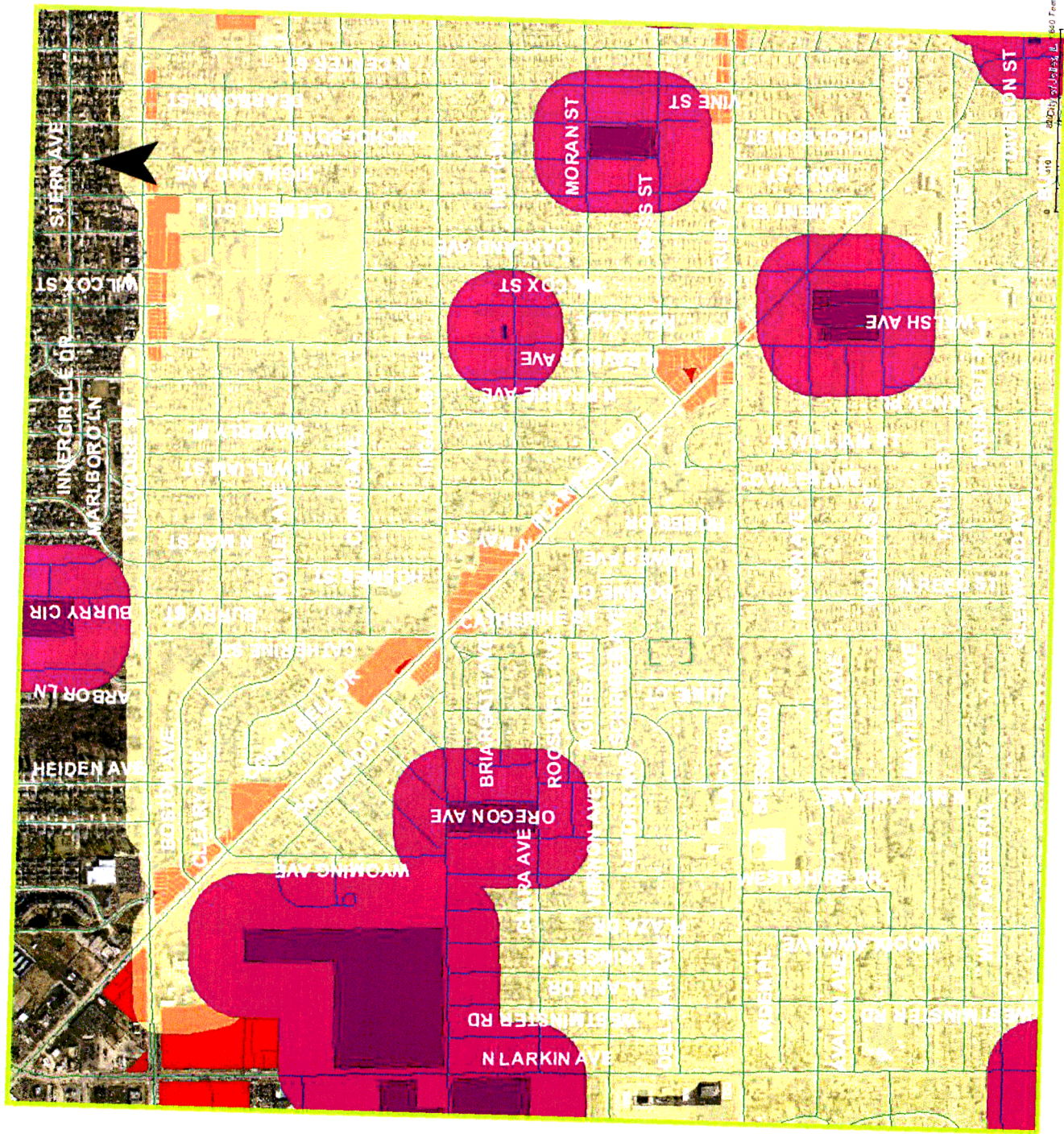
Northeast Side Analysis Area

Legend

- | | |
|---|--|
|  | School Parcels |
|  | Day Care Parcels |
|  | Day Care Parcel Buffer - 500 ft |
|  | School Parcel Buffer - 500 ft |
|  | Residential Zoning District
Buffer - 250 ft |
|  | Commercially zoned parcels
where cannabis dispensaries
may be allowed by special use
permit |
|  | Industrially zoned parcels
where cannabis establishments
may be allowed by special use
permit |



Plainfield Road Analysis Area



Legend

 School Parcels

Day Care Parcels

Day Care Parcel Buffer - 500 ft

School Parcel Buffer - 500 ft

Residential Zoning District

Buffer - 250 ft

Commercially zoned parcels where cannabis dispensaries may be allowed by special use permit

Feet



1,625

Feet

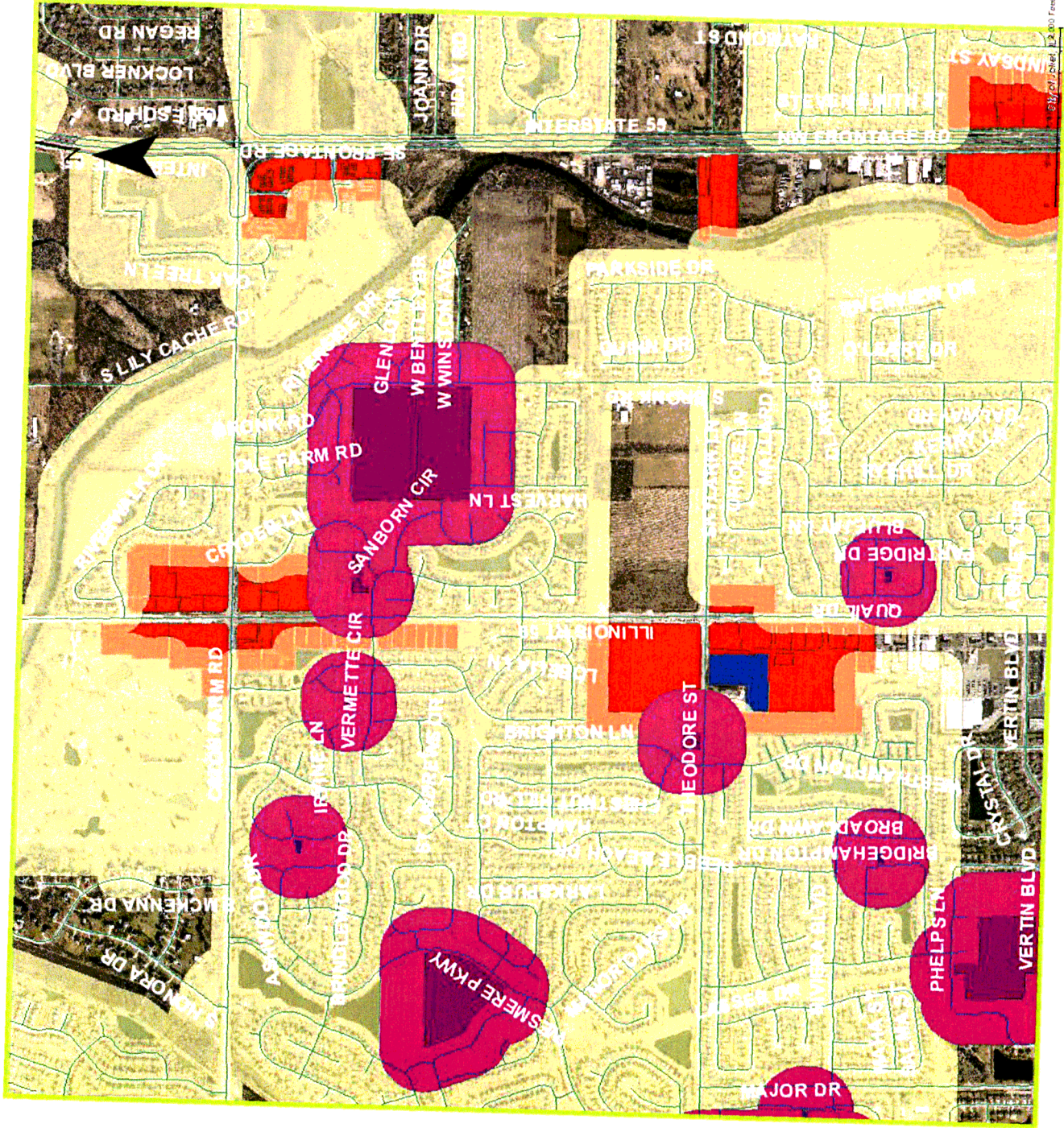
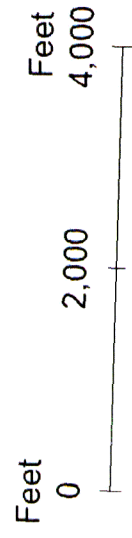
3 250

