

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, January 14, 2019
MINUTES

5

CALL TO ORDER

Chairman Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for January 14, 2019 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

PLEDGE OF ALLEGIANCE

Vice Chair Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Darci Chandler, Terra DeBaltz, Robert Chandler, Ron Hahn and Vice Chair Dawn Ellison

20

COMMISSIONERS

ABSENT: Chairman Kibort

ALSO PRESENT: Director of Development Services Charles Nordman

25

4. Public Comments None.

5. Approval of Minutes

A. Approval of the October 22, 2018 Plan Commission Meeting Minutes

30

A MOTION was made to approve the October 22, 2018 Plan Commission Meeting Minutes as written.

MOVED: Commissioner DeBaltz

SECONDED: Commissioner Dari Chandler

35

AYES: Commissioners Darci Chandler, DeBaltz, Vice Chair Ellison

NAYS: None

ABSTAIN: Commissioner Hahn and Robert Chandler

MOTION CARRIED 3:0:2

40

6. Public Hearing(s)

A. Petition No. 19-1.1, JayDev Brew, Inc. (d/b/a More Brewing), petitioner and Rush Trucking Centers of Illinois, Inc., owner, 13980 Automall Drive; PINs: 02-09-352-003 and 02-16-020-002, Request is for approval of (i) a Text Amendment to Section 156.011 of the Zoning Ordinance to define Microbrewery/Winery and Section 156.061(B)(2) of the Zoning Ordinance to add Microbrewery/Winery as a Special Use in the C-2 Regional Retail zoning district; (ii) a Special Use Permit for a Microbrewery; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance. The application proposes to locate a production brewery and taproom/ brew pub restaurant for More Brewing at 13980 Automall Drive.

45

50

SUMMARY

Director Nordman stated More Brewing Company is proposing to operate a production brewery with a taproom/ brew pub restaurant within the former Chevrolet Dealership at 13980 Automall Drive, currently owned by Rush International. Director Nordman explained that More Brewing is proposing to lease the existing 25,302 square feet building and renovate it to include 11,302 square feet dedicated for the production of beer and 14,000 square feet for a taproom/ brew pub restaurant. The tap room/ brew pub, which will be located in the former dealership showroom, will include a full kitchen, outdoor patio and special events area for private dining. The production side will be located in the area previously occupied by the service department and will include a brewhouse, fermentation and conditioning vessels and packaging line. There will also be a barrel room where beer will be aged in whiskey barrels prior to packaging.

Director Nordman stated that More Brewing currently operates a brewery/ brewpub restaurant in Villa Park, Illinois. The Huntley location will be their second production facility and will allow More to increase production and distribution of their beer that cannot currently be handled by their Villa Park location.

Director Nordman stated that on December 21, 2017, the Village Board approved Ordinance (O) 2107-12.82 approving an amendment to the Village of Huntley Comprehensive Plan for the I-90/IL 47 Gateway Plan. Director Nordman explained that the dealership location is included in the area addressed by the Gateway Plan, which identifies the Automall area as an opportunity site for mixed commercial development that serves as a regional draw. The plan expands the uses appropriate for the Automall and includes restaurants. Director Nordman noted that More’s repurposing of the former dealership would be a first step in implementing the new vision for this area as identified in the Gateway Plan.

STAFF ANALYSIS

Director Nordman stated the subject property is zoned C-2 Regional Retail District. He explained that a microbrewery/ winery is allowed currently as a special use in the M Manufacturing District, and as a permitted use in the BP Business Park District and the ORI Office / Research / Industrial District. In order for this proposal to proceed, a microbrewery/ winery must be added to the allowable uses in the C-2 District. Director Nordman further explained that a definition of a microbrewery/ winery will also be added to the Zoning Ordinance in order to accommodate and delimit the various component land uses that have become customary and traditionally part of a microbrewery/ winery.

Text Amendment – C-2 Regional Retail District

Director Nordman explained that the purpose of the C-2 Regional Retail District is to provide for larger retail developments. Typically, the Regional Retail District is intended for uses which, because of their size or nature of operation, generate higher volumes of vehicular or truck traffic. Director Nordman stated that in view of the fact that the proposed microbrewery has a substantial retail component and will undoubtedly have a regional service area, a C-2 special use designation is proposed as the most efficient and effective approach for allowing the proposal to proceed.

