
THE VILLAGE OF SUMMIT
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 21-O-15

**AN ORDINANCE AMENDING TITLE 11 (SUMMIT ZONING
ORDINANCE) OF THE VILLAGE CODE OF THE VILLAGE OF
SUMMIT TO REGULATE CANNABIS BUSINESS ESTABLISHMENTS**

SERGIO RODRIGUEZ, Village President
COLLEEN LAMBERT, Village Clerk

MARVEL PARKER
KAREN WASKO
ALECO JULIUS
SETKI DARDOVSKI
MAYRA ORTIZ
ARTHUR LEE SULLIVAN

Trustees

Published in pamphlet form by authority of the President and Village Clerk of the Village of Summit on
8/16/2020 Odelson, Sterk, Murphey, Frazier & McGrath, Ltd. – Counsel for Village - 3318 West 95th Street -
Evergreen Park, Illinois 60805

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AN ORDINANCE AMENDING TITLE 11 (SUMMIT ZONING ORDINANCE) OF THE VILLAGE CODE OF THE VILLAGE OF SUMMIT TO REGULATE CANNABIS BUSINESS ESTABLISHMENTS

WHEREAS, the Village of Summit, Cook County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village has previously adopted an Official Zoning Ordinance which contains the Village’s official zoning districts and their related permitted and conditional uses; and

WHEREAS, the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1 *et. seq.*, allows the Village to enact reasonable regulations governing cannabis business establishments; and

WHEREAS, The Village’s Zoning Board of Appeals held a duly noticed public hearing on August 9, 2021 wherein it recommended approval of the amendments; and

WHEREAS, the President and Board of Trustees find it to be in the best interest of the Village to amend the Zoning Ordinance of the Village of Summit, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Summit, Cook County, Illinois, by and through its home rule powers, as follows:

Section 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Section 11-7-1 “Use Regulations” of Chapter 7 “Allowed Uses” of the Summit Zoning Ordinance is hereby amended by eliminating the stricken language and adding the underlined language as follows:

USE CATEGORY Subcategory (clickable hyperlink to definition) Specific use	ZONING DISTRICTS											Supplemental Regulations	
	R-1	R-2	R-3	R-4	MX	C1	C2	I-1	I-2	I-3	P		
<u>Medical Cannabis Facility Business Establishments</u>													
<u>Medical Cannabis dispensing organization</u>	-	-	-	-	-	S	S	<u>S</u>	<u>S</u>	<u>S</u>	-	-	11-8-4
<u>Medical Cannabis cultivation center</u>	-	-	-	-	-	-	-	<u>S</u>	<u>S</u>	<u>S</u>	-	-	11-8-4
<u>Cannabis craft grower</u>	-	-	-	-	-	-	-	<u>S</u>	<u>S</u>	<u>S</u>	-	-	11-8-4
<u>Cannabis infuser</u>	-	-	-	-	-	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	-	-	11-8-4
<u>Cannabis processor</u>	-	-	-	-	-	-	-	<u>S</u>	<u>S</u>	<u>S</u>	-	-	11-8-4
<u>Cannabis transporter</u>	-	-	-	-	-	-	-	<u>S</u>	<u>S</u>	<u>S</u>	-	-	11-8-4

Section 3: Section 11-7-10 “Other Use Category” of Chapter 7 “Allowed Uses” of the Summit Zoning Ordinance is hereby amended by eliminating the stricken language and adding the underlined language as follows:

- (A) ~~Medical Cannabis Facility Business Establishment~~
~~Both medical cannabis cultivation centers and medical cannabis dispensing organizations.~~
A cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization, transporting organization, as defined herein.
- (1) ~~Medical Cannabis Cultivation Center~~
 A facility operated by an organization or business that is ~~registered~~ 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, 410 ILCA 705/1 et. seq. and perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis per the Compassionate Use Of Medical Cannabis Pilot Program Act, 410 ILCS 130/1 et. seq, enacted by the State of Illinois, as may be amended from time to time, and regulations promulgated thereunder.
- (2) ~~Medical Cannabis Dispensing Organization~~
 A facility operated by an organization or business that is ~~registered~~ licensed by the Illinois department of financial and professional regulation to acquire ~~medical~~ 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, 410 ILCS 705/1 et. seq. and a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients, per the Compassionate Use Of Medical Cannabis Pilot-Program Act, 410 ILCS 130/1 et. seq., enacted by the State of Illinois, as may be amended from time to time, and regulations promulgated thereunder.

(3) 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, 410 ILCS 705/1, et. seq., enacted by the State of Illinois, as it may be amended from time to time, and regulations promulgated thereunder.

(4) Cannabis 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, 410 ILCS 705/1, et. seq., enacted by the State of Illinois, as it may be amended from time-to-time, and regulations promulgated thereunder.