Route 59

Analysis Area

Legend

- | | |
|---|---|
|  | School Parcels |
|  | Day Care Parcels |
|  | Day Care Parcel Buffer - 500 ft |
|  | School Parcel Buffer - 500 ft |
|  | Residential Zoning District Buffer - 250 ft |
|  | Commercially zoned parcels where cannabis dispensaries may be allowed by special use permit |
|  | Industrially zoned parcels where cannabis establishments may be allowed by special use permit |





Frequently Asked Questions Cannabis Regulation and Tax Act Public Act 101-0027

Updated September 9, 2019

Provided by

KTJ

KLEIN, THORPE & JENKINS, LTD.
Attorneys at Law

In Partnership with



KLEIN, THORPE AND JENKINS, LTD.

20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606
(312) 984-6400

15010 S. Ravinia Avenue, Suite 10
Orland Park, Illinois 60462
(708) 349-3888

7 Northpoint Drive
Streator, Illinois 61364
(815) 672-3116

ILLINOIS MUNICIPAL LEAGUE

500 East Capitol Avenue | P.O. Box 5180
Springfield, Illinois 62705-5180
(217) 525-1220

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

INDEX

ADVERTISING.....	1
CRAFT GROWERS.....	2
CULTIVATION CENTERS	3
DISPENSING ORGANIZATIONS	4
DRIVING UNDER THE INFLUENCE (DUI).....	7
EMPLOYMENT CONCERNS	9
EXPUNGEMENTS	10
FREEDOM OF INFORMATION ACT	11
HOME CULTIVATION	12
INFUSER ORGANIZATIONS OR INFUSERS.....	13
LICENSING	14
LOCAL GOVERNMENT	17
SOCIAL JUSTICE	22
TAXATION, REVENUES AND APPROPRIATIONS.....	23
USE AND POSSESSION	26

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

ADVERTISING

What are the restrictions on advertising for a cannabis business establishment?

- “Advertise” means to engage in promotional activities including, but not limited to: newspaper, radio, Internet and electronic media, and television advertising; the distribution of fliers and circulars; and the display of window and interior signs.
- No cannabis business establishment nor any entity or person shall engage in advertising that contains any statement or illustration that is:
 - False or misleading;
 - Promotes the overconsumption of cannabis;
 - Displays cannabis;
 - Shows someone under 21 consuming cannabis;
 - Makes health or medicinal claims about cannabis;
 - Includes the image of the cannabis leaf or bud; or
 - Includes any image that is likely to appeal to minors.
- No cannabis business establishment nor any person or entity shall place or maintain or cause to be placed or maintained an advertisement in any form:
 - Within 1,000 feet of school grounds, playgrounds, hospitals, health care facilities, recreation centers, child care centers; public parks, public libraries; or game arcades that admit persons under the age of 21;
 - On or in a public transportation vehicle or on a public transportation shelter; or
 - On or in publicly-owned or publicly-operated property.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

CRAFT GROWERS

What is the definition of “craft grower?”

- "Craft grower" means 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. A craft grower may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering stage. The Department of Agriculture may authorize an increase or decrease of flowering stage cultivation space in increments of 3,000 square feet by rule based on market need, craft grower capacity and the licensee's history of compliance or noncompliance, with a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area. A craft grower may share premises with a processing organization or a dispensing organization, or both, provided each licensee stores currency and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access or all licensees sharing a vault share more than 50% of the same ownership.

Are craft growers inspected? How, and by whom?

- Craft growers are subject to random inspections by the Illinois Department of Agriculture, the Illinois Department of Public Health, local safety or health inspectors and the Illinois State Police.

To whom may craft growers sell cannabis?

- Craft growers may sell or distribute cannabis to a cultivation center, a craft grower, an infuser organization, a dispensing organization or as otherwise authorized by rule.

What are the limitations on the location of craft growers?

- A craft grower may not be located in an area zoned for residential use.
- A craft grower shall not be located within 1,500 feet of another craft grower or a cultivation center.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

CULTIVATION CENTERS

What is the definition of “cultivation center?”

- "Cultivation center" means a facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, process, transport (unless otherwise limited by the Act) and perform other necessary activities to provide cannabis and cannabis-infused products to cannabis business establishments.

Are cultivation centers inspected? How, and by whom?

- Cultivation centers are subject to random inspections by the Illinois Department of Agriculture, the Illinois Department of Public Health, local safety or health inspectors and the Illinois State Police.

To whom may cultivation centers sell cannabis?

- Cultivation centers may sell or distribute cannabis or cannabis-infused products to dispensing organizations, craft growers, infusing organizations, transporters or as otherwise authorized by rule.

What is the maximum space a cultivation center may provide for plants in the flowering stage?

- A cultivation center may not contain more than 210,000 square feet of canopy space for plants in the flowering stage for cultivation of adult-use cannabis as provided in this Act.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

DISPENSING ORGANIZATIONS

What is the definition of “dispensing organization?”

- "Dispensing organization" means a facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, craft grower, processing organization or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies under the Act to purchasers or to qualified registered medical cannabis patients and caregivers. As used in the Act, a “dispensing organization” shall include a registered medical cannabis organization as defined in the Compassionate Use of Medical Cannabis Program Act or its successor Act that has obtained an Early Approval Adult Use Dispensing Organization License.