Text Amendment - Definitions

Director Nordman stated the component land uses of a microbrewery/ winery are comprised of the following specific uses:

- Retail sale of liquor
- Retail sale of liquor on the premises such as a tasting or tap room
- Retail sale of prepared food and drinks on the premises
- Retail sale of clothing, souvenirs, gifts, etc.
- Manufacturing of malt beverages and wines
- Warehousing, storage, and wholesale distribution of malt beverages and wine

- Outdoor entertainment
- Accessory grain silo structures
- Accessory outdoor restaurant seating

5 Director Nordman explained that retail sales and restaurants are allowable uses in the C-2 District. However, manufacturing, warehousing, outdoor entertainment, and accessory silos are not allowable in the C-2 District. Director Nordman states the addition of a definition can provide for the customary and traditional components of a microbrewery/winery. Therefore, the following definition is proposed to be added to the Zoning Ordinance:

10 **MICROBREWERY/WINERY:** A microbrewery/winery is principally a retail establishment with the subordinate manufacture of malt beverages and wines. The microbrewery/winery must include a tasting or tap room, and it must include the manufacture of malt beverages or wines. A microbrewery/winery may include a restaurant for the sale of prepared food and drinks on the premises; miscellaneous retail, such as microbrewery/winery clothing, souvenirs, gifts, etc.; accessory outdoor entertainment; accessory outdoor restaurant seating; and accessory silo structures. Accessory outdoor entertainment shall be subject to the requirements for Temporary Uses, Structures, and Obstructions.

15
20 A microbrewery/winery which produces more than 30,000 barrels per year and less than 120,000 barrels per year must include a restaurant for the sale of prepared food and drinks on the premises. A microbrewery/winery which produces more than 30,000 barrels per year and less than 120,000 barrels per year shall be limited in floor area, such that the floor area used for manufacturing and its ancillary uses shall be not greater than the floor area used for retail and its ancillary uses.

25 A microbrewery/winery which produces less than 30,000 barrels per year shall only be required to include a tasting room or a tap room, and the manufacture of malt beverages or wines. Such a microbrewery/winery shall not be subject to the floor area limitations for manufacturing and retail.

Special Use Permit

30 Director Nordman stated that in accordance with the proposed text amendment to add microbrewery/winery as a special use in the C-2 District, the petitioner is requesting a special use permit to allow a microbrewery at 13980 Automall Drive.

35 When reviewing a Special Use Permit for a microbrewery, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following (*The petitioner's responses to the standards are provided as an exhibit to this report*):

- 40 (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- 45 (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

- (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Site Plan Review

Director Nordman stated the existing site plan will undergo only minor modifications to accommodate More Brewing. These changes include resurfacing the parking lot and the addition of new walkway striping and pavers within the parking lot at the front of the building. Director Nordman further explained that the parking lot at the rear of the building would be reconfigured for delivery vehicles. Two additional trash enclosures would be constructed adjacent to the rear of the building to accommodate used materials from the brewing process and the existing trash enclosure at the southeast corner of the property would be removed and reconstructed to accommodate the reconfiguration of the parking lot at the rear of the building. Grain silos/tanks would also be located along the rear (south) elevation of the building. Director Nordman stated it is anticipated that one, possibly two, tanks would be installed initially and an additional two may be installed in the future.

Director Nordman stated the petitioner will also replace the parking lot lighting with new LED fixtures and remove landscaping to that is dead or in poor condition, which includes the removal of the Green Ash trees on the site. The landscape plan provided by the petitioner proposes to initially prune the overgrown landscaping on the site and remove the geo-grid and gravel within the parking lot islands to the north of the building. Director Nordman explained that these areas would be landscaped with grass.

The subject site also includes the open space to the south of the former dealership. The petitioner proposes to utilize the open space for three to four special events per year and also overflow parking for the events. Details pertaining to the special events would be provided to the Village Board annually with the renewal of the liquor license.

