

Wednesday
June 1, 2022
6:00 p.m.



Council Chambers
7401 Meyer Road
Spring Grove, IL 60081

Village of Spring Grove Planning and Zoning Commission Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – May 4 and reconvened on May 18, 2022
4. Motion of Recommendation to Village Board for a Text Amendment to allow the sale of motorcycles, ATVs, small engines, or snowmobiles, in the I, Industrial, zoning district as a special use.
5. Motion of Recommendation to Village Board for a Text Amendment to allow outdoor displays in the I, Industrial, zoning district, as a special use
6. Public Hearing – 2025 Main Street – a special use permit to allow the operation of a brewery, limiting their request to limit open hours of business to that of to not interfere with school hours. Primarily for the use of distribution of closed containers
 - A. Swearing in of Petitioner
 - B. Presentation by Petitioner
 - C. Questions by Planning & Zoning Commission
 - D. Questions by Zoning Officer
 - E. Public Comment (*Public comment shall be limited to three minutes per speaker*)
 - F. Further Commission Discussion
 - G. Motion to Adopt the Findings of Fact
 - H. Motion of Recommendation to Village Board
7. Public Hearing – 8780 Bentley Lane – a variance to reduce the northern side yard setback from 20 feet to 8 feet
 - A. Swearing in of Petitioner
 - B. Presentation by Petitioner
 - C. Questions by Planning & Zoning Commission
 - D. Questions by Zoning Officer
 - E. Public Comment (*Public comment shall be limited to three minutes per speaker*)
 - F. Further Commission Discussion
 - G. Motion to Adopt the Findings of Fact
 - H. Motion of Recommendation to Village Board
8. Public Comment (*Public comment shall be limited to three minutes per speaker*)
9. Other Business
10. Adjournment

MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
JUNE 1, 2022

Council Chambers, Spring Grove, Illinois, June 1, 2022; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Bukolt presiding.

Roll Call. Roll call vote showed the following commissioner to be present at the meeting: Chairperson Mike Bukolt; and Commissioners Katie Fitzgerald, Bill Greenhill, Jean Rygiel, John Sullivan, and Paul Tierney – 6. Absent: Commissioner Kevin Hessenthaler - 1. Also present for the Village were Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; Kelly Popelka, Deputy Clerk; and Sandi Rusher, Village Clerk. A quorum was declared.

Approval of the May 4 and reconvened on May 18, 2022 Minutes. Commissioner Greenhill moved, seconded by Commissioner Rygiel to approve the minutes as presented. On voice vote and all in favor, the motion carried.

Motion of Recommendation to Village Board for a Text Amendment to allow the sale of motorcycles, ATVs, small engines, or snowmobiles, in the I, Industrial, zoning district as a special use. Commissioner Greenhill moved, seconded by Commissioner Tierney to approve the text amendment as presented at the last meeting. On voice vote and all in favor, the motion carried.

Motion of Recommendation to Village Board for a Text Amendment to allow outdoor displays in the I, Industrial, zoning district, as a special use. Commissioner Rygiel moved, seconded by Commissioner Sullivan to approve the text amendment as presented at the last meeting. On voice vote and all in favor, the motion carried.

Public Hearing – 2025 Main Street – a special use permit to allow the operation of a brewery, limiting their request to limit open hours of business to that of to not interfere with school hours. Primarily for the use of distribution of closed containers

Swearing in of Petitioner. Robert and Corinne Pratt, managers of Pratt Brewing, LLC were sworn in at the commencement of the hearing.

Presentation of Petitioner. Neil Anderson, attorney for the petitioners, presented the testimony of Robert and Corinne Pratt. The Pratts stated they have read the application and it is truthful. They have read the staff recommendations and found no objection to them.

The Pratts currently brew craft beer out of their home at 8817 Galleria Court, Spring Grove, Illinois. They cannot legally sell or distribute it from their home so this location allows them to operate a brewery with a tasting room and sell and distribute the beers produced onsite. They currently operate a half-barrel system that creates 15 gallons of product, which is equivalent to 108-16 ounce cans. The cans are typically sold in 4 packs. They have two fermenters that hold 8 and 15 gallons of finished product. They typically brew once a month. This location will allow them to grow to a one-barrel system.

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The building is located across from the Spring Grove Elementary School and they agreed not to have retail hours or pickups during school hours but there will be productions, cleaning and administration work conducted during school hours at times. The unit is adequate for their operation and the only modification to the unit is installing a water filtration system. They are optimistic that they would grow out of this space and have the demand to grow into a larger location that would allow them to operate a tap room and brewery. They have no intention of operating a bar at this location and growth would be determined on consumer feedback and finances. Upon approval from the Village, they would apply for a local liquor license and a state craft brewer license.

Questions by Planning and Zoning Commissioners. In response to questions from the commission, the liquid waste and cleaning products will be disposed of through the sewer system noting the cleaning products used are less severe than toilet bowl cleaner. They are actively looking for farmers who are interested in taking the used wet grain for feeding purposes.