What methods of sale by dispensing organizations are prohibited?

- Drive-through windows
- Vending machines
- Transport of cannabis to residences or other locations where purchasers may be for delivery

When are dispensing organizations allowed to operate?

- Operation is allowed between 6:00 a.m. and 10:00 p.m. local time.
- Operation is prohibited when video surveillance equipment is inoperative.
- Operation is prohibited when point-of-sale equipment is inoperative.
- Operation is prohibited when the state’s cannabis electronic verification system is inoperative.
- Operation is prohibited when there are fewer than two people working at any time within a dispensing organization.

What products are dispensing organizations prohibited from selling?

- Dispensing organizations may not sell any product containing alcohol except tinctures, which are limited to containers no larger than 100 milliliters.
- Selling clones or other live plant material is prohibited.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- Selling cannabis, cannabis concentrate or cannabis-infused products in combination or bundled with each other for one price is prohibited.

Can dispensing organizations sell cannabis outside of Illinois or obtain cannabis from outside of Illinois?

- No. Dispensing organizations may not transport cannabis or cannabis products across state lines.
- No. Dispensing organizations may not obtain cannabis or cannabis-infused products from outside the State of Illinois.

What type of packaging is required for cannabis sold at dispensing organizations?

- All cannabis sold by a dispensing organization to purchasers must be in a container or package with a label identifying, at a minimum, the name of the dispensing organization, the contents and the weight of the raw cannabis in grams or, for cannabis products, the amount of Tetrahydrocannabinol (THC) in milligrams.

Are there restrictions in the Act on the location of dispensing organizations?

- Yes. A dispensing organization may not be located within 1,500 feet of the property line of a pre-existing dispensing organization.

What is the process for a dispensing organization to dispense cannabis to a purchaser?

- Before cannabis is dispensed:
 - The age of the purchaser shall be verified by checking a government-issued identification card by use of an electronic reader or electronic scanning device to scan the identification;
 - The validity of the government-issued identification card must be verified;
 - Any appropriate purchaser education or support materials shall be offered; and
 - Information must be entered into the state's cannabis electronic verification system, including the dispensing organization's agent's identification number, the dispensing organization's identification number, the amount, type (including strain, if applicable) of cannabis or cannabis-infused product dispensed, and the date and time the cannabis is dispensed.
- A dispensing organization shall refuse to sell cannabis to anyone unless the person produces valid identification showing that the person is 21 years of age or older. However, a medical cannabis dispensing organization may sell cannabis-infused products to a person who is under

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

21 years of age if the sale complies with the provisions of the Medical Cannabis Program Act and rules.

- Public Act 101-0363, effective August 8, 2019, revised the Medical Cannabis Program Act to provide that registered qualifying patients under 21 years of age shall be prohibited from consuming forms of cannabis other than medical cannabis-infused products, and purchasing any usable cannabis or paraphernalia used for smoking or vaping medical cannabis.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

DRIVING UNDER THE INFLUENCE (DUI)

How will DUI's be addressed under the new law?

- Driving under the influence of cannabis will continue to be illegal.
- The Act allows for use of validated roadside chemical tests or standardized field sobriety tests approved by the National Highway Traffic Safety Administration when conducting investigations of a violation of Section 11-501 of the Illinois Motor Vehicle Code (625 ILCS 5/11-501) or a similar local ordinance by drivers suspected of driving under the influence of cannabis.
- The results of validated roadside chemical tests and standardized field sobriety tests are, under the Act, admissible at a civil or criminal trial or proceeding for an arrest for a cannabis-related offense as defined in Section 11-501 of the Illinois Motor Vehicle Code or a similar local ordinance.
- The Act creates a DUI Cannabis Task Force to examine best practices for enforcement of driving under the influence of cannabis laws and emerging technology in roadside testing for impairment.
- The Act creates various statutory presumptions applicable to cannabis DUIs:
 - Tetrahydrocannabinol (THC) concentration of 5 nanograms or more in whole blood or 10 nanograms or more in an other bodily substance creates a presumption that a person was under the influence of cannabis; and
 - Tetrahydrocannabinol (THC) concentration of less than 5 nanograms in whole blood or less than 10 nanograms in an other bodily substance does not give rise to a presumption that the person was or was not under the influence of cannabis, but may be considered with other competent evidence in determining whether the person was under the influence of cannabis.
- The refusal to submit to a chemical test will result in the imposition of driver's license sanctions under Section 11-501.1 of the Illinois Motor Vehicle Code.
- The refusal to take validated roadside chemical tests or standardized field sobriety tests is admissible in any civil or criminal action or proceeding regarding impairment by use of cannabis.
- An authorized medical cannabis patient who drives is deemed to have given consent to (i) validated roadside chemical tests or (ii) standardized field sobriety tests.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- Law enforcement officers must have an independent, cannabis-related factual basis giving reasonable suspicion that a person is driving or in actual physical control of a motor vehicle while impaired by the use of cannabis to conduct validated roadside chemical tests or standardized field sobriety tests.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

EMPLOYMENT CONCERNS

May an employer maintain a drug-free workplace?

- Yes. The Act specifies that nothing shall prohibit an employer from adopting:
 - reasonable zero-tolerance or drug-free workplace policies;
 - employment policies concerning drug testing; or
 - regulations concerning smoking, consumption, storage or use of cannabis at the workplace or while on call.
- These policies must be applied in a nondiscriminatory manner.
- Employers' policies may cover use of cannabis in the employer's workplace, while performing the employee's job duties or while "on call." An employee is deemed "on call" when he or she is scheduled with at least 24 hours' notice by employer to be on standby or otherwise responsible for performing tasks related to his or her employment.
- An employer may discipline an employee for violating a workplace drug policy. If the employer elects to discipline the employee, the employer must give the employee reasonable opportunity to contest the determination.
- Nothing in the Act shall be construed to interfere with any federal, state or local restrictions on employment including, but not limited to, the United States Department of Transportation regulation 49 CFR 40.151(e), or impact an employer's ability to comply with federal or state law or cause it to lose a federal or state contract or funding.
- The Illinois Right to Privacy in the Workplace Act prohibits discrimination for the use of a lawful product while off duty or not on call. (820 ILCS 55/5.)

How can an employer determine whether an employee is impaired by the use of cannabis?

- An employer may consider an employee to be impaired by the use of cannabis if the employer has a good faith belief that the employee manifests specific, articulable symptoms while working that decrease or lessen the employee's performance of the duties or tasks.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

EXPUNGEMENTS

What records will be automatically expunged?

- The Act mandates that arrest records relating to offenses under the Illinois Cannabis Control Act for possession of under 30 grams of any substance containing cannabis that are not associated with an arrest, conviction or other disposition of a violent crime as defined in subsection (c) of Section 3 of the Illinois Rights of Crime Victims and Witnesses Act. “Minor Cannabis Offenses” will be automatically expunged by all law enforcement agencies, including records of an arrest, charges not initiated by arrest, orders of supervision or orders of qualified probation for all offenses committed prior to the Act if:
 - One year or more has elapsed since the date of the arrest or law enforcement interaction documented in the records; and
 - No criminal charges were filed or if filed they were dismissed and/or arrestee was acquitted.

What is the schedule for automatic expungement?

- The Act provides that all law enforcement agencies must expunge qualifying records according to the following schedule:
 - Records created prior to the effective date of the Act, but on or after January 1, 2013, shall be automatically expunged prior to January 1, 2021;
 - Records created prior to January 1, 2013, but on or after January 1, 2000, shall be automatically expunged prior to January 1, 2023; and
 - Records created prior to January 1, 2000, shall be automatically expunged prior to January 1, 2025.

What is the process for expungement for offenders actually convicted of Minor Cannabis Offenses or of more serious violations under the Cannabis Control Act?

- Within 180 days of the effective date of the Act, the Illinois State Police must notify the Prisoner Review Board of those convictions for Minor Cannabis Offenses that are eligible for expungement under the Act.
- The Act provides a process for the Prisoner Review Board to make recommendations to the Governor for pardons for certain convictions for Minor Cannabis Offenses.
- Those convicted for more serious violations of the Cannabis Control Act and not qualifying for a pardon have the option of petitioning for expungement through the circuit court.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

FREEDOM OF INFORMATION ACT

Are all records and documents created or obtained by a public body pursuant to the provisions of the Act subject to the Illinois Freedom of Information Act (FOIA)?

- The Act adds an exemption to FOIA for confidential information described in Section 55-30 of the Illinois Cannabis Regulations and Tax Act (information received by state agencies from cannabis establishment licensees or applicants).
- The name and address of a dispensing organization licensed under the Act shall be subject to disclosure under FOIA. The name and cannabis business establishment address of the person or entity holding each cannabis business establishment license shall be subject to disclosure.
- Complaints from consumers or members of the general public received regarding a specific, named licensee or complaints regarding conduct by unlicensed entities shall be subject to disclosure.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

HOME CULTIVATION

What are the limitations and requirements to grow cannabis at home?

- Only registered medical cannabis patients over 21 years of age may participate in home cultivation.
- Additionally, cultivation in private residences by medical cannabis patients is subject to the following limitations:
 - There is a limit of five plants that are five inches or more per household without a cultivation center or craft grower license;
 - Cannabis plants may not be cultivated in an area subject to public view;
 - Reasonable precautions must ensure that the plants are secure from unauthorized access or access by a person under 21 years of age;
 - Cannabis cultivation must occur in an enclosed locked space;
 - Cannabis cultivation may only occur on residential property lawfully in possession of the medical cannabis patient or with the consent of the person in lawful possession of the property;
 - A medical cannabis patient may allow their authorized agent to tend to the plants for brief periods of time if the patient is temporarily away;
 - A medical cannabis patient may only purchase cannabis seed from a dispensary;
 - Purchase of live plant material is prohibited; and
 - If the home grown plants yield more than the allowable possession limit of 30 grams of raw cannabis, then the excess cannabis must remain secured within the residence of residential property in which it was grown.

May a landlord prohibit growth of cannabis on their property?

- Yes. An owner or lessor of residential property may prohibit the cultivation of cannabis by a lessee.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

INFUSER ORGANIZATIONS OR INFUSERS

What is the definition of “infuser organization” or “infuser?”

- "Infuser organization" or "infuser" means 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.

Are infusers inspected? How, and by whom?

- Infusers are subject to random inspections by the Illinois Department of Agriculture, the Illinois Department of Public Health, local safety or health inspectors and the Illinois State Police.

To whom may infusers sell cannabis?

- Infusers may only sell or distribute cannabis to a dispensing organization, or as otherwise authorized by rule.

What are the limitations on the location of infusers?

- An infuser may not be located in an area zoned for residential use.
- An infuser may share premises with a craft grower or a dispensing organization, or both, provided each licensee stores currency and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access or all licensees sharing a vault share more than 50% of the same ownership.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

LICENSING

Is a license required to operate a cannabis establishment in Illinois?

- Yes. The Illinois Office of Cannabis Control shall issue licenses for all dispensing organizations. Dispensing organizations are defined by the Act as a facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, craft grower, processing organization or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies under the Act to purchasers or to qualified registered medical cannabis patients and caregivers.

May municipalities require licenses to operate a cannabis establishment within their boundaries?

- Since licensing is a function of the state under the Act, local governments may only enforce generally applicable business registration requirements for cannabis establishments and conduct inspections of the premises to ensure compliance with local ordinances.

What are the different types of licenses?

- The Act creates the following adult-use cannabis licenses, subject to various fees and subject to administration by the Illinois Department of Agriculture and the Illinois Department of Financial and Professional Regulation:
- Early Approval Adult-Use Dispensing Organization - A license that permits a medical cannabis dispensing organization licensed under the Illinois Medical Cannabis Program Act as of the effective date of the Act to begin selling cannabis to purchasers as permitted by the Act as of January 1, 2020.
- Early Approval Adult-Use Cultivation Center - A license that permits a medical cannabis cultivation center licensed under the Illinois Medical Cannabis Program Act as of the effective date of the Act to begin cultivating, infusing, packaging, transporting (unless otherwise provided in the Act) and selling cannabis to cannabis business establishments for resale to purchasers as permitted by the Act as of January 1, 2020. A cultivation center may begin producing cannabis and cannabis-infused products once the Early Approval Adult Use Cultivation Center License is approved. A cultivation center that obtains an Early Approval Adult Use Cultivation Center License may begin selling cannabis and cannabis-infused products to approved dispensing organizations on December 1, 2019.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- Conditional Adult-Use Dispensing Organization License - A license awarded to top-scoring applicants for an Adult-Use Dispensing Organization License that reserves to the applicant the right to an adult-use dispensing organization license if the applicant meets certain conditions described in the Act. A dispensing organization that is awarded a Conditional Adult-Use Dispensing Organization License is not entitled to purchase, possess, sell or dispense cannabis or cannabis-infused products until the applicant has received an Adult-Use Dispensing Organization License.
- Conditional Adult-Use Cultivation Center License - A license awarded to top-scoring applicants for an Adult-Use Cultivation Center License that reserves to the applicant the right to an Adult-Use Cultivation Center License if the applicant meets certain conditions as determined by the Illinois Department of Agriculture by rule. A cultivation center applicant that is awarded a Conditional Adult-Use Cultivation Center License is not entitled to grow, purchase, possess or sell cannabis or cannabis-infused products until the applicant has received an Adult-Use Cultivation Center License.
- Adult-Use Dispensing Organization - A license issued by the Illinois Department of Financial and Professional Regulation that permits a person to act as a dispensing organization under the Act and any administrative rule made in furtherance of the Act.
- Adult-Use Cultivation Center - A license issued by the Illinois Department of Agriculture that permits a person to act as a cultivation center under the Act and any administrative rule made in furtherance of the Act.
- Craft Grower - The Illinois Department of Agriculture shall issue up to 40 craft grower licenses by July 1, 2020. A "craft grower" is 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.
- Infuser - The Illinois Department of Agriculture shall issue up to 40 infuser licenses through a process provided for in the Act no later than July 1, 2020. "Infuser organization" or "infuser" means 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. An infuser is prohibited from extracting cannabis concentrate from raw cannabis material. Only cultivation centers and craft growers will be allowed to extract cannabis concentrate.
- Transporter - Transporting organization" or "transporter" means an organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

behalf of a cannabis business establishment or a community college licensed under the Illinois Community College Cannabis Vocational Training Pilot Program.

