

VILLAGE OF RICHMOND
PLAN COMMISSION
PUBLIC HEARING MINUTES
5600 HUNTER DRIVE
OCTOBER 7, 2019
6:00 pm

Public Hearing in the matter of the Petition of the Village of Richmond for a Proposed Text Amendment to the Village of Richmond Unified Development Ordinance (UDO) Requesting that the UDO be Amended to 1) Allow Adult-Use Cannabis as a Special Use in the Industrial/T-6 District, General Business/GB District, and Commercial, Office, Research, Industrial/CORI District; and 2) to Amend Section 4.1.3 of the UDO to Add Stormwater Management Permits to the List of Applicant Requested Reviews for Which Reimbursement of Costs is Due to the Village

Chairperson Lauri Olson called the October 7, 2019 Plan Commission Public Hearing to order at 7:05 PM, 5600 Hunter Drive, Richmond, Illinois.

Everyone in attendance rose for the Pledge of Allegiance.

ROLL CALL:

PRESENT: Plan Commissioner/Chairperson Lauri Olson, Plan Commissioners: Brian Luedke (arrived at 7:07 PM), John Murray, Isabell Sottile, and Tom Van Daele.

ABSENT: Plan Commissioners: Judi Jones and Marge Stermer.

ALSO PRESENT: Village President Craig Kunz, Attorney Brandy Quance, and Village Clerk Karla L. Thomas.

CONSIDERATION/APPROVAL OF MINUTES: Minutes from the January 8, 2019 Plan Commission Public Hearing and September 19, 2019 Special Plan Commission Meeting were reviewed.

Commissioner Olson moved, seconded by Commissioner Murray to approve the January 8, 2019 Plan Commission Public Hearing and September 19, 2019 Special Plan Commission Meeting minutes as presented. The motion was approved by voice vote.

VERIFICATION BY VILLAGE CLERK PUBLICATION OF NOTICE: Village Clerk Thomas stated for the record that publication occurred on September 21, 2019 and the proof of publication will be on file with the Village.

PRESENTATION BY VILLAGE PRESIDENT: President Kunz stated that Adult-Use Cannabis has been legalized by the State of Illinois, other municipalities besides the Village are reviewing regulations through the use of a Special Use Permit. The types of regulations include which zoning districts Adult-Use Cannabis businesses will be allowed, the general standards applicable to a business, such as, types of businesses, distance from "sensitive locations", hours of operation, parking, and signage. President Kunz asked the Commission to consider prohibiting consumption on premise as well.

DISCUSSION: Attorney Quance directed the Commission to the draft Illinois Municipal League (IML) ordinance. She noted that the ordinance before them states that a setback of 1,500 feet is established for “sensitive locations”, such as, schools and daycare centers. Additionally, consumption on site for dispensaries only is included in the State Statute.

Commissioner Van Daele stated that he would prefer all Adult-Use Cannabis businesses be permitted only in the T-6 Industrial area to limit traffic through the Village.

Commissioner Olson stated that she would like to limit the number of establishments and address signage.

Attorney Quance read that portion of the Statute regarding signage. The commissioners agreed that the Statute regulations were sufficient and applicants should meet the established regulations already in the UDO for wall and ground signs.

Commissioner Sottile asked to address hours of operation for Adult-Use Cannabis businesses.

Attorney Quance referred to the hours of operation in the Statute, which are set at 6:00 am to 10 pm. The commissioners agreed that the Statute hours were sufficient as stated.

Commissioner Olson asked to address the matter of consumption on premise. She would like no consumption on premise (smoking or eating). The other commissioners agreed.

Commissioner Olson asked to limit the number of dispensaries to (2) Two. The other commissioners agreed.

President Kunz reported that signage usually goes before the Community Development Committee (CDC). The commissioners agreed that all proposed signage plans go before the CDC, then to the Plan Commission and finally the Village Board.

Commissioner Sottile provided information on the Community College Cannabis Vocational Training Pilot Program pertaining to Adult-Use Cannabis Transporter businesses.

The commissioners expressed the need for adequate lighting and security cameras in parking areas.

Clerk Thomas noted that vacant land is available for development in the i-1 (Grandfathered Industrial County Zoning by Agreement) on the north side of the Village and the commissioners may want to consider allowing Adult-Use Cannabis businesses in the area. The commissioners agreed to add i-1 to the use table.

The commissioners then reviewed the ordinance to amend Article 4.1, General Provisions, Section 4.1.3 Reimbursement for Staff Review Time of the Richmond UDO. It was noted that this is a minor language amendment to add Stormwater Management permits that was missing.

PUBLIC COMMENTS: None.

RECOMMENDATION OF COMMISSION: *Commissioner Olson moved, seconded by Commissioner Van Daele to approve the Adult-Use Cannabis Ordinance with the following amendments: on Page 6 end of*

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paragraph 1 deleting "and no adult use cannabis dispensing organization shall also sell food for consumption on the premises other than as authorized in subsection 2 below in the same space."; on the same Page 6, paragraph 2 deleting "on-site consumption"; also limiting the number of dispensaries to (2) Two; on Page 4, item 7 amending the language to read "Proposed signage plan will be submitted and reviewed by the CDC prior to review by the Plan Commission."; and also adding a Special Use for all cannabis business establishments in the i-I district. ROLL CALL VOTE: AYES: OLSON, LUEDKE, MURRAY, SOTTILE, VAN DAELE. NAYS: NONE. ABSENT: JONES and STERMER. ABSTAIN: NONE. The motion carried.

Commissioner Olson moved, seconded by Commissioner Murray to approve Article 4.1 General Provisions, Section 4.1.3 Reimbursement for Staff Review Time of the Richmond UDO as presented. ROLL CALL VOTE: OLSON, LUEDKE, MURRAY, SOTTILE, VAN DAELE. NAYS: NONE. ABSENT: JONES and STERMER. ABSTAIN: NONE. The motion carried.

ADJOURNMENT: With no further business, Commissioner Olson moved to adjourn the October 7, 2019 Plan Commission Public Hearing, seconded by Commissioner Luedke. The motion was approved by voice vote. The Public Hearing was adjourned at 6:58 PM.

Respectfully Submitted,



Karla L. Thomas
Village Clerk