

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: Scott R. Niehaus, Village Manager  
DATE: June 9, 2014 (B of T) Date: June 19, 2014  
TITLE: PC 14-08; 800 E. Roosevelt Road – Conditional Use for a Microbrewery  
SUBMITTED BY: Department of Community Development *WLS*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Troika Brewing Company LLC d/b/a Noon Whistle Brewing Company, requests that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(a) of the Village of Lombard Zoning Ordinance, to allow for a microbrewery within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

The Plan Commission recommended approval of this petition by a voted 4 to 0 vote.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ 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 *WJH*

**DATE:** June 19, 2014

**SUBJECT: PC 14-08: 800 E. Roosevelt Road (Noon Whistle Microbrewery)**

Please find the following items for Village Board consideration as part of the June 19, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-08;
3. Completed Standards for a Conditional Use; and
4. An Ordinance granting a conditional use, pursuant to Section 155.417 (G)(2)(a) of the Lombard Zoning Ordinance, to allow for a microbrewery within the B4A Roosevelt Road Corridor District; and
5. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the June 19, 2014 Board of Trustees agenda.



## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
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June 19, 2014

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, 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 14-08; 800 E. Roosevelt Road – Conditional Use for a Microbrewery**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Troika Brewing Company LLC d/b/a Noon Whistle Brewing Company, requests that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(a) of the Village of Lombard Zoning Ordinance, to allow for a microbrewery within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner and the petitioner, Jim Cagle of Troika Brewing Company LLC d/b/a Noon Whistle Brewing Company, 6318 Fairmount Avenue, Downers Grove, IL 60516.

Mr. Cagle introduced the project as a relatively small microbrewery, less than 5,000 square feet, to be located at 800 E. Roosevelt Road. Mr. Cagle stated that the operations will be on limited hours because it is anticipated that brewing will only occur three times per week. The retail hours of operation will also be limited, but are yet to be determined and will depend on the liquor license. Mr. Cagle stated that the retail operation will close prior to traditional taverns. Different from a "brewpub," Mr. Cagle stated that the proposed business will not make food on-site. Visitors will have the option to bring in outside food or have food delivered to the site. The production volume is also limited. Deliveries will occur approximately once a month.

Mr. Cagle stated that the specific site is a good location for their operation as well as the economic development of the Village because it is a vacant site in a well-established commercial corridor with sufficient utilities. No structural changes to the building are necessary. The parking lot is also sufficient for their proposed use.

In regards to the proposed location, Mr. Cagle stated that the Roosevelt Road corridor is preferred because it is a heavily traveled commercial corridor with numerous businesses and a microbrewery will not have a significant impact on traffic or require infrastructure upgrades. Mr. Cagle is interested in a specific site that is currently vacant and is essentially a shell ready to be built out with various interior improvements.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Mr. Nestor Acosta, 1162 Michelle Lane, said he lives behind the proposed microbrewery and had several questions. Mr. Acosta stated that is concerned about smell, noise, and pedestrian and vehicular traffic. He also asked if any security system would be installed and questioned the typical business hours.

Ms. Darlene Bark, 1171 South Edgewood Avenue, said her backyard is immediately north of the back of the proposed microbrewery. She asked who is responsible for the fencing around the shopping center. She also asked if there could be a higher security fence installed. In addition, Ms. Bark questioned if there would there be any additional police during operating hours, especially at closing.

In response to the questions, Mr. Cagle stated that the hours of retail service will be limited by the specific liquor license, which will need to be approved by the Village Board of Trustees. Although the specific hours of retail service are yet to be determined, Mr. Cagle said the intention is to have limited serving hours, less than those of a typical bar or tavern. Mr. Cagle said that during the weekday he does not think they will be open later than nine or ten in the evening, but may ask for later hours on Friday and Saturday evenings. On Sundays, Mr. Cagle anticipates closing at around five or six in the evening. Mr. Cagle stated that the business is not intended to be a bar in any way, but rather a before or after dinner destination. Mr. Cagle also said that he anticipates that as a condition of the liquor license there may be a limit on the quantity served.

Continuing his response to the public comments, Mr. Cagle said the proposed microbrewery use will generate less traffic and parking demand than the previously established grocery store. The proposed tasting room is only approximately 600 square feet; therefore he does not anticipate it generating a high volume of traffic. Within the lot there are over 300 parking spaces and plenty of lighting, so navigating the parking lot should not be an issue. Mr. Cagle expects less than ten percent (10%) of the revenue to come through the retail foot print. The other 90% is intended to be picked up by distributors and other liquor stores in the area. Deliveries should be bi-weekly at most.

