



Community and Economic Development Ordinance

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director

For: Village Board Meeting of: November 9, 2020

Subject: CAJD Illinois Ventures, LLC – Craft Grower, Infuser, Processor Special Use

Financial Impact:

Attachments:

1. Exhibit A - Legal Description 905_911 East Orchard Street (DOC)
2. Exhibit B - Site Plan 905_911 East Orchard Street (PDF)

Motion

Motion to Pass an Ordinance granting a conditional special use permit to CAJD Illinois Ventures, LLC for an Adult-Use Cannabis Craft Grower, Infuser, and Processor at 905 and 911 East Orchard Street, Mundelein, Illinois.

Comments

On October 26, 2020 the Board of Trustees authorized staff to draft an ordinance that grants a conditional Special Use Permit to CAJD Illinois Ventures, LLC for an Adult-Use Cannabis Craft Grower, Infuser, and Processor at 905 and 911 East Orchard Street.

ORDINANCE NO. (ID # 4632)**ORDINANCE GRANTING A CONDITIONAL SPECIAL USE PERMIT TO CAJD ILLINOIS VENTURES, LLC
FOR AN ADULT-USE CANNABIS CRAFT GROWER, INFUSER, AND PROCESSOR AT 905 AND 911 EAST
ORCHARD STREET, MUNDELEIN, ILLINOIS**

WHEREAS, an application has been filed by CAJD Illinois Ventures, LLC (the “Applicant”) requesting a Special Use Permit to operate an Adult-Use Cannabis Craft Grower, Infuser, and Processor on the property located at 905 and 911 East Orchard Street, Mundelein, Illinois, the legal description of which is set forth on **Exhibit A** attached hereto and made a part hereof (the “Subject Property”); and

WHEREAS, the Subject Property is owned by Orchard Commercial Center, LLC; and

WHEREAS, the Subject Property is located in the M-MU Manufacturing Mixed-Use Zoning District; and

WHEREAS, a Special Use Permit is required under the provisions of Section 20.40.020 of the Mundelein Municipal Code for Adult-Use Cannabis Craft Growers, Infusers, and Processors; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on October 7, 2020 by the Mundelein Planning and Zoning Commission; and

WHEREAS, the Mundelein Planning and Zoning Commission voted 7-0 in favor of a recommendation to approve the Special Use Permit with conditions; and

WHEREAS, at its regular public meeting on October 26, 2020, the Village Board of Trustees approved the Planning and Zoning Commission’s findings of fact and recommendations; and

WHEREAS, at said public meeting, the Village Board of Trustees felt it is in the best interest of

the Village to pass an Ordinance granting said Special Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I. Pursuant to Section 20.40.020 of the Mundelein Municipal Code, a Special Use Permit is hereby granted to the Applicant an Adult-Use Craft Grower, Infuser, and Processor on the property located at 905 and 911 East Orchard Street with the following conditions:

- a. A Certificate of Occupancy for the business shall not be issued until the Applicant receives a license to operate from the State of Illinois;
- b. The Special Use Permit may be repealed by the Village Board of Trustees, in its sole discretion, if the Applicant does not receive a license to operate from the State of Illinois by May 9, 2021;
- c. This Special Use Permit does not provide permission to the Applicant to operate an Adult-Use Cannabis Transporting Organization at the subject property, and if the Applicant wishes to operate a Transporting Organization in the future, they must apply for a separate Special Use Permit;
- d. If odor impacts on neighboring properties are present, or ever become present, the Village of Mundelein reserves the right to require that a ventilation system be installed, the specifications for which must be approved by the Building Department; and
- e. A security plan, including, but not limited to, lighting, security, and video surveillance installations shall be reviewed and approved by local law enforcement officials prior to issuance of a Building Permit.

SECTION II. The Special Use is being granted to the Applicant for the use of the Subject Property for an Adult-Use Cannabis Craft Grower, Infuser, and Processor as depicted by the plans and

literature attached hereto and made a part hereof as **Exhibit B**.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, approval, filing and publication in pamphlet form as by law provided.

ADOPTED this 9th day of November, 2020 by a roll call vote as follows:

President

ADOPTED: November 9, 2020

APPROVED: November 9, 2020

PUBLISHED in pamphlet form: _____

ATTEST: _____
Village Clerk