(5) Cannabis 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, 410 ILCS 705/1, et. seq., enacted by the State of Illinois, as it may be amended from time to time, and regulations promulgated thereunder.

(6) Cannabis 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 410 ILCS 705/1, et. seq., enacted by the State of Illinois as it may be amended from time-to-time, and regulations promulgated thereunder.

Section 4: Section 11-8-4 “Medical Cannabis Facilities” of Chapter 8 “Supplemental Use Regulations” of the Summit Zoning Ordinance is hereby amended by eliminating the stricken language and adding the underlined language as follows:

11-8-4 ~~MEDICAL-CANNABIS FACILITIES~~ BUSINESS ESTABLISHMENTS

(A) General

- (1) All cannabis business establishments within the Village shall require a special use permit and shall be processed in accordance with the provisions of section 11-15-5 of this Title.
- (2) The Village may require the applicant to install building enhancements such as security cameras, lighting, additional parking, or other improvements as a condition of issuing the special use permit to ensure the safety of employees and customers of the cannabis business establishments. Said improvements shall be determined based on the specific characteristics of the floor plan for a cannabis business establishment and the site on which it is located.
- (3) The Village may approve the co-location of an adult-use cannabis craft grower with processing organizations and/or dispensaries or co-location of infusers with craft growers and/or dispensaries, subject to the provisions of State law and the special use criteria within the Village.
- (4) No cannabis business establishment shall be opened or operated unless specifically authorized under and pursuant to State law and this Title.

(B) Special Use Components

~~in reviewing and acting on special use permit applications for approval of any medical cannabis facility for which special use approval is required, In addition to the factors contained in Section 11-15-5 of this Title,~~ the following components of the facility must be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of other properties in the vicinity:

- (1) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property;
- (2) Proposed structure in which the facility will be located, including co-tenancy (if in a multi-use building), total square footage, security installations/security plan, and building code compliance;
- (3) Hours of operation and anticipated number of customers/employees;
- (4) Anticipated parking demand ~~based~~ and available private parking supply, including any unique demand for handicapped parking;
- (5) Anticipated ~~T~~traffic generation and adjacent roadway capacity;
- (6) Site design, including access points, internal site circulation and commercial vehicle loading, unloading and parking;

- (7) Proposed signage plan;
 - (8) Compliance with all applicable regulations including Sections 11-8-4(c) through 11-8-4(h) of this Chapter, as applicable; and
 - (9) Other criteria determined to be necessary to assess compliance with this zoning ordinance.
- (C) ~~Medical Cannabis Cultivation Centers~~
~~Medical cannabis cultivation centers (i.e., the enclosed and locked facility where cannabis will be grown, harvested, manufactured, packaged, or otherwise prepared for distribution)~~ Cannabis cultivation centers are special uses in all industrial districts. The proposed facility must comply with the following:
- (1) A medical cannabis cultivation center may not be located within 2,500 feet of the property line of a lot occupied by a preexisting day care or school use or within 2,500 feet of any R zoning district boundary. Such facilities may not conduct any retail sales.
 - (2) An adult-use cannabis cultivation center may not be located within two hundred and fifty (250) feet of the property line of a lot occupied by a preexisting public or private nursery school, preschool, primary or secondary school, daycare center, daycare home.
 - (3) The facility may contain no more than 210,000 square feet of canopy space for plants in the flowering stage.
 - (4) The facility may not conduct any retail sales.
 - (5) Parking regulations are the same as those in the I-1 Light Industrial District.
- (D) ~~Medical Cannabis Dispensing Organizations~~
Cannabis dispensaries are special uses in all business and industrial districts. The proposed facility must comply with the following:
- (1) ~~A medical cannabis dispensing organization~~ The facility may not be located within ~~1,000~~ two hundred and fifty (250) feet of the property line of a lot occupied by a ~~day care or school use.~~ preexisting public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, or residential care home.
 - (2) ~~A medical cannabis dispensing organization~~ The facility may not be located within in a dwelling unit or any R- zoned area.
 - (3) ~~A medical cannabis dispensing organization~~ The facility may not have drive-through or drive-up service.
 - (4) The facility may not be located within fifteen hundred (1500) feet of another existing dispensary.
 - (5) Retail sales of non-cannabis products occurring within the ~~medical~~

~~cannabis dispensing organization facility~~ must be accessory to the facility's intended use as a ~~medical~~-cannabis dispensing organization and may not occupy more than 80% of the total floor area of the facility. For purposes of calculating the total floor area dedicated to retail sales, that portion of the floor area dedicated to the distribution of cannabis or cannabis infused products is excluded from this calculation; all floor area dedicated to the sale of other cannabis products and/or paraphernalia is included.