In regards to other common nuisances such as noise and odors, Mr. Cagle indicated that the operation is not noisy because it is a steam process. An odor similar to grape nuts, bakeries, or

pizza ovens may be noticeable for short periods of time, approximately one hour, on very hot or very cold days with strong winds. The smell is due to the yeast processing, so it smells like baking bread. The process is scheduled in one hour periods approximately three times a week and will probably occur in the morning.

Mr. Cagle stated that he could not answer the question regarding fencing because it would be handled by the landlord. He reiterated their hours of operation would not extend into the late night. He expects the serving ounce to be limited so they are not concerned or have any expectations of significant intoxication.

Mr. Cagle responded to the question regarding a security system by stating that he will be adding an updated fire alarm and a security system.

Mr. Cagle concluded by saying that there are currently no plans to add anything to the exterior of the building except for possibly a small satellite dish.

Mr. Acosta restated his concern with the hours of operation. Chairperson Ryan explained the petitioner will not be operating during typical tavern hours. Mr. Panfil stated the liquor license will be determined by the Liquor Commissioner, not the Plan Commission. Since microbreweries are a new use they are drafting a new liquor license specific to that type of use.

Mr. Acosta also asked about increasing security and police protection. Mr. Panfil explained additional security system details are up to the individual owner and the landlord.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. He stated there are no proposed exterior site improvements proposed at this time and no utility improvements are necessary for the operation.

Mr. Panfil said the Inter-Departmental Review committee had no issues or concerns regarding the project at this time. He also noted the overall parking supply for the parcel exceeds the projected demand. The existing site has three-hundred and three (303) parking spaces; the demand was two hundred and forty-four (244) spaces.

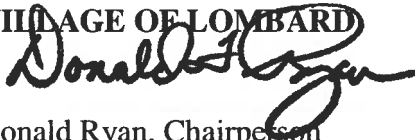
Staff finds that the proposed microbrewery is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Especially in comparison to previous uses that existed without land use issues and other uses permitted by right within the B4A Roosevelt Road Corridor District, the proposed microbrewery will not substantially increase the number of deliveries, on-site demand for parking, or traffic congestion.

On a motion by Commissioner Flint and a second by Commissioner Burke, the Plan Commission voted 4-0 that the Village Board approve the conditional use pursuant to Section 155.417 (G)(2)(a) of the Village of Lombard Zoning Ordinance, to allow for a microbrewery within the B4A Roosevelt Road Corridor District, associated with PC 14-08, subject to the following four conditions:

1. That this relief is limited to the operation of a microbrewery 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

A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name.

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### NOON WHISTLE MICROBREWERY – 800 E. ROOSEVELT ROAD

MAY 19, 2014

**Title**

PC 14-08

**Petitioner**

Troika Brewing Company  
d/b/a Noon Whistle  
c/o Jim Cagle  
6318 Fairmount Avenue  
Downers Grove, IL 60516

**Property Owner**

800 Roosevelt, LLC  
c/o Farhad Nikanjam  
2015 Hidden Ridge Lane  
Highland Park, IL 60035

**Property Location**

800 E. Roosevelt Road  
(06-17-406-049)  
(Trustee District #6)

**Zoning**

B4APD Roosevelt Road Corridor  
District Planned Development

**Existing Land Use**

Vacant (formerly Family Euro  
Deli)

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use to allow for a  
microbrewery (See PC 14-07)  
within the B4A Roosevelt Road  
Corridor District.

**Prepared By**

Matt Panfil, AICP  
Senior Planner



**LOCATION MAP**

**PROJECT DESCRIPTION**

The petitioner is proposing to establish a microbrewery within the former site of Family Euro Deli, 800 E. Roosevelt Road. The proposed microbrewery will produce a variety of craft beers and specialize in “session” style ales which usually contain less than five percent (5%) alcohol by volume (ABV). The petitioner anticipated that over ninety percent (90%) of sales will come through distributors with periodic pick-ups from the site. Secondary sales will come from a proposed ancillary “tasting room,” which will be open to the public. The petitioner expects to produce approximately 2,200 barrels of beer within the first year. This number falls well below the maximum annual 15,000 barrels produced in order to be considered a microbrewery.

There are no proposed exterior site improvements proposed at this time and no utility improvements are necessary for the operation. In lieu of food service on-site, the petitioner will seek to partner with local restaurants.

The petitioner has indicated that the hours of operation will be less than the site’s previous use and surrounding uses, but has not yet specified an exact schedule. Deliveries are anticipated on a bi-weekly to monthly schedule.