Do state licenses need to be renewed?

- Yes. All licenses expire and are subject to the renewal provisions set forth in the Act.
- Adult-Use Dispensing Organization Licenses shall expire on March 31 of even-numbered years. Licensees must submit a renewal application as provided by the Illinois Department of Financial and Professional Regulation and pay the required renewal fee.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

LOCAL GOVERNMENT

May municipalities prohibit cannabis establishments within their boundaries?

- Yes. A municipality may enact ordinances to prohibit or significantly limit an adult-use cannabis business establishment's location.
- While adult-use cannabis business establishments may be prohibited, the Illinois Medical Cannabis Program Act specifically provides that medical cannabis dispensing organizations may not be prohibited within municipal boundaries. For medical cannabis establishments, then, municipalities may only regulate location via reasonable zoning regulations (special use permits, etc.).

May municipalities and other units of local government regulate cannabis establishments within their boundaries?

- A unit of local government may enact reasonable zoning ordinances or resolutions not in conflict with the Act or with Illinois Office of Cannabis Control, Illinois Department of Public Health, Illinois Department of Financial and Professional Regulation and Illinois Department of Agriculture rules regulating cannabis establishments.
- A unit of local government may enact ordinances or rules governing the time, place, manner and number of cannabis establishment operations, including a minimum distance limitation between cannabis establishments and locations it deems sensitive through the use of special use permits.

May municipalities prohibit or regulate cannabis establishments outside of their boundaries?

- A municipality may exert extra territorial zoning authority in the unincorporated area within one and one half miles of its corporate limits through the adoption of a comprehensive plan and zoning for that area pursuant to 65 ILCS 5/11-13-1. The municipal ordinances would control that area absent a county zoning ordinance, or another municipality with zoning already in place.

May municipalities regulate the on-premises consumption of cannabis and/or allow cannabis cafes and lounges?

- Yes. A municipality may regulate and/or allow the on-premises consumption of cannabis at or in a cannabis business establishment within its jurisdiction in a manner consistent with the Act. The Act allows the creation of “cannabis cafes/lounges” in the discretion of the municipality. Cannabis business establishments or other entities authorized or permitted by a municipality to

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

allow on-site consumption shall not be deemed a public place within the meaning of the Smoke Free Illinois Act.

May municipalities and other units of local government prohibit the use of cannabis within their boundaries?

- No unit of local government, including a home rule unit, may unreasonably prohibit the use of cannabis authorized by the Act.

Does the Act contain any location restrictions on dispensaries?

- A dispensing organization may not be located within 1,500 feet of the property line of a preexisting dispensing organization.
- These distance restrictions are different than those originally imposed by the Illinois Medical Cannabis Program Act. Under the Medical Cannabis Program Act, registered cultivation centers could not locate within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility or an area zoned for residential use (410 ILCS 130/105(c)) and registered dispensing organizations could not locate within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility or be located in a house, apartment, condominium, or an area zoned for residential use (410 ILCS 130/130(d)). P.A. 101-0363, which made various amendments to the Medical Cannabis Program Act and became effect on August 8, 2019, eliminated the distance restrictions for medical cannabis dispensaries registered after July 1, 2019.

Does failure to be in compliance with local zoning regulations have any impact on a cannabis establishment's ability to operate in Illinois?

- Yes. A state-issued cannabis establishment license will be denied if the applicant is not in compliance with local zoning rules.

May municipalities and other units of local government fine or penalize cannabis establishments for violation of local zoning regulations?

- A unit of local government may establish civil penalties for violation of an ordinance or rules governing the time, place and manner of operation of a cannabis establishment within the jurisdiction of the unit of local government.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

May municipalities regulate personal possession and consumption of cannabis?

- The Act provides municipalities with the authority to locally regulate possession and consumption of cannabis by private citizens in a manner consistent with the Act. Therefore, municipalities may adopt the prohibitions and penalties of the Act into their codes which will give the local governments the ability to enforce and prosecute personal possession and consumption violations through local adjudication or the circuit court.

Does the Act apply to home rule units of government?

- Yes. A unit of local government may not regulate cannabis-related activities in a manner more restrictive than their regulation by the state under the Act. Home rule preemption applies here.
 - “This subsection is a limitation under subsection (i) of Section 6 of Article VII of the Illinois Constitution on the concurrent exercise by home rule units of powers and functions exercised by the State.” Section 55-25(4).
- Home rule preemption is specifically set forth in Section 55-90 of the Act. “*Except as otherwise provided in this Act, a unit of local government, including a home rule unit, may not regulate or license the activities described in this Act.*” [emphasis added]

May voters choose to limit or prohibit cannabis establishments within a municipality?

- Only within the City of Chicago. The Act allows the legal voters of any precinct within a municipality with a population of over 500,000 to petition their local alderman, using a petition form made available online by the city clerk, to introduce an ordinance establishing the precinct as a restricted cannabis zone. “Restricted cannabis zone” means a precinct within which home cultivation, one or more types of cannabis business establishments, or both has been prohibited pursuant to an ordinance initiated by a petition under the Act.

Does the Act contain any operational rules for adult-use cannabis dispensing organizations?