- (6) ~~Off street parking must be provided to accommodate peak hours of use. Parking regulations are the same as those in the B-2 General Business District. Parking plan shall provide sufficient general and handicapped parking spaces to accommodate peak hours of use.~~

(E) ~~Additional Regulations~~ Cannabis Infuser Organizations

~~The applicant must install building enhancements, such as security cameras, lighting, or other improvements, as needed or at the request of the village, to ensure the safety of employees and customers of the medical cannabis facilities.~~

Cannabis infuser organizations are special uses in all business and industrial districts. The proposed facility must comply with the following:

- (1) The facility may not be located within two hundred and fifty (250) feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, or residential care home.
- (2) The facility may not be located in a house, apartment, condominium, or any area zoned for residential use.
- (3) Parking regulations are the same as those in the I-1 Light Industrial District.

(F) Cannabis Craft Grow Organizations

Cannabis craft grow organizations are special uses in all industrial districts. The proposed facility must comply with the following:

- (1) The facility may not be located within two hundred and fifty (250) feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, or residential care home.
- (2) The facility may not be located in a house, apartment, condominium, or any area zoned for residential use.
- (3) The facility may contain no more than 5,000 square feet of canopy space for plants in the flowering stage.
- (4) The facility may not be located within 1500 feet of another craft grower or cultivation center.
- (5) Parking regulations are the same as those in the I-1 Light Industrial District.

(G) Cannabis Processing Organizations

Cannabis processing organizations are special uses in all industrial districts. The proposed facility must comply with the following:

- (1) The facility may not be located within two hundred and fifty (250) feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, or residential care home.
- (2) The facility may not be located in a house, apartment, condominium, or an area zoned for residential use.
- (3) Parking regulations are the same as those in the I-1 Light Industrial District.

(H) Cannabis Transporting Organizations

Cannabis transporting organizations are special uses in all industrial districts. Transporting organizations may be allowed in business districts if they are co-located with a dispensary. The proposed facility must comply with the following:

- (1) The Facility may not be located within two hundred and fifty (250) feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, daycare center, daycare home, or residential care home.
- (2) Parking are the same as those in the I-1 Light Industrial District. Facilities shall provide parking for all commercial vehicles regularly stored at the facility.

Section 5: Section 11-20-7 “DEFINITION OF WORDS AND TERMS BEGINNING

WITH “C”” of the Zoning Ordinance of the Village of Summit is hereby amended by adding the following underlined terms:

Cannabis Business Establishment

A cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization, transporting organization, as defined herein.

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, 410 ILCS 705/1, et. seq., enacted by the State of Illinois, as it may be amended from time to time, and regulations promulgated thereunder.

Cannabis Cultivation Center

A facility operated by an organization or business that is ~~registered~~ 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, 410 ILCA 705/1 et. seq. and the Compassionate Use Of Medical Cannabis Pilot Program Act, 410 ILCS 130/1 et. seq, enacted by the State of Illinois, as may be amended from time to time, and regulations promulgated thereunder.

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, 410 ILCS 705/1 et. seq. and the Compassionate Use Of Medical Cannabis-Program Act, 410 ILCS 130/1 et. seq., enacted by the State of Illinois, as may be amended from time to time, and regulations promulgated thereunder.

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, 410 ILCS 705/1 et. seq. and the Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130/1 et. seq., enacted by the State of Illinois, as may be amended from time to time, and regulations promulgated thereunder.

Cannabis 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, 410 ILCS 705/1, et. seq., enacted by the State of Illinois, as it may be amended from time-to-time, and regulations promulgated thereunder.

Cannabis 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, 410 ILCS 705/1, et. seq., enacted by the State of Illinois, as it may be amended from time to time, and regulations promulgated thereunder.

Cannabis 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 410 ILCS 705/1, et. seq., enacted by the State of Illinois as it may be amended from time-to-time, and regulations promulgated thereunder.

Section 6: Section 11-20-17 “DEFINITION OF WORDS AND TERMS BEGINNING WITH “M”” of the Zoning Ordinance of the Village of Summit is hereby amended by eliminating the stricken language as follows:

11-20-17 DEFINITION OF WORDS AND TERMS BEGINNING WITH "M"

Medical Cannabis Facility

~~A medical cannabis cultivation center or a medical cannabis dispensing organization~~

Section 7: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 8: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.


Section 9: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Intentionally left blank.

ADOPTED by the President and Board of Trustees of the Village of Summit Cook County, Illinois this 16th day of August 2021, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
PARKER				✓	
WASKO	✓				
JULIUS	✓				
DARDOVSKI	✓				
ORTIZ				✓	
SULLIVAN	✓				
PRESIDENT RODRIGUEZ					
TOTAL	4				

APPROVED by the President of the Village of Summit, Cook County, Illinois on this 16th day of August 2021.


 SERGIO RODRIGUEZ
 VILLAGE PRESIDENT

ATTEST:


 COLLEEN LAMBERT
 VILLAGE CLERK

