

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

April 23, 2015

CALL TO ORDER: Chair Tellef called the meeting to order at 7:00 pm.

ROLL CALL: Members Present: Tellef, Madsen, Brennan, Angellotti, Millsap,
Stoll
Members Absent: Dekens
Also present: Michael Smith, Acting Administrator
James P. Stevenson, Village Attorney

APPROVAL

OF MINUTES: Motion by Stoll, second by Madsen to approve the minutes of October 23, 2014 as distributed. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS:

- A. **Public Hearing – 1299 Main Street Pin #23-15-09-310-008-0000** – Request to rezone the property known as LOT 10 AND THE SOUTH 48. 1 FEET OF LOT 9 (AS MEASURED ON THE EAST LINE OF SAID LOT 9) IN EMILY L. HORN'S RESUBDIVISION OF PART OF LOT 5 AND PART OF LOT 8, IN THE SUBDIVISION ON THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 8 AND THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 9, IN THE TOWNSHIP 34 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF EMILY L. HORN'S RESUBDIVISION RECORDED MARCH 16, 1926 AS DOCUMENT NUMBER 391320, IN WILL COUNTY, ILLINOIS, from B-1, Central Business District to R-2, One or Two family Residential District for the purpose of the potential sale or rental of the property as a single-family residential home.

The hearing was called to order at 7:01 pm.

It was also noted that the Zoning Board of Appeals is given the jurisdiction and authority to hear this case under Section 28-48 (f) (2) and authorization for the variances requested is found in Section 28-103 (b) (c), and the standards of issuance are outlined in Section 28-84.

Mike Smith opened the hearing by discussing the zoning changes over the years for the property at 1299 Main Street. In the mid-1970s the zoning was changed from residential to B-2 Highway Service District, then in 1982 it was rezoned to B-1 Central Business District. Mr. Chan, who was present at the hearing, is now requesting to have the property rezoned to R-2 One or Two Family Residential District in order to rent and possible sell the property.

Jack Chan of TP Chan Property Management at 1299 Main was sworn.

Mr. Chan stated they are attempting to sell the property and are currently making renovations to accommodate a single family living space.

Chair Tellef stated the property is currently zoned B-1, but is surrounded by R-2 zoning, therefore the request would align this property with the surrounding properties.

Mr. Madsen noted that the property is currently surrounded by asphalt and asked if that would be removed in order to comply with the ordinances for R-2 zoning. Mr. Chan responded that the driveway to the south would be removed and the north driveway that connected to the garage would remain. He also pointed out that the north driveway is very narrow so he would like to keep the asphalt in the rear of the property so the vehicles could turn around. Mr. Chan stated that the asphalt would be removed prior to sale. It was also stated that the sign in the front of the building would be removed before sale.

Chair Tellef read the Standards of Issuance.

The hearing was opened to public comment at 7:08. No one from the public wished to speak and it was closed for comment at 7:08.

A Motion was made by Madsen, seconded by Stoll to recommend to the Village Board approval of the rezoning request as stated based upon the evidence, and that there be findings as required in section 28-103(B & C) after consideration of the standards of issuance in paragraphs 1-5 which favor the rezoning.

After the Motion was made, the Motion was modified by Madsen, seconded by Stoll to recommend to the Village Board the approval of the rezoning request as stated based upon the evidence, and that there be findings as required in section 28-103 (B & C) after consideration of the standards of issuance in paragraphs 1-5 which favor the rezoning, with the restriction that the sign in the front of the property and the south asphalt be removed prior to sale.

Roll call vote:

Stoll – yes
Angelotti – yes
Millsap – yes
Madsen – yes
Dekens – absent
Brennan - yes
Tellef – yes

Unanimous yes

Chair Tellef closed the Public Hearing at 7:17 p.m.

- B. Discussion regarding draft language for a proposed text amendment to allow for winemaking and brewing uses.

Mike Smith began the discussion by stating to the commission that currently the Village of Crete has no permitted uses for beer and wine making in our code.

Under a class 10 brewing license in the state of Illinois, craft breweries can produce up 930,000 gallons a year. Because the location is downtown Crete and not built for manufacturing that capacity, the text amendment is limiting production to 360,000 gallons annual production. Mike Liccar, a partner in the proposed brewery, stated 362,700 gallons annual production would be their maximum amount if they brewed every day of the year. He also stated that if the text amendment limited their production to less than 360,000 they would lose potential profits once the demand for their product increases.

The floor plan of the building was discussed which included a 10 foot by 8 foot rolling door on the north side where loading and unloading would take place off street. When asked how many trucks would be coming and going daily, Liccar stated all activity would take place between 8-5pm, Monday through Friday, and no more than 1-2 trucks would be leaving with product daily. Raw materials would also be delivered through the north entrance, but shouldn't cause any traffic issues for the downtown.

Liccar also discussed getting a restaurant going on the second floor after the brewery gained attention. Liccar would then contract with the restaurant to have their brews on tap. The restaurant would also sell food to the patrons of the brewery.

Because the brewery's potential for popularity and the limited amount of parking space to the north of the building, Liccar proposed a potential easement agreement with the Village of Crete to pave and use their empty lot to the north of current parking lot for additional parking.

Utilities are already in place to serve a brewery at that location with plenty of water lines and sewer servicing the building. Possible additional electric service might be needed. A water filtration system will also be installed.

When asked if the fermenting would cause odor in the downtown area, Liccar likened the smell of the brewery to that of baking bread and said it should not be overpowering.

All custom equipment has been ordered with a delivery date of September 2015. Liccar is hopeful to have production started by October and be open to customers by November 2015.

After reviewing the draft of proposed zoning change, Liccar asked if the maximum gallons of annual production be changed to 365,000 from 360,000 and stated that less than 10% of production is sold in house. Concerns regarding a high annual production included the amount of raw materials going in and the amount of byproducts going out. Liccar mentioned composting byproducts and other means of recycling would be used.

It was suggested that the wording in the proposal for the free sampling be changed to only permit the breweries to allow customers 2 or 3 samples per visit. Any other samples after this amount would have to be purchased.

Also discussed was altering the proposed zoning change in section (e) to state packaged sale of product produced on the premises for consumption on/off the premises to account for bottled products purchased and consumed in the building or brought home.

A. Discussion of Planning Issues

Mike Smith spoke about Dutch American Foods and told the Commission their preliminary site plan is complete. Currently Old Monee Rd. is under construction. He also explained that Dutch American has decided to do a traffic impact study to possibly get a curb cut on Route 1.

A map showing the proposed downtown parking plan between Benton and Main, Exchange to Cass was presented. Since the parking doesn't seem to be causing any immediate issues, it was suggested the Village clean up the existing lots, curb the perimeter, and stripe it as phase one of the project. It was noted that a rework of the entire area might cause issues with trash pick-up. This project will be funded by TIF.

ADJOURNMENT: Motion by Stoll, second by Madsen to adjourn at 8:37 pm. Motion carried.

Submitted by,

Maggie Platter
Administrative Assistant