- The Act, in Section 15-70, contains a list of specific business operational rules for adult-use cannabis dispensing organizations that provide a clear baseline of regulatory guidelines for these establishments. Municipalities may include these in any statement on approvals or conditions that are part of any conditional use permit. These rules include:
 - A dispensing organization must include the legal name of the dispensary on the packaging of any cannabis product it sells.
 - Dispensing organizations are prohibited from selling any product containing alcohol except tinctures, which are limited to containers that must be no larger than 100 milliliters.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- A dispensing organization may only accept cannabis deliveries into a restricted access area. Deliveries may not be accepted through the public or limited access areas unless otherwise approved under the Act.
- A dispensing organization shall maintain compliance with state and local building, fire and zoning requirements or regulations.
- A dispensing organization shall submit a list to the state of the names of all service professionals that will work at the dispensary.
- A dispensing organization's license allows for a dispensary to be operated only at a single location.
- A dispensing organization may operate between 6:00 a.m. and 10:00 p.m. local time.
- A dispensing organization must keep all lighting outside and inside the dispensary in good working order and wattage sufficient for security cameras.
- A dispensing organization shall not:
 - Produce or manufacture cannabis;
 - Accept a cannabis product from an adult-use cultivation center, craft grower, infuser, dispensing organization or transporting organization unless it is pre-packaged and labeled in accordance with the Act and any rules that may be adopted pursuant to the Act;
 - Obtain cannabis or cannabis-infused products from outside the State of Illinois;
 - Sell cannabis or cannabis-infused products to a purchaser unless the dispensary organization is licensed under the Illinois Medical Cannabis Program Act, and the individual is registered under the Medical Cannabis Program Act or the purchaser has been verified to be over the age of 21;
 - Enter into an exclusive agreement with any adult-use cannabis cultivation center, craft grower or infuser;
 - Refuse to conduct business with an adult-use cannabis cultivation center, craft grower, transporting organization or infuser that has the ability to properly deliver the product and is permitted by the Illinois Department of Agriculture, on the same terms as other adult-use cannabis cultivation centers, craft growers, infusers or transporters with whom it is dealing;
 - Operate drive-through windows;
 - Allow for the dispensing of cannabis or cannabis-infused products in vending machines;
 - Transport cannabis to residences or other locations where purchasers may be for delivery;
 - Enter into agreements to allow persons who are not dispensing organization agents to deliver cannabis or to transport cannabis to purchasers;
 - Operate a dispensing organization if its video surveillance equipment is inoperative;
 - Operate a dispensing organization if the point-of-sale equipment is inoperative;

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- Operate a dispensing organization if the state's cannabis electronic verification system is inoperative;
- Operate a dispensing organization when there are fewer than two people working at any time;
- Be located within 1,500 feet of the property line of a pre-existing dispensing organization;
- Sell clones or any other live plant material;
- Sell cannabis, cannabis concentrate or cannabis-infused products in combination or bundled with each other or any other items for one price, and each item of cannabis, concentrate or cannabis-infused product must be separately identified by quantity and price on the receipt;
- Violate any other requirements or prohibitions set by the Act or administrative rules.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

SOCIAL JUSTICE

What other agency oversight does the state have for social issues related to cannabis production, sale and use?

- The Restoring Our Communities (ROC) program will be created. The ROC program will be a performance incentive funding program for high-need, underserved communities throughout the state.
- The purpose of the ROC program will be to directly address the impact of economic disinvestment and the historical use of criminal justice responses to community and individual needs by supporting local design and control of community-based responses to these impacts that can be accessed outside of the criminal justice system.
- The ROC program will provide planning and implementation grants as well as technical assistance to collaborative groups that include human service providers and community-based organizations, individuals who have experienced the criminal justice system or other systems of state intervention, individuals who have been consumers of social programs administered by the state or local jurisdictions, and local leaders from all sectors.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

TAXATION, REVENUES AND APPROPRIATIONS

How is cannabis cultivation going to be taxed at the state level?

- Beginning on January 1, 2020, a Cannabis Cultivation Privilege Tax is imposed by the State of Illinois upon the privilege of cultivating cannabis at the rate of 7% of the gross receipts from the sale of cannabis by a cultivator.
 - This tax rate already exists under current medical cannabis law.
 - As all funds collected under the Cannabis Regulation and Tax Act and under the Compassionate Use of Medical Cannabis Program Act will be deposited into the state's Cannabis Regulation Fund, the 7% cultivation tax that previously only applied to the cultivation of medical cannabis is repealed, effective July 1, 2020 (See 410 ILCS 130/200), and replaced by the same tax that applies to both adult-use and medical cannabis cultivation.
 - All funds received by the Illinois Department of Revenue under the privilege tax shall be paid into the Cannabis Regulation Fund in the state treasury.
- The Cannabis Cultivation Privilege Tax will be collected in addition to all other occupation or privilege taxes imposed by the State of Illinois or by any municipal corporation or political subdivision (whether the cultivation is for medical or adult-use purposes).

How is the sale of cannabis going to be taxed at the state level?

- Beginning on January 1, 2020, a Cannabis Purchaser Excise Tax is imposed by the State of Illinois upon purchasers for the privilege of using cannabis at the following rates:
 - Cannabis flower or products with less than 35% Tetrahydrocannabinol (THC): 10% tax.
 - Cannabis-infused products (i.e., edibles): 20% tax.
 - Cannabis flower or products with a THC concentration higher than 35%: 25% tax.
- The purchase price of any product that contains any amount of cannabis or any derivative is subject to the excise tax on the full purchase price of the product.
- The purchase of cannabis is also subject to state and local sales taxes. Sales tax is collected in addition to all other occupation, privilege or excise taxes imposed by the State of Illinois or by any municipal corporation or political subdivision of the state.
- All funds received by the Illinois Department of Revenue under the excise tax will be paid into the Cannabis Regulation Fund in the state treasury.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

What is the state going to do with the funds collected in the form of state taxes, license fees and any other monies collected with regard to cannabis production and sale?

- The Cannabis Regulation Fund is created in the state treasury. Unless otherwise provided, all funds collected under the Cannabis Regulation and Tax Act and under the Medical Cannabis Program Act shall be deposited into the Cannabis Regulation Fund, consisting of taxes, license fees, other fees and any other amounts required to be deposited or transferred into the Fund.
- Monthly, the transfers of revenues received into the Cannabis Regulation Fund shall be certified as follows:
 - First, to pay for the direct and indirect costs associated with the implementation, administration and enforcement of the Compassionate Use of Medical Cannabis Program Act and the Cannabis Regulation and Tax Act, the Illinois Department of Revenue shall certify the transfer of 1/12 of the fiscal year amount appropriated to the numerous agencies involved with the program;
 - Second, after the above-noted transfers have been made, the remainder shall be transferred by formula to the following funds:
 - 35% transferred to the state General Revenue Fund
 - 25% transferred to the Criminal Justice Information Projects Fund to support the Restore, Reinvest and Renew Program for community reinvestment
 - 20% transferred to the Illinois Department of Human Services Community Services Fund to fund mental health and substance abuse services at local health departments
 - 10% transferred to the Budget Stabilization Fund to pay the backlog of unpaid state bills
 - 8% transferred to the Local Government Distributive Fund (LGDF) to fund crime prevention programs, training, and interdiction efforts relating to the illegal cannabis market and cannabis-based DUIs
 - 2% transferred to the Drug Treatment Fund for public education and awareness

How may cannabis be taxed at the local level?

- On and after January 1, 2020, the corporate authorities of any county or municipality may, by ordinance, impose a County and Municipal Cannabis Retailers' Occupation Tax (MCROT).
- For municipalities, the MCROT is imposed upon purchasers for the privilege of using adult-use cannabis purchased in the municipality. The rate of tax shall not exceed 3% of the purchase price. If imposed, the tax shall only be imposed in 0.25% increments.
- Counties are authorized to impose a tax of up to 3% in incorporated areas and 3.75% on sales emanating from unincorporated areas.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- The Illinois Department of Revenue will collect and administer the MCROT.
- The MCROT shall not be imposed on cannabis that is subject to tax under the Medical Cannabis Program Act. Sales of medical cannabis from registered medical cannabis dispensaries are taxed at the 1% rate imposed on prescription and nonprescription drugs in Illinois.
- Any ordinance imposing the tax must be certified by the municipal clerk of that unit of local government and filed with the Illinois Department of Revenue before June 1 of any year, to be effective and enforced by the Department of Revenue on September 1 of that year.
- The MCROT will be collected in addition to all other occupation, privilege or excise taxes imposed by the State of Illinois or by any municipal corporation or political subdivision of the state.