Parking

Director Nordman stated proposed parking would be accommodated within the existing parking lot. The lot striping will be modified to accommodate customer parking since the lot was previously used for the display of automobiles for the car dealership. The following table provides a summary of the required parking for the brewery:

Required Parking

	REQUIRED RATIO	SQUARE FOOTAGE	REQUIRED
PRODUCTION	2.0 / 1,000 SQ. FT.	11,302	23
RESTAURANT (TAPROOM/BREW PUB/PATIO)	1 SPACE / 3 SEATS	335 SEATS	112
		TOTAL REQUIRED	135
		TOTAL PROVIDED	116
		LANDBANKED	19
		TOTAL*	135

**Approximately 270 overflow parking spaces are also provided to the south of the building.*

Director Nordman explained that the above requirements assume that all areas of the restaurant are being used at the same time. Director Nordman noted that the “barrel room” and “sour room” are special event spaces and will

primarily be used for the aging of beer in whiskey barrels. These two rooms accommodate seating for 108 people which requires 36 parking spaces.

5 Director Nordman further explained that additional special event/overflow parking would be provided within the open space to the south of the building. It is estimated that an additional 270 vehicles could be accommodated within the open space. Director Nordman noted that a portion of this open space was previously used by the former dealership for additional parking. A 100' by 280' (28,000 square feet) temporary gravel parking lot was approved by Ordinance (O)2004-10.66 and constructed by the dealership in 2004, however, grass has since grown through the gravel. Director Nordman further explained that an area in the north parking lot has been designated as landbanked parking. This area could accommodate approximately 19 parking spaces.

Building Elevations

15 Director Nordman stated the proposed modifications to the existing building elevations include the installation of decorative wood accent panels across the front of the building and repainting the entire building and metal standing seam screen wall. The proposed color scheme is represented on the rendering that is provided as an exhibit.

20 Director Nordman explained that proposed building wall signage will include the More Brewing logo, name, and text stating “taproom” on the front (north) elevation of the building and the brewery name on the west elevation, facing Route 47. Signage stating “More Brewing” will also be printed atop each of the exterior silos located along the north elevation of the building.

VILLAGE BOARD CONCEPTUAL REVIEW

25 Director Nordman stated that on December 20, 2018, the Village Board conceptually reviewed the proposed site plan and building elevations for the ±25,302 square foot brewery and taproom/pub restaurant. The Village Board favorably reviewed the proposed plans and provided the following comments:

- 30 1. It was suggested that More add signage which is visible from the Tollway and not just to those getting off the Tollway or on Route 47. More stated the silos would have signage which would face the Tollway.
2. It was suggested that More work with the Tollway to add directional signage for those coming from the Rockford area. More representatives stated that they were planning on putting the More Brewing name on the silos which face towards the Tollway; they will also work with the tollway for directional signage.
- 35 3. A question was asked regarding the proposed silos and whether they would be large enough to meet the needs of the brewery. A More Brewing representative stated that the silos will hold 48,000 pounds and they will install two (2) to start and will add more when they expand in the future. There was support from the Village Board for the silos to be taller for better visibility.

40 **REQUESTED ACTION**

45 Director Nordman stated the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 19-1.1, JayDev Brew, Inc. (d/b/a More Brewing), petitioner and Rush Trucking Centers of Illinois, Inc., owner, 13980 Automall Drive; PINs: 02-09-352-003 and 02-16-020-002, Request is for approval of (i) a Text Amendment to Section 156.011 of the Zoning Ordinance to define Microbrewery/Winery and Section 156.061(B)(2) of the Zoning Ordinance to add Microbrewery/Winery as a Special Use in the C-2 Regional Retail zoning district; (ii) a Special Use Permit for a Microbrewery; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

50 Director Nordman explained that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. Any future development on Lot 2 of the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1 by JayDev Brew, Inc. shall require a plat of consolidation to consolidate Lots 1 and 2 of said subdivision.
2. Any development on Lot 2 of the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1 shall require the installation of public sidewalks.
3. The Board of Trustees shall have the right, in its sole discretion, to require the installation of the landbanked parking spaces located in the north parking area.
4. Trash enclosure(s) shall be constructed of block to match the principal building and shall have metal gates.
5. The parking lot shall be resurfaced and striped in accordance with the approved site plan prior to the issuance of a certificate of occupancy.
6. The fence enclosing the outdoor patio shall be a decorative style.
7. The open space (Lot 2) to the south of the building shall be well maintained, including regular mowing and weed control.
8. The installation of additional tanks/grain silos shall not require an amendment to the special use permit; however, the number of exterior tanks/grain silos shall not exceed four (4).
9. No building permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 19-1.1.

