

Village of Crete  
Zoning Board of Appeals/ Plan Commission  
Meeting Minutes

August 27, 2015

**CALL TO ORDER:** Chair Tellef called the meeting to order at 7:02 P.M.

**ROLL CALL:** Members Present: Tellef, Brennan, Millsap, Dekens, Stoll, Angelotti,  
Members Absent: Madsen

Also present: Attorney James Stevenson  
Acting Administrator Mike Smith  
Faith Stine, Court Reporter

**APPROVAL  
OF MINUTES:**

No additions or corrections were made to the June 11, 2015 minutes. Motion by John Stoll, Second by Randy Dekens to approve the Minutes of June 11, 2015 as distributed. Motion carried.

Chairperson Karen Tellef announced the order of business will deviate from the posted agenda to hold the Public Hearing as the first item.

**NEW BUSINESS:**

**A. Public Hearing – A petition has been received from Michael Liccar of Pins and Pounds, Inc. d/b/a Pintsetters Brands LLC, 1338 Main Street, Crete, IL 60417 requesting the following:**

1. A special Use Permit to allow for the operation of a brewery and cider making facility to include the activities of a tasting room, tours and retail sales of good produced on site as part of the Evil Horse Brewery.

Public Hearing was called to order by Chairperson Tellef at 7:05.

The description of the public hearing petition was read and the: STANDARDS FOR ISSUANCE Section 28-125 were read.

It was noted the Zoning Board of Appeals is given the jurisdiction and authority to hear this case pursuant to municipal code.

Mike Smith advised the board all postings and notifications were properly completed and the commission is ready to hear the Special Use Request from Pintsetters Brands LLC.

Chairperson Tellef opened the time for the public to comment at 7:06 p.m.

Jan Schwieters, 1395 Main Street, was sworn in by Faith Stine.  
Ms Schwieters comments were positive and welcoming the craft brewery to Crete.

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Rick Cobb, Crete Chamber of Commerce, was sworn in by Faith Stine.

Mr. Cobb asked the board to allow the craft brewery to continue and was supportive of the new business.

Michael Liccar, 1338 Main Street, was sworn in by Faith Stine.

Mr. Liccar updated the board on the work that has been completed including the tasting room remodel and the future plans for outdoor seating in 2016 with the use of folding doors at the front of the building. Prepping continues for the brewing house area. The installation of floor drains is currently underway.

Mr. Liccar explained the consultant on this project is Tim Lenahan, from SEIBEL Institute of Technology, a brewery school that was founded in 1887 in the Chicago area.

The Evil Horse Brewery has received the required Federal License. Plans for initial brewing include 8 types of brew. It is hopeful a craft soda line of "non-alcoholic" beverage will be made.

At this time, there is no update on a third party food vendor for the upstairs restaurant area of the building.

Mr. Liccar stated Pins and Pounds, Inc. has been sold to PintSetters Brands, LLC who became the official owner as of August 27, 2015.

The Public Hearing was closed for public comment at 7:15 p.m.

Chairperson Tellef read the Standards and Findings.

A motion was made by Brett Milsap, second by Tim Brennan to move to have the Petition of a Special Use Permit request by Michael Liccar, representing Pintsetters Brands LLC at 1338 Main Street, Crete, Illinois, 60417, and request for Special Use Permit to allow the operation of a brewery and cider making facility to include the activities of a tasting room, tours and retail sales of goods produced on site as part of the Evil Horse Brewery, be sent as recommended to the Village Board, and having considered and found that the Standards for Issuance enumerated in Section 28-125 General Support, said position and that the report to the Village Board details findings as required in Section 28-123(4) as discussed.

Roll Call Vote:

Ayes – (6) Brennan, Millsap, Dekens, Stoll, Angelotti, Tellef

Nays – 0

Absent – Madsen

Abstain – none

Motion Carried.

Public Hearing closed at 7:21 PM.

**OLD BUSINESS:**

- A. Preliminary review of the Southeast corner of Main St. and Exchange St.

Acting Administrator Michael Smith presented a preliminary review update for future meetings that will take place concerning the proposed project on the southeast corner of Main St. and Exchange St. The intentions tonight are in the form of a workshop setting. The second set of rough draft plans have been sent to the Village. At this time, no requests for variances or formal plans have not been submitted by the developer. Copies of the rough draft received from the developer were distributed to the audience. Because there is no formal proposal at this time, it will be hard to critique the unknown. No action was scheduled to be taken at this meeting.

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In discussion, John Stoll stated he liked the set back of the buildings on the second set of plans but believes the buildings as they appear on the latest drafted plans are not in keeping with the station area plan (no residential shown). He feels the plans are based on "speculation" as no tenants are truly committed at this time. Mr. Stoll is not in favor of a car wash in downtown Crete.

Tim Brennan does not want the area to look like a strip mall which is in the latest draft of plans. He is looking for a type of commerce that will make the Village of Crete proud. He also stated he has heard negative comments concerning a gas station with car wash in the downtown area.

Jan Schwieters expressed her concerns, warning it is proper for the commission to say no to the proposed project if they feel it is not the right fit for the Village of Crete.

Dan Taylor stated he believes the property has not been settled under the new ownership.

Phyllis Monks commented that she and Jill Hansen were members of the Heritage Commission for 14 years prior to the commission's end. Her opinion is to have businesses that will attract people to Crete yet keeping the small town historic flavor and maintaining it. She is against the strip mall look as was presented in the second renderings.

Jan Schwieters asked the commission to consider the values stated at the Crete Comprehensive Plan meeting last week.

Rick Cobb, Crete Chamber President, was asked his thoughts on the project and responded he feels it is a good idea but not for the downtown area of Crete.

In discussion, the board recommended the developer be informed of the concerns expressed at this PZA meeting. Mike Smith was asked to relay the comments to the developer.

### **PUBLIC COMMENTS:** Chair Tellef opened up the meeting for Public Statements.

Interested parties wishing to speak should identify their intent to speak, they then may give their name and address if they so choose and then make their comment. Persons may also provide their address privately to the Administrative Assistant if they so choose; persons are advised that addresses are considered private information under the Freedom of Information Act and thus are exempt from disclosure pursuant to any Freedom of Information Act request. However, in order to give proper consideration to all items on the agenda, the Chair has the authority to limit participants in debates and will close repetitive or abusive remarks.

No one asked to address the board.

### **MISCELLANEOUS:**

Discussion of Planning/Zoning Issues – No comments were made.

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**ADJOURNMENT:** Motion by John Stoll, Second by Randy Dekens, to adjourn at 8:40 P.M.  
Motion carried.

Submitted by,



Deborah S. Bachert  
Village Clerk