Customers would be allowed to taste test their product by pouring a small sample from a can. It is not their intent to hold tastings as they only brew one product at a time. The time frame from brewing to canning can vary from 2 weeks to a year depending on product. Canning and bottling would be done on site. The alcohol content varies from 4-11% with higher percentage beers bottled.

Parking should not be an issue as they are the only two employees at this time and their current production produces 27-4 packs and most customers purchase multiple packs at a time. In the beginning, they will offer scheduled pickups and as they grow, they will have pick up hours in the evenings and weekends.

Questions by Zoning Officer. Building and Zoning Officer Walczak recommended the staff recommendation in the Staff Review be incorporated into any approval.

Public Comment. *Commissioner Bukolt then opened the meeting up for comment by the public.* Public comment was closed as no one from the public wished to speak.

Further Board Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Greenhill moved, seconded by Commissioner Fitzgerald to accept the Findings of Fact as presented. On voice vote and all in favor, the motion carried.

Motion of Recommendation to Village Board. Commissioner Greenhill moved, seconded by Commissioner Fitzgerald to recommend the approval of a special use permit to allow a brewery with a tasting room and the retail sale of beers produced onsite, with the ability to expand into adjacent units subject to the following conditions:

- The business shall not be open to the public when school is in session at Spring Grove Elementary School, located at 2018 Main Street, Spring Grove, Illinois.

- The brewery shall not expand into an adjacent unit unless approved by the Village of Spring Grove and Spring Grove Fire Protection District for occupancy.
- Outside storage is prohibited.
- All public entrance doors be labeled with the occupants' business name and all exterior rear and side doors be labeled with a unit number for life safety reasons.
- The special use permit is limited to Robert and Corinne Pratt and Pratt Brewing Company, LLC.
- Compliance with the terms of the special use permit shall be reviewed annually, or more frequently if deemed necessary, by the Building and Zoning Officer.

Roll call vote: Ayes: Bukolt, Fitzgerald, Greenhill, Rygiel, Sullivan, and Tierney – 6. Nays: None.
Motion carried.

Public Hearing – 8780 Bentley Lane – a variance to reduce the northern side yard setback from 20 feet to 8 feet

Swearing in of Petitioner. Kevin Labay, property owner of 8780 Bentley Lane, was sworn in at the commencement of the hearing.

Presentation of Petitioner. Mr. Labay stated he has read the application and it is truthful and has read the staff recommendations and has no objection. The variance request is to the north side yard setback line from 20 feet to 8 feet in order to construct an addition to the existing garage. The proposed side yard setback is 10 feet, but he is requesting an additional 2 feet to leave room for a margin of error. The additional two car garage would make their property more secure by having all of their cars within the garage and deter vandalism and/or breaking into their cars. It would also give him the ability to purchase a classic car and store it inside.

He submitted a signed letter from Matthew Kasik, adjacent property owner to the north and most affected by the variance request, stating he had no objection with the variance request.

Questions by Planning and Zoning Commissioners. In response questions from the commission, Mr. Labay stated the concrete driveway would be extended in front of the garage addition and the materials of the addition will match the existing house. There would be no man door between the existing garage and the garage addition.

Chairperson Bukolt and Commissioner Tierney expressed concern with the 8 feet variance when only 10 feet is needed. Clerk Rusher explained it was staff's recommendation to ask for 8 feet to allow for error so the applicant does not have to go through the process again should the foundation be off. After some discussion, it was the consensus of the commission that 8 feet is acceptable given the adjoining property owner to the north is 45 feet from the common property line. Attorney Puma opined the granting of the variance would not set a precedent given the 53 foot setback between houses and the letter of support from the adjoining property owner adding each variance is granted on a case by case basis.

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Questions by Zoning Officer. Building and Zoning Officer Walczak recommended the staff recommendation in the Staff Review be incorporated into any approval.

Public Comment. *Commissioner Bukolt then opened the meeting up for comment by the public.* Public comment was closed as no one from the public wished to speak.

Further Board Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Fitzgerald moved, seconded by Commissioner Rygiel to accept the Findings of Fact as presented. On voice vote and all in favor, the motion carried.

Motion of Recommendation to Village Board. Commissioner Greenhill moved, seconded by Commissioner Tierney to recommend the approval of the variance to reduce the northern side yard setback from 20 feet to 8 feet subject to the following conditions:

- The variance is only for the proposed garage addition and not any future accessory building.
- The 8 foot north side yard setback line shall be staked out by a professional surveyor prior to construction to ensure the addition does not encroach over the setback line.
- The variance shall be allowed for the garage addition plans prepared by Aspect Design Inc. dated April 10, 2002 and last revised on April 13, 2022 and attached hereto as Exhibit B, subject to the review and approval of the building plans.

Roll call vote: Ayes: Bukolt, Fitzgerald, Greenhill, Rygiel, Sullivan, and Tierney – 6. Nays: None. Motion carried.

Public Comment. *Chairperson Bukolt then opened the meeting up for comment by the public.* Public comment was closed as no one from the public who wished to speak.

Other Business. None.

There being no further business, Commissioner Tierney moved, seconded by Commissioner Rygiel to adjourn the meeting at 6:44 p.m. On voice vote, the motion carried.

Respectfully submitted,



Sandi Rusher, Village Clerk