How are existing sales taxes affected?

- Retailers' Occupation Taxes (sales taxes), assessed at both a local and state level, will not be deposited into the Cannabis Regulation Fund. Nothing in the Medical Cannabis Program Act and the Cannabis Regulation and Tax Act affects the collection of these taxes or their deposit in the state's general fund and/or distribution to municipalities under local ordinance.
- Under the state Retailers' Occupation Tax, the sale of cannabis is classified as a "sale of tangible personal property at retail."

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

USE AND POSSESSION

How much cannabis may a resident of the State of Illinois legally possess under the Act?

- For an Illinois resident who is 21 years of age or older, the possession limit is any combination of the following:
 - 30 grams of raw cannabis;
 - Cannabis-infused product or products containing a total of no more than 500 mg of Tetrahydrocannabinol (THC);
 - 5 grams of cannabis product in concentrated form.
- For individuals who register as qualifying patients under the state's existing medical cannabis program only:
 - Up to 5 cannabis plants and the cannabis produced from those 5 plants, secured within the residence or dwelling unit (no matter how many people reside in a residence, only 5 plants are allowed per residence).
 - Any combination of the amounts indicated above. Additionally, if they have plants that yield more than the 30 grams of raw cannabis, the excess must remain secured in the residence or residential property it is grown.

How much cannabis may a non-resident of the State of Illinois legally possess under the Act?

- For a person who is 21 years of age or older and who is not a resident of Illinois, the possession limit is any combination of the following:
 - 15 grams of raw cannabis;
 - Cannabis-infused products or products containing a total of no more than 250 mg of THC;
 - 2.5 grams of cannabis product in concentrated form.
- A non-resident may not possess cannabis plants.

Where is a person prohibited from possessing cannabis?

- The Act does not permit any person to engage in, and does not prevent the imposition of any civil, criminal or other penalties for engaging in, any of the following conduct:
 - Possessing cannabis on a school bus.
 - Possessing cannabis on the grounds of any preschool or primary or secondary school unless approved as a medical cannabis patient.
 - Possessing cannabis in any correctional facility.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

- Possessing cannabis in a vehicle not open to the public unless the cannabis is in a reasonably secured, sealed, tamper-evident container and reasonably inaccessible while the vehicle is moving.
- Possessing cannabis in a private residence that is used at any time to provide licensed child care or other similar social service care on the premises.

Where is the use of cannabis prohibited?

- The Act does not permit any person to engage in, and does not prevent the imposition of any civil, criminal or other penalties for engaging in, the following:
 - Consuming cannabis on a school bus.
 - Consuming cannabis on the grounds of any preschool or primary or secondary school unless authorized in the medical cannabis program.
 - Consuming cannabis in any correctional facility.
 - Consuming cannabis in any motor vehicle.
 - Consuming cannabis in a private residence that is used at any time to provide licensed child care or other similar social service care on the premises.
 - Consuming cannabis in any public place or knowingly in close physical proximity to anyone under 21 years of age.
 - Consuming cannabis in any public place where a person could reasonably be expected to be observed by others.
 - Consuming cannabis in any location where smoking is prohibited by the Smoke Free Illinois Act (410 ILCS 82/1 *et seq.*), including hospitals, restaurants, retail stores, offices, commercial establishments, etc.
 - Universities, colleges and other post-secondary educational institutions may restrict or prohibit cannabis use on their property.

How is a “public place” defined under the Act?

- A “public place” is defined as any place where a person could reasonably be expected to be observed by others.
- A “public place” includes all parts of buildings owned in whole or in part, or leased, by the state or a unit of local government.
- A “public place” 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.

FREQUENTLY ASKED QUESTIONS

Cannabis Regulation And Tax Act – Public Act 101-0027

Are there certain specific activities that an individual may not perform while using cannabis?

- Operating, navigating or being in actual physical control of any motor vehicle, aircraft or motorboat while using or under the influence of cannabis.
- Use of cannabis by a law enforcement officer, corrections officer, probation officer or firefighter while on duty.
- Use of cannabis by a person who has a school bus driver's permit or a Commercial Driver's License (CDL) while on duty.
- Driving under the influence and reckless driving based on THC impairment may continue to be charged.

OFFICE OF THE CITY MANAGER
STEVE JONES
INTERIM CITY MANAGER
PHONE: 815/724-3720
FAX: 815/724-3737
sjones@jolietycity.org



150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

DATE: November 12, 2019
TO: Mayor and City Council
FROM: Steve Jones, Interim City Manager
SUBJECT: Ordinance Approving an Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts). (ZO-1-19)

Ordinance Approving an Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in all Industrial Zoning Districts). (ZO-2-19)

Ordinance Approving an Amendment to the City of Joliet Zoning Ordinance to add Section 47-15I (Regarding Adult Use Cannabis). (ZO-3-19)

BACKGROUND

Public Act 101-0027, the Cannabis Regulation and Tax Act, legalizes the purchase, possession and use of cannabis for recreational purposes by adults 21 and over starting on January 1, 2020. On October 1, 2019 the City Council voted to impose a Cannabis Retailers' Occupation Tax at the rate of 3.0% of the gross receipts from these sales made in the course of that business. The October 1, 2019 decision provided City staff with the direction to draft zoning regulations designating the time, place, and manner of cannabis business operations for subsequent review and approval.

Joliet allows medical cannabis dispensaries by special use permit in the R-B (Restricted Business) and B-3 (General Business) Zoning Districts and allows medical cannabis cultivation centers by special use permit in all Industrial Districts. There is currently one medical cannabis dispensary, 3C Compassionate Care Center, operating in the City of Joliet at 1627 Rock Creek Boulevard. In November 2018, the City approved the relocation of this dispensary to 2930 Colorado Avenue, which is a one-story building within an

existing outlot of the Louis Joliet Mall. The dispensary has not relocated as of this date, but interior renovations are underway. There is one cannabis cultivation center located at 3301 Centerpoint Way, in the Centerpoint Intermodal area of the City.

Staff have reviewed these types of adult-use cannabis establishments authorized by the Act, and, would propose the following zoning districts for these types of establishments (Table 1). At this time, staff would recommend the special use permit approval process for all potential cannabis establishments. Staff also recommends excluding dispensaries from locating near select, prominent downtown Joliet institutions. Staff has prepared an Adult-Use Cannabis Exclusion Overlay District, which, if approved would be included as Exhibit A in the proposed new section of the Zoning Ordinance, Section 47-15I (Adult Use Cannabis).