MOVED: Commission DeBaltz
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Robert Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Vice Chair Ellison stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Vice Chair Ellison asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Director of Development Services
 Matt Cotherman, Principal Construction
 Kasey Kluxdal, Harris Architects
 Evan Morris, More Brewing

Mr. Morris stated he did not have anything to add to staff's presentation and would be happy to address any questions.

Vice Chair Ellison asked if there were any members of the public that would like to comment on the petition. Vice Chair Ellison noted there were none.

Commissioner Robert Chandler asked how many employees would be in the production side of the brewery. Mr. Morris responded three to five employees would work in production.

Commissioner Robert Chandler asked if there would be a full kitchen. Mr. Morris responded that there would be a full kitchen.

Commissioner Robert Chandler asked how many special events would be held in a year. Mr. Morris stated that there may be one or two events per year. Mr. Morris further explained that they release new beers every four to six weeks and that will also draw a crowd, but customers will purchase beer and then leave the site.

5 Commissioner Hahn noted that the dumpster at the northeast corner of the site could be moved to provide a wider turning movement for a truck. He further explained that they should verify the strength of the pavement to ensure it can handle the weight of delivery trucks.

Commissioner Hahn also stated that if the dumpsters were angled it would be easier for a garbage truck to access.

10

Commissioner Hahn asked if the used grain produced a smell. Mr. Morris stated it did not produce a smell.

Commission Darci Chandler stated she was in favor of the project and did not have any questions or comments.

15

Vice Chair Ellison asked if directional signage was needed so that people would know they could visit the brewery. Mr. Morris stated that the “taproom” signage made it clear that customers could visit the brewery.

A MOTION was made to close the public hearing to consider Petition No. 19-1.1.

20

MOVED: Commission DeBaltz
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Robert Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

25

A MOTION was made to recommend approval of Petition No. 19-1.1, JayDev Brew, Inc. (d/b/a More Brewing), petitioner and Rush Trucking Centers of Illinois, Inc., owner, 13980 Automall Drive; PINs: 02-09-352-003 and 02-16-020-002, Request is for approval of (i) a Text Amendment to Section 156.011 of the Zoning Ordinance to define Microbrewery/Winery and Section 156.061(B)(2) of the Zoning Ordinance to add Microbrewery/Winery as a Special Use in the C-2 Regional Retail zoning district; (ii) a Special Use Permit for a Microbrewery; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions of approval:

30

35

1. Any future development on Lot 2 of the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1 by JayDev Brew, Inc. shall require a plat of consolidation to consolidate Lots 1 and 2 of said subdivision.
2. Any development on Lot 2 of the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1 shall require the installation of public sidewalks.
3. The Board of Trustees shall have the right, in its sole discretion, to require the installation of the landbanked parking spaces located in the north parking area.
4. Trash enclosure(s) shall be constructed of block to match the principal building and shall have metal gates.
5. The parking lot shall be resurfaced and striped in accordance with the approved site plan prior to the issuance of a certificate of occupancy.
6. The fence enclosing the outdoor patio shall be a decorative style.
7. The open space (Lot 2) to the south of the building shall be well maintained, including regular mowing and weed control.

40

45

50

8. The installation of additional tanks/grain silos shall not require an amendment to the special use permit; however, the number of exterior tanks/grain silos shall not exceed four (4).
9. No building permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

5

MOVED: Commissioner Darci Chandler
SECONDED: Commission DeBaltz
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Robert Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

10

15

7. Discussion

Director Nordman stated the next Plan Commission meeting is scheduled for Monday, January 28, 2019.

20

8. Adjournment

At 7:15 pm, a MOTION was made to adjourn the January 14, 2019 Plan Commission meeting.

25

MOVED: Commissioner DeBaltz
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Robert Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

30

Respectfully submitted,

Charles Nordman

Director of Development Services
Village of Huntley

35