CALL TO ORDER
At 7:00 p.m., Chairman Bill Ford called the Special Use Hearing Officer meeting to order.

ROLL CALL
Members present: Chairman Bill Ford
Also present was: Senior Planner Angela Zubko
Members in the audience: Boyd Ingemunson and Jason Leslie

Mr. Ford sworn in everyone that is going to testify.

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 petitioners have already talked to the township about their concerns with having a micro distillery on the property and their main concerns are to not have special or large events on site and what the hours of operation. 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 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.

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.

Mr. Ford asked a few questions about where on the property this is going to take place and about the tasting room. Mr. Leslie talked about people coming to taste and walk the grounds a little. They’re also looking to do some food. There was talk that Mr. Leslie and Mr. Boyd plan on making some bourbon and have to store the barrels in separate storage that needs to be bonded. That would not be located in the barn at this time but on the same property. There was some discussion on the liquor licensing through the County.

With no further testimony, SUHO Ford closed the testimony and reviewed the Findings of Fact.

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. Staff has answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The craft distillery will take place in a barn on a large piece of property and limited to the number of hours they can be open. It shall not endanger the public health, safety, morals, comfort or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The entire operation will take place within an existing barn and should not be visible to other properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities, roadways or drainage to the property. They will use the current access point onto Ashley Road which has a mechanical gate which will be closed unless the operation is open. The petitioner has been working with the County Health Department and also working on acquiring a liquor license for the property. All required rules and regulations must be followed.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. A building permit will be required for improvements and remodeling that occurs within the existing structure. Any configurations to the structure may be subject to required improvements at the discretion of the Bristol-Kendall Fire Protection District. A liquor license will be required for the manufacturing and selling of spirits.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The review and action to be taken on the special use petition will coincide with a proposed text amendment (Petition 13-04) that will permit craft/micro distilleries as a special use in the A-1 District. The special use proposal will comply with all proposed conditions attached to the proposed text amendment.

Bill Ford made a favorable recommendation to the special use. This will be forwarded onto the PBZ Committee on Monday, February 25, 2013.
NEW BUSINESS
None

OLD BUSINESS
None

PUBLIC COMMENT
None

ADJOURNMENT
Bill Ford adjourned the Special use Hearing Office Meeting and 7:14pm.

Respectfully Submitted,
Angela L. Zubko
Senior Planner & Recording Secretary