Table 1: Types of Adult-Use Cannabis Establishments and the Zoning Districts Where They Could Potentially Locate (by Special Use Permit)

Adult Use Cannabis Business Establishment Types	Zoning Districts					
	Residential (R-1), (R-1A), (R-1B), (R-2), (R-2A), (R-3), (R-4), R-5)	Restricted Business (R-B)	Neighborhood Business (B-1)	Central Business (B-2) <i>see Exhibit A for excluded area</i>	General Business (B-3)	Industrial (I-1), (I-2), (I-T)
Adult-Use Cannabis Dispensing Organization	—	—	—	Special Use	Special Use	Special Use
Adult-Use Cannabis Cultivation Center	—	—	—	—	—	Special Use
Adult-Use Cannabis Craft Grower	—	—	—	—	—	Special Use
Adult-Use Cannabis Processing Organization	—	—	—	—	—	Special Use
Adult-Use Cannabis Infuser Organization	—	—	—	—	—	Special Use
Adult-Use Cannabis Transporting Organization	—	—	—	—	—	Special Use
<i>Special Use</i>	<i>Use permitted by special use permit in the district by the Mayor and City Council, with the advice of the Zoning Board of Appeals</i>					
—	<i>A prohibited use</i>					

This new section, Section 47-15I (Adult-Use Cannabis), also includes distance requirements that cannabis establishments may not be located within 500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school, day

care center, and day care home as well as within 250 feet from residentially-zoned areas (Table 2). The Cannabis Regulation and Tax Act does not establish a minimum separation distance from sensitive land uses for cannabis establishments. Staff researched cannabis separation distances employed by other municipalities across the nation as well as those proposed by Illinois municipalities and found no commonalities. Some communities had no separation distances while other communities had much larger separation distances, of 1,000 feet or more. Staff conducted a spatial, mapping analysis comparing alternative distance requirements and believe that the proposed distance requirements of 500 feet and 250 feet offer reasonable buffers from sensitive land uses while allowing this form of economic development in the City of Joliet. The Act, however, does establish that an Adult-use Cannabis Dispensary may not be located within 1,500 feet of the property line of a pre-existing Adult-Use or Medical Cannabis Dispensary. And, the Act establishes that a Craft Grower may not be located within 1,500 feet of the property line of a pre-existing Craft Grower or Cultivation Center. Finally, the Act provides that a dispensary is allowed to be open from 6:00 am to 10 pm.

Table 2: Minimum Distance Requirements from Sensitive Land Uses for Adult-Use Cannabis Dispensaries

Use	Joliet Minimum (proposed)	State Law Minimum
Public or private nursery school, preschool, primary or secondary school, day care center, and day care home	500 feet	0 feet
Residential zoning district	250 feet	0 feet
Pre-existing dispensary	1,500 feet	1,500 feet

Other requirements outlined in the proposed new section of the Zoning Ordinance, Section 47-15I (Adult-Use Cannabis), to further regulate the time, place and manner of adult-use cannabis business establishments includes:

- A prohibition on operating cannabis establishments from a moveable, mobile or transitory location.
- A prohibition on operating a drive-thru dispensary.
- A prohibition on allowing on-site consumption of cannabis products.
- Additional special use permit application submittals such as an application fee, traffic impact statement, parking plan, line-queuing plan, odor control plan, delivery plan, and security plan.
- An allowance for the co-location of a cannabis dispensary with a craft grower and / or a cannabis infuser subject to the provisions of the Act and the Special Use criteria.

PUBLIC HEARING:

The Plan Commission held two public hearings on this matter on October 17, 2019 and November 7, 2019. At the October 17, 2019 meeting, members of the public spoke in favor and in opposition to the request. At the November 7, 2019 meeting. No one appeared in opposition to this request and two members of the public spoke in favor to this request. Several of the Commissioners had questions for staff during the November 7th public hearing. Topics questioned included: separation distances between dispensaries and daycares or schools and the relationship to the City's separation distances for liquor establishments; the proposed exclusion overlay distance for part of the downtown and other possible exclusion areas; the special use permit process for cannabis establishments; potential traffic; and the cost of cannabis products. Minutes from both meetings are attached hereto and audio / video recordings of the meetings are available via the City's website.

RECOMMENDATION OF THE PLANNING COMMISSION:

Mr. Rick Moore moved that the Plan Commission recommend the City Council approve the Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts). The motion was seconded by Brigitte Fiday, which passed with six (6) aye votes. Voting aye were: Jason Cox, Jeff Crompton, Brigitte Fiday, Mark Micetich, Rick Moore, and Marc Rousonelos. Voting nay was John Dillon.

Mr. Rick Moore moved that the Plan Commission recommend the City Council approve the Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in all Industrial Zoning Districts). The motion was seconded by Mark Micetich. which passed with six (6) aye votes. Voting aye were: Jason Cox, Jeff Crompton, Brigitte Fiday, Mark Micetich, Rick Moore, and Marc Rousonelos. Voting nay was John Dillon.

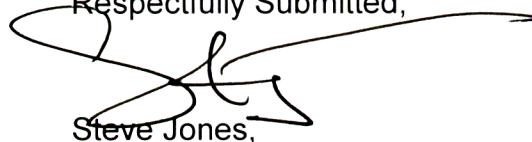
Mr. Rick Moore moved that the Plan Commission recommend the City Council approve the Amendment to the City of Joliet Zoning Ordinance to add Section 47-15I (Regarding Adult Use Cannabis). The motion was seconded by Marc Rousonelos, which passed with seven (7) aye votes. Voting aye were: Jason Cox, Jeff Crompton, John Dillon, Brigitte Fiday, Mark Micetich, Rick Moore, and Marc Rousonelos.

RECOMMENDATION OF THE ADMINISTRATION:

The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt:

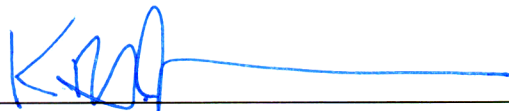
- An Ordinance Approving an Amendment to Section 47-12.2A and Section 47-13.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization as a special use in the B-2 Central Business Districts and as a special use in the B-3 General Business Districts).
- An Ordinance Approving an Amendment to Section 47-14.2A of the City of Joliet Zoning Ordinance (Adding Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Infuser Organization or Infuser, and Adult-Use Cannabis Transporting Organization or Transporter as special uses in all Industrial Zoning Districts).
- An Ordinance Approving an Amendment to the City of Joliet Zoning Ordinance to add Section 47-15I (Regarding Adult Use Cannabis).

Respectfully Submitted,



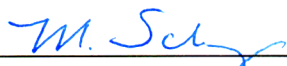
Steve Jones,
Interim City Manager

CONCURRENCE:

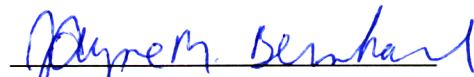


Kendall B. Jackson, AICP
Director, Community Development

PREPARED BY:



Michael J. Schwarz, AICP
Planning Director



Jayne M. Bernhard, AICP
Planner II



Martin J. Shanahan Jr.,
Corporation Counsel