

COMMITTEE OF THE WHOLE
AUGUST 12, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:15 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Shawn Kooistra, Dan Anderson, Mark Bozik, Pat Watkins, Caron Bricks, Tom Dahl, Karen Young, and Patty Burns.

2. APPROVE PREPARED AGENDA

Motion by Trustee Devitt, second by Trustee Domke, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. RESOLUTION OF INTENT TO REIMBURSE TIF ELIGIBLE COSTS TO 400 ROSELLE LLC (AVGERIS)

The Inducement resolution is a way to establish a public record stating that the Village will consider costs affecting the development that occurred prior to the final approval of a TIF District. It is important to note that the Inducement Resolution does not commit the Village to a financial agreement nor does it reimburse the cited costs; rather, it gives the Village an opportunity to consider the costs in a future TIF agreement and assurance to the developer to move forward with the project.

The 400 Roselle LLC is proposing to develop a 282-unit apartment complex. The project will include:

- construction of the new buildings; apartment and parking structure,
- land assembly including the exchange with the Village
- utility work including sanitary, water, and storm improvements, and the potential rerouting of access drive to the Metra parking lot
- a bond issuance(s) both tax exempt and non exempt
- streetscaping - sidewalks, landscaping and decorative street lighting

This type of development furthers the goals of the Village's 2016 Comprehensive Plan which calls for an expanded town center and transit-oriented development near the Metra Station.

Staff was directed to proceed as proposed.

5. REFUSE AND RECYCLING REQUEST FOR PROPOSAL

The Board directed staff to engage in an RFP process for the refuse and recycling agreement with Republic Services expiring on April 1, 2020. The RFP was posted to the public on the Village website and sent directly to six major refuse and recycling collection companies via email on May 1, 2019. Vendors had until June 3, 2019 at 3:00 p.m. to submit proposals. The Village received six proposals by the following vendors:

- Advanced Disposal
- Flood Bros Disposal, Co.
- Lakeshore Recycling Systems
- Recycle Track Systems (RTS)
- Republic Services
- Waste Management (WM)

Staff has evaluated the proposals on the basis of the original goals set forth by the RFP process. Evaluations have focused on maintaining the current scope, level and frequency of residential and commercial refuse and recycling collection services. In addition, staff has investigated and compared nonbinding alternative service options for Roselle residents and businesses to receive the highest level of service and performance standards at the most competitive pricing.

If the Board chooses to accept staff's recommendation, staff will continue to follow the adopted RFP timeline to ensure proper time and preparation be given to Flood Bros Disposal, Co. and Roselle residents and businesses for the transition on April 1, 2020. Staff will work with Flood Bro's Disposal, Co. to develop communicative material for residents and businesses stemming from experiences other transitioning communities have recently encountered. The adopted RFP timeline is as follows:

~~April 2019.....RFP posted~~

~~June 2019.....RFP responses due~~

~~July 2019.....Vendor evaluations~~

August – September.....Finalize agreement

October 2019.....Award contract

Trustee Berkshire requested a presentation be made to the Board regarding the rolling out of a change management program for this transition.

Trustee Trejo stated that he would prefer to stay with Republic Services – they have continually provided good service to the Village of Roselle.

Staff was directed to proceed in finalizing an agreement with Flood Bros. Disposal.

6. CANNABIS REGULATION AND TAX ACT

Before staff begins a more detailed review of the Cannabis Regulation and Tax Act and provides a recommendation regarding the authority the Village Board has with regards to the zoning, regulation, and licensing of adult use cannabis businesses in Roselle, staff first requests the Village Board determine if it wants to prohibit cannabis businesses from locating in Roselle. The following information is intended to provide the Village Board with an initial review of the new law and its impact on municipalities.

- ✓ On June 25, 2019 Governor Pritzker signed into law the Cannabis Regulation and Tax Act (CRTA). The law legalizes the consumption and possession of cannabis for recreational purposes for adults 21 and older in Illinois. The CRTA grants limited authority to municipalities to regulate cannabis business establishments including cultivation centers, dispensaries, infusers, processors, and craft growers intending to serve adult use customers.
- ✓ Municipalities may not restrict the private consumption of cannabis authorized by the CRTA. However, the CRTA prohibits the use of cannabis in public places, schools, and child care facilities. Municipalities may adopt and enforce local ordinances to regulate possession and public consumption of cannabis as long as regulations and penalties are consistent with the CRTA.
- ✓ The CRTA authorizes municipalities to prohibit the location of cannabis businesses, restrict cannabis business establishments, restrict cannabis businesses to specific zoning districts, require cannabis businesses to obtain special permits to operate, and condition the grant of a special permit on compliance with certain regulatory restrictions.
- ✓ The CRTA allows municipalities to impose a local retailer sales tax of up to 3% of the retail purchase price of cannabis and regulate the on-premises consumption of cannabis at or in cannabis business establishments. The tax must be imposed in 0.25% increments. The State will also derive revenues from State taxes and licensing imposed on cannabis businesses with 8% of those proceeds distributed back to local governments to fund crime prevention programs, training, and interdiction efforts.
- ✓ Municipalities are not responsible for licensing dispensary and cultivation businesses as that falls under the responsibility of the State's Department of Financial and Professional Regulation and Department of Agriculture. The State will issue licenses according to a graduated scale with up to 295 dispensing businesses being authorized after the first year. The CRTA will allow for the licensing of up to 500 dispensary businesses by January 1, 2022. Cultivators will be capped at 50 with 100 growers being allowed.
- ✓ The Village's Zoning Code does not address uses that would encompass cannabis business establishments as defined with the CRTA. However, the Village's Zoning Code was amended on April 28, 2014 to (1) allow medical cannabis dispensing organizations as a permitted use in the M Limited Industrial District and (2) allow medical cannabis cultivation centers as a special use in the M Limited Industrial

District. These amendments occurred as a result of the Compassionate Use of Medical Marijuana Pilot Program Act that became law on January 1, 2014.

If the Village Board requests other information before it makes a decision on how it wants to limit or prohibit cannabis business establishments in Roselle, staff will be prepared to provide that information at the August 26 COW meeting. This additional information will include an up to date survey of what other municipalities are doing with this issue, a recommendation on zoning district and permitted or special use provisions, potential tax and revenue projections for adult use cannabis dispensary or cultivation businesses, and impact on law enforcement.

Trustee Domke noted that this is a very big issue for Roselle – he would like to discuss surveying residents to get their input.

Staff was directed to bring back more information.

7. EXECUTIVE SESSION - None
8. CITIZEN COMMENTS/QUESTIONS - None
9. OTHER BUSINESS – None
10. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.
Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:04 p.m.
Upon Voice Vote: **MOTION CARRIED.**