



**MEETING MINUTES**

**Joint Meeting of the PLAN COMMISSION and  
ZONING BOARD OF APPEALS**

Wednesday, August 8, 2018  
7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

- Plan Commission Members Present: Colby Lewis, Carol Goddard, George Halik, Jennifer Draper, Peter Isaac
  - Plan Commission Members Absent: Terri Dubin, Andrew Pigozzi, Patrick Brown
  - ZBA Members Present: Lisa Dziekan, Mary McAuley, Violetta Cullen, Kiril Mirintchev, Mary Beth Berns, Myrna Arevalo
  - ZBA Members Absent: Scott Gingold
  - Staff Present: Michael Griffith, Scott Mangum, Johanna Leonard
  - Presiding Member: Colby Lewis
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**Declaration of Quorum**

With a quorum of both the Plan Commission and the Zoning Board of Appeals present, Chair Berns called the meeting to order at 7:05 p.m.

**Election of Joint Meeting Chair**

Ms. Berns motioned for Mr. Lewis to serve as Chair of the joint meeting, which was seconded by Ms. Goddard and approved 11-0 with one abstention.

**New Business**

- A. 2119-2125 Ashland Street 18PLND-0064**

Mike Chookaszian, operator, requests a text amendment to permit brewpubs as a Permitted or Special Use in the MXE Mixed-Use Employment District (Zoning Code Sections 6-13-4 & 6-18-3, Title 6 of the City Code). The City may propose additional modifications to alcohol producing uses within the Business, Commercial, Downtown, Transitional Manufacturing, and Industrial Zoning Districts (various Zoning Code Sections 6-9 through 6-15) and within Definitions (Section 6-18-3). The applicant also requests a special use permit for a brewpub and a banquet hall in the MXE Mixed-Use Employment District (Zoning Code Section 6-13-4-3), and zoning relief to reduce the required front yard setback from 10' to 0', to reduce the required north interior side yard setback from 5' to 0' and to reduce the required rear yard setback from 5' to 0' (Zoning Code Section 6-13-4-6), and to eliminate 1 required short loading dock (Zoning Code Section 6-16-4-5) in order to construct additions at the first floor to an existing building. The Plan Commission and Zoning Board of

Appeals make recommendations to the City Council, the determining body for this case.

Mr. Griffith presented an overview of the requested text amendment, special use, and major zoning relief.

Mike Chookaszian, operator, explained the proposal:

- Group operates 3 existing successful restaurants: 2 in Chicago, 1 in Wilmette, with an additional restaurant in Wilmette under construction
- Employee over 100 people over \$500K sales tax;
- Concept proposed as a destination location with the brewery and cars to attract customers
- Restaurant open 7 days per week
- Event space can operate at same time and could move display cars out depending on event
- Brew Pub similar to Smylie Brothers
- 15 barrel system with brewing in back and tanks visible in front
- Interested in sustainable components including solar energy, providing bike racks, and recycling spent grain
- Neighbors have been supportive

Questions from audience:

Kelli-Ann Alcott, 1519 Simpson Street inquired about:

- Noise
- Availability and location of valet parking
- Impact on condition of unpaved alley
- Local Hiring

Nicholas Hynes, petitioner representative responded:

- 29 on-site parking spaces are sufficient for brew pub operations
- Have spoken to Pastor Dillard for use of adjacent church parking lot
- Will try not to be open during church in exchange for parking during special events
- Have worked with valet in past using church parking
- There will no outdoor dining or operations;
- The alley will only be used for deliveries once per day;
- Spoke with Ald. and are interested in employing and training local residents

In response to concern from Commissioner Isaac about the hand capped container language in the proposed brew pub definition, Mr. Hynes and Scott Frank answered that the language refers to growlers which have been in use for about 10 years, but some brewers are now moving to aluminium cans.

In response to a question from Commissioner Goddard, Mr. Mangum described the proposed changes to the uses in different zoning districts and referred to a map that displays the location of existing M Districts within the City.

In response to Chair Lewis's inquiry about the proposed different treatment of Brew Pubs and Type 1 Restaurants within the M District, Mr. Mangum agreed that the uses could be treated similarly as permitted or special uses.

In response to questions from Board Member Cullen, operations were further described:

- Seating for 70-80 at restaurant, with up to 300 in event space.
- Hours proposed as 11am-midnight, fri-sat 11am -1am.
- Restaurant typically closed earlier.
- Wine and beer for sale for consumption on site, only beer packaged to go, typically as growlers. A patron could purchase a growler to go, but most would be purchased by patrons who are eating on site. Only 10-15% of business would be to go only.
- 500 barrels brewed per year first year target, 800 barrels per year the goal; Smylie Brothers will hit 1000 barrels this year.

In response to Board Members Dziekan, Arevalo, Mirintchev, Mr. Hynes provided additional operational details:

- Are open to formal parking agreements with other parties and are open to offering parking during 10am Sunday.
- Have spoken to architect regarding baffles on walls to reduce sound.
- Deliveries are 2 per day at Napoli, 3 per week anticipated for food which usually 9am-2pm; 6-10/week;
- Will use a preferred catering company which would cook food off-site and would use onsite kitchen facility; sustainability practices?
- Sustainability practices include using farmers to recycle byproducts, including a number of bike racks.
- Valet can stage in parking lot instead of cars queuing on Ashland, and will work with others for larger events.
- Refuse will be picked up behind the building via the alley.

In response to Chair Berns, Mr. Hynes provided additional operational details:

- Could do alley grading on annual basis if needed.
- Deliveries take no longer than 5 minutes, can make room behind building for 7-8 feet.
- Staff could monitor an outdoor smoking area.
- Have experience at Montrose Beach with crowds up to 500.
- Rule for kitchen staff to leave area for break and not smoke in vicinity .
- Employee parking in lot during normal business hours, could find spots in area for staff; ashland/noyes lot and walgreens possible.
- Reasons for additions at property line include: existing building at property lines, better to have enclosed seating that outdoor, wouldn't be able to fit all operations without addition, and the bow truss ceiling wouldn't allow for second floor addition.
- Approximately 30% of revenue would come from banquet hall and business would not otherwise be viable

Board Member McAuley noted that a small addition with a conforming setback would be inconsistent with other buildings in neighborhood

## Public Statements

Kelli-Ann Alcott, 1519 Simpson Street expressed concerns that:

- Alley always has potholes
- Traffic
- Alley use, Feast and Imbibe is a similar use nearby
- Outdoor smoking
- Agrees the building will look better

John Lineweber, property owner in the area, has developed 6 properties on Ashland and Simpson. Previously only 5 businesses existed in the area, now there are over 75 businesses including live/work. The area has been waiting for this type of facility for workers/businesses

In closing, Mr. Chookaszian stated that they have worked to be good neighbors and would have little alley usage.

Chair Lewis closed the record and the body entered Deliberation:

Commissioner Goddard stated that combining the Craft Brewery and Craft or Micro Distillery definitions and creating a Brew Pub definition are logical extensions and a legitimate addition.

Commissioner Isaac expressed concern with allowing restaurants in manufacturing areas, although it is a good idea in this location. Also believes that it makes sense to combine the definitions as there is not the need to include specific names of liquor classes, however, is concerned about the Brew Pub definition.

Following discussion, Chair Lewis suggested substituting “hand-capped” with “in premises sealed containers” would be an improvement.

The Plan Commission reviewed the standards for Amendments and found that the amendments meet the standards.

**Commissioner Goddard motioned to recommend approval of Text Amendment to add a definition for Brew Pub, with amended language regarding sealing containers, to add a definition for Craft Alcohol Production Facility combining the two existing definitions, and allowing Type 1 Restaurants and Brew Pubs in the districts shown in the staff memo, with the exception that Brew Pubs and Type 1 Restaurants would be Special Uses in the M Zoning Districts, seconded by Commissioner Isaac.**

**The Plan Commission unanimously recommended approval, 5-0.**

Chair Berns clarified that the ZBA would consider two special uses and the variances requested.

Board Member McAuley stated that she is in support. There is need for economic development in the Hill Arts District and the project is supportive of the Comprehensive Plan.

Board Member Mirintchev is in support. Parking is a concern. The project fills a gap for need of restaurant in area. The layout should be revised layout to move restrooms away from the street.

In response to Board Member Dziekan, Board Member McAuley stated that the MWRD parking lot is well used during day, overnight parking is not allowed so there is parking typically available after 5pm.

Chair Berns was in agreement with Board Member Dzeikans suggestion that formal off-site parking agreement is needed before City Council.

Board Member Dzeikan is in support with parking conditions.

Board Member Arevalo is supportive, but wants to consider kids and residents.

Board Member Cullen stated that the project is needed. The applicant should work closely with community.

Chair Berns noted that needed conditions include a formal agreement for parking, hours that are different for brew pub and special events, noise mitigation, employee parking, alley maintenance, and smoking area control. Also, in agreement that the restrooms should be moved away from the street.

Board Member McAuley questioned whether it is appropriate to require one business to take on maintenance of alley.

(Commissioner Halik departed)

The Standards for the Special Uses were addressed:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. NA
9. Yes

Board Member Dziekan recommended approval of special uses for a brew pub and banquet hall, seconded by Board Member Cullen, subject to the following conditions of approval:

1. Employees shall park off-site and not on-street.

2. Hours of operation shall be limited to 11am-10pm weekdays, and 11am-1am on weekends, and special events should be no later than 1am.
3. Formal agreements for off-site parking as needed.
4. Compliance with sustainability practices per City regulations.
5. Noise abatement considered in additions so noise does not carry through neighborhood.
6. Coordinate with businesses on alley to maintain alley on a yearly basis as needed.
7. Designated smoking area to be monitored by staff not to be a nuisance.

The ZBA unanimously, 6-0, recommended approval of the Special Uses, subject to conditions of approval.

The Standards for the Variations were addressed:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

**Board Member McAuley motioned to recommend approval of the variations, which was seconded by Board Member Dziekan, and unanimously recommended for approval, 6-0.**

**B. 1108 Dodge Avenue  
0061**

**18PLND-0040 & 18ZMJV-**

Steve Tuszynski, property owner, requests a text amendment to permit auto and recreational vehicle sales as a Permitted Use and auto storage lots, auto body repair, auto towing, and auto salvage as Special Uses in the C1 Commercial District (Zoning Code Section 6-10-2, Title 6 of the City Code). The applicant also requests a special use permit for auto sales with accessory auto repair and towing in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Plan Commission and Zoning Board of Appeals make recommendations to City Council, the determining body for this case. ***This case has been withdrawn from the agenda and will reviewed at a date uncertain.***

The meeting adjourned at 9:01pm.