CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Vice-Chair Judy Gilmour, Amy Cesich, Lynn Cullick and Jeff Wehrli
Absent: None
Also present: Senior Planner Angela Zubko, Jeff Wilkins (Interim PBZ Director & Administrator), Boyd Ingemunson (Three Angels Brewing), Jason Leslie (Three Angels Brewing) and County Board member Matt Prochaska

APPROVAL OF AGENDA
Jeff Wehrli made a motion to approve the agenda as written, Judy Gilmour seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Lynn Cullick made a motion to approve the minutes from February 11, 2013. Jeff Wehrli seconded the motion. All agreed and the minutes were approved.

CITIZENS TO BE HEARD
There were no citizens to be heard at this time

OLD BUSINESS

PETITIONS
#13-05 Three Angels Brewing LLC & Angels Share Distilling LLC
Planner Zubko stated Three Angels Brewing is a nano brewery that is located at the northeast corner of Caton Farm Road and Ashley Road. The site is a total of 40 acres with about 1 acre being used for the nano brewery and petitioning to also have a micro/craft distillery with a tasting room and retail sales. The townships concerns are to not have special or large events on site and what the hours of operation would be which I think we have address in the conditions. They will still operate the nano brewery and have a special use for Ag labor housing which is where the bee-keeper currently resides. The property does contain enough landscaping and parking. There is signage already on the property. They do have access from Ashley Road by a mechanical gate which will be closed during non business hours. The petitioner will need to renovate the existing barn for the operation since it will be open to the public. This renovation will require a building permit and will be subject to all applicable codes and regulations of the Bristol-Kendall Fire Protection District and Commercial Building Code. The petitioners are also already working with the Health Department and working on a liquor license and have discussed the possibility of having some food on the property as well. The petitioners expect people to get some samples and walk around the property. Currently Mr. Shaw and Mr. Sterrett are working on the liquor license which is being created for this type of facility.
The text amendment was approved by the County Board on February 19th so at this time staff would recommend approval of the proposed micro distillery/ craft distillery and also allow retail sales with the following conditions:

1. Must meet all the conditions of the text amendment:
   a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
   b. Locally grown inputs shall be used to the greatest extent possible
   c. The number of hours permitted to operate shall be on the approving ordinance.
   d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
   e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
   f. Shall contact & meet all requirements of the Kendall County Health Department.
   g. A waste management plan should be submitted to the Kendall County Health Department

2. Hours for the public must be closed by 9pm.

3. Maximum amount of 50 vehicles to be parked on site at one time.

There was discussion at the Plan Commission about the 20 cars, the Plan Commission decided to up it to 50 vehicles. There is plenty of room for parking on site. Mr. Ford (the special use hearing officer) made a favorable recommendation to the County Board.

Started recording (6:34)

Mr. Ingemunson wanted to compliment the township and County with this petition as everyone has been easy to work with. Mr. Ingemunson stated the main concern of the township was large festivals which they will not do on site. Mr. Patrick Harbour lives on site and Mr. Ingemunson stated they would like to continue events in downtown Yorkville or other areas.

Mr. Wehrli wanted to clarify they will be selling out of the site. Mr. Ingemunson stated yes they will be selling out of the site but do not want to have a bar out there. It’s more of an opportunity to see what they’ve done and enjoy the process and products made on site. Mr. Ingemunson discussed state law with regards to micro distilleries and selling on site. They will be selling only what is being produced on site. Ms. Gilmour asked for the difference between brewing and distilling. Mr. Ingemunson went through the process in detail.

Mr. Wilkins discussed the procedures for the liquor license and where it currently is in the process.

With no further suggestions or changes Lynn Cullick made a motion to approve petition 13-05, seconded by Jeff Wehrli to approve and forward the petition onto the next County Board meeting. All were in favor

OLD BUSINESS– None

NEW BUSINESS
Approval of Draft Resolution for the Route 47 Corridor- In the packet is the proposed draft resolution. The only change to the emailed pdf version was Planner Zubko added the line “to the” to have it make more sense. Jeff Wehrli made a motion, seconded by Lynn Cullick to go onto the County Board. There was discussion on where to send the letter: to IDOT, CMAP and our legislators. Mr. Wilkins will also send it out to everyone from the Mayors and Managers meeting.
Land Cash - Planner Zubko handed out the draft revisions to the land cash ordinance with respect to the fair market value and wanted to make sure it captured their thoughts from the last meeting before sending it out to the superintendents’ and assessors. There was discussion to subtract the vacant parcels and keep the improved parcels. There was some discussion on what construction numbers would be used vs. the assessed numbers. Planner Zubko will bring back some numbers to discuss next month.

PUBLIC COMMENT – None

UPDATE ON HISTORIC PRESERVATION - The historic preservation will be reviewing some windshield survey photos at their next meeting.

CORRESPONDENCE – None

EXECUTIVE SESSION - None

ADJOURNMENT- Next meeting will be on April 8, 2013
Lynn Cullick made a motion to adjourn the meeting. Jeff Wehrli seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:03 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner