

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
March 9, 2015**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Commissioners Hoferle, Neuhalfen, Sturznickel, and Szpekowski.

Absent: Chairperson Patrician; Commissioners Sabatine and Zaplatynsky.

Staff Members Present: Ben Mason, Senior Planner and Brad Stewart, Village Attorney.

In Patrician's absence, a motion was made by Neuhalfen to elect Commissioner Hoferle as Chairperson Pro-Tem for this evening's meeting. The motion was seconded by Szpekowski and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 2: Approval of Minutes from the January 12, 2015 Meeting.

A motion to approve the January 12, 2015 minutes as presented, received a second and a voice vote noted all ayes. The motion carried.

Chairperson Pro-Tem Hoferle noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for a Special Use Permit
Case No. 2015-01. **Scorched Earth Brewing Company, 203 Berg Street**

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit

Case No. 2015-01. **Scorched Earth Brewing Company, 203 Berg St**

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Mason called roll to verify a quorum. Present: Hoferle, Neuhalfen, Sturznickel, and Szpekowski. Absent: Patrician, Sabatine, and Zaplatynsky.

PETITIONER COMMENTS

Mr. Stewart swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Scorched Earth Brewing Company was Michael Dallas, business owner, 5706 Chris Lane, Crystal Lake, IL. Mr. Dallas explained that they are proposing to add an outdoor beer garden patio at the brewery, to provide another seating option for customers in the warm weather months. The business is located at 203 Berg in the Algonquin Industrial Park. Mr. Dallas stated he is proposing to construct the patio in front of the business, as depicted in their Special Use application. He noted that the building's landlord Algonquin Industries, LLC supports the petition.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Mason gave a brief overview of his memorandum of March 9, 2015. Outdoor patio seating is allowed in the subject I-1 zoning district, though requires a Special Use Permit if designed for more than 12 customers. He explained that the patio would be located in front of the building, and extend out into the parking lot. The building's landlord has provided written consent to allow the brewery's customers to utilize an adjacent parking lot at 202 Berg if overflow parking is needed. Access to the patio will be from within the building, rather than from the surrounding sidewalk or parking lot, per liquor code requirements. A fence and/or masonry half wall will be installed around the perimeter.

Chairperson Pro-Tem Hoferle inquired if there were any Commissioner questions or comments.

Commissioner Szpekowski asked if the brewery required a Special Use Permit when it first opened, to which Mr. Mason clarified the indoor production facility and tap room which began operation in 2014 were allowed by right under the property's Industrial zoning classification. Mr. Mason stated the current outdoor patio proposal requires a Special Use Permit due to seating for greater than 12 patrons. *Commissioner Szpekowski* asked about the design of the patio, to which Mr. Dallas stated the preliminary plans are for a short masonry wall with railing around the perimeter, and an arbor structure with planter accents similar to the renderings of other beer gardens he provided for conceptual review.

Commissioner Neuhalphen asked if the outdoor beer garden would be a permanent improvement, to which Mr. Dallas stated yes. *Commissioner Neuhalphen* asked if the outdoor seating would be located on the asphalt parking surface, to which Mr. Dallas explained the plan is to raise the seating area up to the level of the sidewalk most likely using concrete, pavers or a decking system. *Commissioner Neuhalphen* asked if the patio would be open air, to which Mr. Dallas stated yes. *Commissioner Neuhalphen* inquired if the patio would have lighting, to which Mr. Dallas stated any exterior lighting would be proposed for staff review and conform to village code regulations.

Commissioner Sturznickel asked if the beer garden will have speakers for outdoor music, to which Mr. Dallas stated yes and the volume of any music would be controlled so as not to be a nuisance to the neighboring tenants. *Commissioner Sturznickel* asked if customers can bring their own food to the brewery, to which Mr. Dallas clarified that yes, patrons are encouraged to order-in from local restaurants or bring take-out food in.

Chairperson Pro-Tem Hoferle asked how customers find the brewery given that it is located in an industrial park, to which Mr. Dallas stated most advertising is done via social media and word of mouth. *Chairperson Pro-Tem Hoferle* asked how close the nearest residences are to the industrial park, to which Mr. Mason stated the nearest subdivision is High Hill Farms located approximately one-quarter mile to the south.

PUBLIC COMMENT

Chairperson Pro-Tem Hoferle called for public comments. There was no one wishing to make any comments.

COMMISSION MOTION ON PETITION

Chairperson Pro-Tem Hoferle entertained a motion to approve the request for a Special Use Permit for an outdoor beer garden patio at Scorched Earth Brewing Company, 203 Berg Street. *Commissioner Sturznickel* moved and *Commissioner Neuhalfen* seconded a motion to approve the request for a Special Use Permit, consistent with the findings of fact as presented to the Commission and the conditions recommended by staff, with clarification that any logos on outdoor shade umbrellas be specific to the petitioner's brewery rather than that of any outside liquor or beverage companies. The Roll Call noted the following: Ayes: Hoferle, Neuhalfen, Sturznickel, and Szpekowski. Nays: None. Absent: Patrician, Sabatine, and Zaplatynsky. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

Items discussed included the Galleria, Algonquin Commons, Rt. 31 Bypass and snow shoveling in downtown.

AGENDA ITEM 5: Adjournment

A motion to adjourn the meeting received a second, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Ben Mason
Senior Planner/Recording Secretary