

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

Resolution or Ordinance (Blue)     Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** February 25, 2020    **(BOT) Date:** March 5, 2020

**SUBJECT:** PC 20-09: 218 E. St Charles Road, Afterthought Brewery

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

An Ordinance granting approval of a zoning conditional use pursuant to Section 155.414(C)(25) of the Lombard Village Code to allow for a craft alcohol production facility and a zoning conditional use pursuant to Section 155.414(C)(19) of the Lombard Village Code to allow for outside service areas for other conditional uses in the district (outdoor seating area).

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the March 5, 2020 Board of Trustees agenda with a waiver of first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):


Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** March 5, 2020

**SUBJECT:** **PC 20-09, 218 E. St Charles Road, Afterthought Brewery**

Please find the following items for Village Board consideration as part of the March 5, 2020 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-09;
3. An Ordinance granting approval of a zoning conditional use pursuant to Section 155.414(C)(25) of the Lombard Village Code to allow for a craft alcohol production facility and a zoning conditional use pursuant to Section 155.414(C)(19) of the Lombard Village Code to allow for outside service areas for other conditional uses in the district (outdoor seating area).

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the March 5, 2020 Board of Trustees agenda with a waiver of first.





## VILLAGE OF LOMBARD

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www.villageoflombard.org

March 5, 2020

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

### Trustees

Dan Whittington, Dist. 1  
Anthony Puccio, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 20-09, 218 E. St Charles Road, Afterthought Brewery**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests the Village take the following actions on the subject property located within the B2 General Neighborhood Shopping District:

1. Approve a zoning conditional use pursuant to Section 155.414(C)(25) of the Lombard Village Code to allow for a craft alcohol production facility; and
2. Approve a zoning conditional use pursuant to Section 155.414(C)(19) of the Lombard Village Code to allow for outside service areas for other conditional uses in the district (outdoor seating area).

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 17, 2020. Sworn in to present the petition were Michael and Amy Thorpe, the petitioners, and Jennifer Ganser, Assistant Director.

Mr. Thorpe said they have operated a production facility on Ridge Road since 2017. They are seeking a conditional use to expand into this space for production and to have a public facing space. He said the ground level and basement space will be used for fermentation of beer. The outdoor seating will be on the west side.

Vice Chairperson Flint asked for public comment. Hearing none, he asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to locate a brewery and tasting room in the existing commercial building on the subject property. The use is considered to be craft alcohol production facility under the Lombard Village Code. The first floor will contain a taproom and bar with seating for 43 people. There will also be space for fermenting barrels of beer toward the front of the first floor. Brewing and additional dry and cold storage will occur in a portion of the basement. Based on the proposed floor plans, staff considers the use to be consistent with a craft alcohol production facility as defined in Village Code. The petitioner proposes to add a small outdoor seating area to the west of the building. The subject property is located along the St. Charles Road commercial corridor. The corridor contains a mixture of office, retail and service uses characteristic of a community commercial corridor. The proposed brewery with tasting room and outdoor seating is compatible with surrounding land uses. After the staff report was completed, it was discovered that condition #4 cannot be met and is in fact not required. As such, should the Plan Commission wish to make a motion of recommendation with conditions to the Board they should eliminate condition #4 in the motion.

Vice Chairperson Flint opened the meeting for comments among the Commissioners.

Commissioner Johnston said this will be nice to have on St. Charles Road. Commissioner Flint asked about the hours and Mr. Thorpe said they are not set, but most likely from 4pm to 10pm on Thursday and Friday; and from noon to 10pm on Saturday and Sunday. Commissioner Giuliano asked if they'll have a kitchen or allow food. Mr. Thorpe said there is no kitchen but you can bring in food from the outside.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 20-09, subject to the following four (4) conditions:

1. That this relief is limited to the operation of a craft alcohol production facility only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the microbrewery is not established by said date, this relief shall be deemed null and void.

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Vice Chairperson  
Lombard Plan Commission



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USES  
PURSUANT TO SECTION 155.414(C)(25) AND SECTION 155.414(C)(19) OF THE  
LOMBARD ZONING ORDINANCE TO ALLOW FOR A BREWERY WITH OUTDOOR  
SEATING LOCATED IN THE B2 ZONING DISTRICT**

**PC 20-09: 218 E. St. Charles Road, Afterthought Brewery**

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois;

WHEREAS, the Subject Property as defined below is zoned B2 General Neighborhood Shopping District; and,

WHEREAS, an application requests approval for a conditional use for a craft alcohol distribution facility, pursuant to Section 155.414(C)(25) of the Lombard Village Code; and,

WHEREAS, an application requests approval for a conditional use for outside service areas for other conditional uses in the district (outdoor seating area), pursuant to Section 155.414(C)(19) of the Lombard Village Code; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 17, 2020 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.414(C)(25) of the Zoning Ordinance for a craft alcohol distribution facility and a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.414(C)(19) of the Zoning Ordinance for an outside service areas for other conditional uses in the district (outdoor seating area);

SECTION 2: This ordinance is limited and restricted to the property generally located at 218 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN AMERICAN LEGION POST 391 PLAT OF CONSOLIDATION OF LOTS 10, 11, AND 12 IN BLOCK 15 IN H. O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING IN THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17<sup>TH</sup>, 1997 AS DOCUMENT R97-53246, IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-08-105-013

SECTION 3: The approval set forth in SECTION 1 above shall be granted subject to compliance with the following conditions, as amended:

1. That this relief is limited to the operation of a craft alcohol production facility only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the microbrewery is not established by said date, this relief shall be deemed null and void.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Ordinance No. \_\_\_\_\_  
Re: PC 20-09  
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Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk