



## City Council Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	October 10, 2022
<b>Submitter:</b>	Tony Budzikowski, AICP, Community & Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Zoning Ordinance Text Amendment – Adult Use Recreational Cannabis Dispensary

**Summary:** City staff was asked to revisit the topic of adult use recreational cannabis as a permitted or special use in the City of Crest Hill (“City”) this past summer by the City Council. This topic is being reconsidered because of the potential sales tax revenue and also because adult use recreational cannabis has become more mainstream in the last several years (and warrants some additional thought and discussion). The City’s Planning Consultant has conducted some additional due diligence on the subject matter and has provided this updated information in the attached material.

In October 2013, the City passed an Ordinance permitting medical cannabis dispensaries and medical cannabis cultivation with the corporate limits and in the B-3 and M-1 districts respectively. The proposed text amendment only references dispensaries and does not change any codes relating to cultivation which will remain a special use in the M-1 district. The currently proposed text amendment only considers Adult Use Cannabis Dispensaries as a special use in the B-2, B-3, M-1 and M-2 districts with additional use conditions such as proximity to schools and daycares, prohibiting drive thru’s, security conditions and off-street parking.

A public hearing was held before the Plan Commission (PC) on September 14th to discuss the specific details of the request. At the PC meeting, the City’s Planning Consultant explained and summarized the various aspects of the staff report and answered questions. No members of the public were in attendance at the public hearing to speak for or against the request. A Deputy Chief from the Police Department and the City Attorney were also in attendance at the meeting to field questions/concerns about adult use recreational cannabis. The PC did review and deliberate on the request and initially made a motion to recommend approval of the text amendment but this initial motion did not receive a second. Following the failed motion, a second motion was made to deny the text amendment request and this recommendation received a favorable vote of 3-2.

The PC staff report, application material and draft text amendment are included in the packet for review and reference purposes.

City Council  
October 10, 2022  
Text Amendment – Adult Use Recreational Cannabis

**Recommended Council Action:** If the Mayor and City Council agree with the PC recommendation to deny the text amendment, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance denying the text amendment request with the necessary Findings of Fact in support of this determination.

If the Mayor and City Council agree with the text amendment to permit and allow Adult Use Cannabis dispensaries as specified in the accompanying draft ordinance, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance to approve the request subject to Findings of Fact in support of the text amendment.

The request will go back to the Mayor and City Council for final action and Ordinance approval upon completion of the necessary Ordinance either approving or denying the request.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:**

- Cover letter, PC staff report, application material and draft text amendment