



Southern View President and Board of Trustees Agenda for the Special Monthly Meeting

Monday / November 28, 2022 / 6:00 p.m.

- 1) CALL TO ORDER: Mike Patsche, Village President
- 2) ROLL CALL: Greg Bourland, Trustee
Nate Briggs, Trustee
Robert Eskew, Trustee
Bill Haines, Trustee
Rebecca LaRussa, Trustee
Jack Pierce, Trustee
- 3) PLEDGE OF ALLEGIANCE: Mike Patsche, Village President
- 4) CITIZEN REQUESTS TO ADDRESS THE BOARD:
- 5) OLD BUSINESS DISCUSSION:
 - a) Discussion of the Zoning Board Recommendations to consider amendments to Ordinance 19-09-04 relating to the setbacks for cannabis establishments in the Village of Southern View
 - b) Discussion and Approval of Ordinance 22-11-01 An Ordinance Amending Chapter 154 of Title XV of the Southern View Municipal Code Pertaining to Land-Use
- 6) NEW BUSINESS DISCUSSION:
 - a) Discussion and Approval of Forfeiture Penalty of Magnolia Lane
 - b) General Business Discussion

President's Comments-

- 7) ADJOURNMENT:
Any subject matter placed on the agenda, regardless of how the matter is stated on the agenda or where it is placed, may be acted upon by the President and Board of Trustees.

Posted: November 23, 2022 1:00 p.m.



Minutes of the Special Meeting of the
Village of Southern View Board

CALL TO ORDER: The President and the Board of Trustees held the regular scheduled meeting on Monday, November 28, 2022, at the Southern View Municipal Building, 3410 South Fifth Street, Southern View, Illinois. The meeting was called to order at 6:00 pm by President Patsche, followed by Roll call and the Pledge of Allegiance.

ROLL CALL: The following were present:

Greg Bourland, Trustee of Building Permits
Nate Briggs, Trustee of Economic Development
Bill Haines, Trustee of Parks
Rebecca LaRussa, Trustee of Public Relations
Jack Pierce, Trustee of Public Works

Also Present:
Lisa Cave, Village Treasurer & Clerk
Don Craven, Attorney

Absent:
Robert Eskew, Trustee of Health & Safety

COMMENTS: Elizabeth Richbark addressed the board with several issues in regard to cannabis. Elizabeth would like to see a limit on 10,000 sq feet of grow area. Elizabeth wants the hours like the other cannabis locations that are in Springfield, she would like delivers only during open hours and have carbon filters that will help stop the smell for the residents.

Attorney Craven introduced Chris Stone who represents Lincoln Labs who is proposing the dispensary in the Village. Chris thanked Elizabeth for the questions and went through each item individually. Chris stated there will be a privacy fence all the way around the cultivation area which will be in the rear of the building and the dispensary will be in the front of the building. The privacy fence will be 6 feet high with 2 feet of barbed wire on top of it. No onsite consumption. Dispensary hours would most likely be 10 am to 8 pm, the craft grow operation will have employees starting at 7 am to 5 pm typically. The craft grow operation anticipates 2 semi-trucks per month at most, then there are transit vehicles (no bigger than an SUV). The craft grow has a limit of 14,000 flowering plants. The back portion of the warehouse will have double racking but to have 14,000 flowering plants the building would need to have somewhere between 19,000 – 25,000 sq feet of building space and this building does not allow for that kind of operation. Chris stated that the labs use a carbon UV filters in the craft grow and the dispensary to prevent odors. Chris stated the front and past the 3rd building will be paved, if they decide to add on to the building they would come back to the Village for approval. The first building has about 5,000 square feet acting as a dispensary. The second building is part cultivation and part dispensary acting as a transport area that is 7,200 square feet. The State of Illinois requires that all deliveries must be made between the hours of 6 am to 9 pm. Chris stated there is a venting system, the odor goes through the UV filters before it goes through the venting system. President Patsche asked Elizabeth Richbark if there were any other concerns

or questions she had to address. Elizabeth stated no. Chris stated there were only 3 licenses given in this region and he was not one of them. Chris was granted a license in Northern Illinois. Chris stated that Lincoln Labs is purchasing the license from a Chicago entity.

Tim Furhman, resident of Straight Street, stated over 100 homes over in the St Francis Drive area. Tim felt that this was done kind of hush hush and St Joseph's Home is nearby. Tim stated that he does not like the smell of cannabis, filters are not fool proof, the odor is going to warf towards their homes. Tim stated that he had no time to organize folks to come to the meeting. Chris stated that no the filters are not fool proof but venting of the grow will be from midnight to 4 am during the morning hours. Chris stated that he is not a user but they are committed to eliminate the odor. Trustee LaRussa addressed Tim stating that the Village passed an ordinance that allowed cannabis operations back in 2019 and just now are we being presented with a possible business in the Village. This was not done hush hush as soon as the business came to the Village to operate within the Village the board was notified.

Rick Allen asked if they pass this ordinance is there a variance for other businesses in the Village. Attorney Craven stated he has reviewed the map of Southern View and he does not believe there is another area in the Village of Southern View that is within the perimeter of the zoning requirement setbacks.

Marci Haines asked how often do they typically have to change filters? Chris replied once a month.

OLD BUSINESS: President Patsche presented for discussion of the Zoning Board Recommendations to consider amendments to Ordinance 19-09-04 relating to the setbacks for cannabis establishments in the Village of Southern View. President Patsche stated the Zoning Board recommended all setbacks at 200 feet. President Patsche stated that the audio did state that and that he has discussed with several zoning board members that have expressed that was not what they were understanding. Our current ordinance states 250 feet setback for residential zoning and 1500 feet from schools and daycares. Trustee Bourland suggested a 200 feet setback for residential zoning and 1000 feet from schools and daycares.

Motion to reject the zoning board recommendation of all setbacks to Ordinance 19-09-04 to 200 feet by Trustee Bourland and 2nd by Trustee LaRussa
Upon roll call vote, all voted AYE, including President Patsche
MOTION PASSES.

President Patsche asked for discussion and approval of Ordinance 22-11-01 an Ordinance Amending Chapter 154 of Title XV of the Southern View Municipal Code Pertaining to Land Use. Our current ordinance states 250 feet setback for residential zoning and 1500 feet from schools and daycares. Trustee Bourland suggested a 200 feet setback for residential zoning and 1000 feet from schools and daycares.

Motion to approve Ordinance 22-11-01 Ordinance Amending Chapter 154 of Title XV of the Southern View Municipal Code Pertaining to Land Use to 200 feet setback for residential zoning and 1000 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 by Trustee Bourland and 2nd by Trustee LaRussa
Upon roll call vote, all voted AYE, including President Patsche
MOTION PASSES.

NEW BUSINESS DISCUSSION: President Patsche asked for discussion and approval of their forfeiture penalty of Magnolia Lane. Attorney Craven stated that Mr. Fields has asked the board at the last meeting for a waiver of the forfeiture amount of \$237,000. Attorney Craven and Chris Stone have spoken in length and Lincoln Labs LLC has agreed to repay to the Village the sum of \$237,000 in TIF funds and Lincoln Labs

LLC can not pursue any remedy against the Fields Family Incorporated based in its failure to operate a retail store for 5 years.

Motion to approve Ordinance 22-11-04 an Ordinance Allowing the Substitution of Lincoln Labs LLC for Fields Family Incorporated by Trustee Bourland and 2nd by Trustee LaRussa

Upon roll call vote, all voted AYE, including President Patsche

MOTION PASSES.

ADJOURNMENT: With no further business, President Patsche asked for a motion to close the meeting at 6:30pm. Motion was made by Trustee LaRussa and 2nd by Trustee Bourland.

PREPARED BY: Lisa Cave, Clerk

DATE APPROVED: December 27, 2022