In regards to other common nuisances such as noise and odors, the petitioner has indicated that the operation is not noisy and that an

## PROJECT STATS

### Lot & Bulk

Parcel Size:	6.35 acres
Building Area:	39,700 sq. ft.
Tenant Area:	6,250 sq. ft.
Lot Coverage:	approx. 86.5%

### Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front:	30' (478')
Interior Side: (West)	10' (38')
Interior Side: (East)	10' (116')
Rear:	30'(55')
Lot Width:	150' (313')

### Parking Spaces

Demand:	244 spaces (7 ADA)
Supply:	303 spaces (8 ADA)

### Submittals

1. Petition for a public hearing, submitted April 21, 2014;
2. Response to Standards for a Conditional Use;
3. Plat of Resubdivision, prepared by Duda Surveying, dated July 8, 2002 and submitted April 21, 2014;
4. Legal Description of 800 E. Roosevelt Road, undated and submitted April 21, 2014;
5. Project Narrative, dated and submitted April 21, 2014; and
6. Concept Floor Plan (Draft 1), undated and submitted April 30, 2014.

odor similar to grape nuts, bakeries, or pizza ovens may be noticeable for short periods of time (approximately one hour) on very hot or very cold days with strong winds.

As mentioned in PC 14-07 , the microbrewery industry is federally regulated by the Alcohol and Tobacco Tax and Trade Bureau (TTB), which is under the jurisdiction of the United States Department of the Treasury. In order to receive approval from the TTB, the petitioner's facility would have to be near operational. Therefore, Village approval is one of the first steps in the petitioner's overall process.

### APPROVAL(S) REQUIRED

Per Section 155.417(G)(2)(a) of the Zoning Ordinance (as amended by PC 14-07), a Distribution Center requires a conditional use permit within the B4APD Roosevelt Road Corridor District Planned Development.

### EXISTING CONDITIONS

The subject property is currently improved with two principal structures. The petitioner is proposing to utilize approximately 6,250 square feet of an existing approximately 39,700 square foot one-story brick and concrete block multi-tenant structure. The other structure is approximately 21,150 square foot standalone retail building occupied by The Tile World.

The existing site has three-hundred and three (303) parking spaces, eight (8) of which are accessible. Access to the site is limited to one point at the signalized intersection Roosevelt Road and the private drive serving 700-810 E. Roosevelt Road.

The petitioner's proposed tenant space within the multi-tenant building is currently vacant and was last occupied by Family Euro Deli.

### INTER-DEPARTMENTAL REVIEW

#### **Building Division:**

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

#### **Fire Department:**

The Fire Department notes that all improvement and equipment installations within the tenant space must meet the Fire Code.

#### **Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project at this time.



**Public Works:**

The Department of Public Works has no issues or concerns regarding the project at this time.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	R2 & CR	Single Family Home & Old Grove Park
South	B4APD & B4A	The Tile Shop / KFC-A&W / Multi-Tenant Commercial
East	B4A	Sterling Autobody / Midas Total Car Care
West	R2 & B4A	Single Family Homes & Dental Office

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of a developing local market and the fact that the proposed use extends beyond simple production and distribution and will have a retail component as well as attract visitors to tour the brewing process, staff finds the project is consistent with the zoning and land use of the surrounding properties.

*2. Comprehensive Plan Compatibility*

The proposed site location and use as a microbrewery is consistent with the Comprehensive Plan’s recommendation of community commercial uses which references, “providing services extending beyond daily living needs.”

*3. Zoning & Sign Ordinance Compatibility*

The subject property is part of a planned development established via Ordinance No. 5171 (PC 02-24). However, the planned development is silent on matters pertaining to land use and therefore the underlying B4A permitted and conditional uses apply to the site. Thus a conditional use is required, but an amendment to the planned development is not.

The existing structure meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

The petitioner has not yet proposed any signage for the microbrewery establishment. Any future signage applications will be reviewed by staff for their consistency with the Village’s Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

*4. Site Plan: Access & Circulation*

Staff concurs with the petitioner’s belief that the proposed microbrewery use will generate less traffic and parking demand than the previously established grocery store. The overall parking supply for the parcel exceeds projected demand.

*5. Elevations*

The petitioner is not proposing any changes to the exterior elevations at this time.

## **SITE HISTORY**

The existing multi-tenant building was constructed in 1975 and renovated in 2006.

### **ZBA 76-04**

Sign size variation to allow a one-hundred and sixty-eight (168) square foot freestanding sign where one-hundred and fifty (150) square feet is the maximum allowed.

### **PC 78-18**

A conditional use for a restaurant, including entertainment and dancing was recommended for approval by the Plan Commission and received final approval from the Village Board of Trustees on August 24, 1978.

### **PC 78-37**

A conditional use for an indoor theatre with live entertainment and a cocktail lounge was denied by the Village Board of Trustees on October 26, 1978.

### **PC 78-57**

A conditional use for a cocktail lounge with entertainment and dancing in conjunction with a restaurant/banquet hall operation was recommended for approval by the Plan Commission and received final approval from the Village Board of Trustees on March 22, 1979.

### **ZBA 79-19/20**

A variation to allow for shared-parking between an existing theatre and office building was approved by the Village Board of Trustees on July 26, 1979.

### **ZBA 81-04**

Sign size variation to allow a one-hundred and eight (180) square foot freestanding sign, and thus overriding ZBA 76-04 was approved by the Village Board of Trustees on May 14, 1981.

### **PC 92-15**

A conditional use was approved by the Village Board of Trustees on August 6, 1992. However, staff is currently unable to locate the details of the conditional use approval.

### **PC 95-18**

A conditional use for an indoor amusement establishment (bingo parlor) was recommended for approval by the Plan Commission and received final approval from the Village Board of Trustees on July 20, 1995.

### **PC 02-24**

The establishment of a planned development and a conditional use for a drive-through establishment (KFC / A&W) with deviations for wall signage and parking lot perimeter landscaping were recommended for approval by the Plan Commission and received final approval from the Village Board of Trustees on July 18, 2002.

### **PC 05-27**

A conditional use for an indoor amusement establishment (teen club) was recommended for denial by the Plan Commission, but was ultimately approved by the Village Board of Trustees on October 6, 2005. However, the use was never established.

## **FINDINGS & RECOMMENDATIONS**

Staff finds that as the proposed microbrewery is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Especially in comparison to previous uses that existed without land use issues and other uses permitted by right within the B4A Roosevelt Road Corridor District, the proposed microbrewery will not substantially increase the number of deliveries, on-site demand for parking, or traffic congestion.

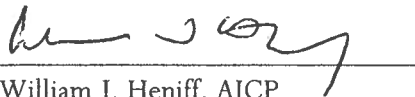
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a microbrewery and finds that the proposed use **complies** with the standards established by the Village of

Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-08:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-08, subject to the following conditions:

1. That this relief is limited to the operation of a microbrewery 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.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

## **STANDARDS FOR CONDITIONAL USES**

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.*

The conditional use will not endanger the public health, safety, morals, comfort, or general welfare. As is evidenced by existing and prior brewery operations in Lombard, specifically including Rock Bottom Brewery, Flesk Brewing, and previously Taylor Brewing, the operation of a craft brewery is a small scale business that drives and supports local commercial business environment, but does not detract from the day-to-day life of residents or visitors. These other similar business have established Lombard as a great place to operate their businesses and are well-known and well-regarded in the community.

The general welfare of the community will be improved by this conditional use for a variety of reasons. First, the proposed site, 800 Roosevelt Road, is a high commercial area with the existing infrastructure and utilities to support this business. In addition, the current space is vacant and dark. Next, this conditional use will utilize the space well and as intended, including significant capital investment into the property, and will create a better overall business environment for other tenant's and proximate businesses. Further, in addition to utilizing a vacant and underutilized space, the brewery will have limited retail hours thereby minimizing industrial traffic and any potential impact to the local community all while driving commercial traffic and business in the area. Also, operations at this site will be on a reduced hours basis when compared to other thriving local businesses and business traffic will be very restricted to bi-weekly or monthly deliveries.

This specific conditional use is part of a highly regulated industry which incorporates the highest standards for safety and cleanliness. Inspections and reviews occur on a regular basis and proper facility maintenance results in a superior product. Craft breweries, like all businesses, are required by the U.S. Occupational Health and Safety Agency (OSHA) to have two copies of the Material Safety Data Sheet (MSDS) for chemical products used in the brewery or brewpub. The MSDS became mandatory in the workplace after the OSH Act of 1970 to promote worker safety.

Finally, craft brewers, as an industry, are highly attentive to sustainability concerns and through minimizing waste and understanding the impact of operations on the environment. For instance, the brewing process produces a disposable grain. This conditional use will allow that disposable grain to be used as feed for nearby farmers. Instead of simply disposing of the grain, we intend to partner with these local farmers in order to reduce waste and support local food and business. Other waste will be closely managed including a strict adherence to recycling and re-use policies as applicable.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.*

Again, as is evidenced by existing and prior brewery operations in Lombard, specifically including Rock Bottom Brewery, Flesk Brewing, and previously Taylor Brewing, the operation of a craft brewery is a small scale business that drives and supports local commercial business environment, but does not detract from the day-to-day life of residents or visitors. These other similar business have established Lombard as a great place to operate their businesses and are well-known and well-regarded in the community.

The enjoyment of other property in the immediate vicinity will be improved by this conditional use for a variety of reasons. First, the proposed site, 800 Roosevelt Road, is a high commercial area with the existing infrastructure and utilities to support this business. In addition, the current space is vacant and dark and this conditional use will utilize the space well and as intended, including significant capital investment into the property creating a better overall business environment for other tenant's and proximate businesses. Such improvements and growth will only increase the business tax base. Further, in addition to utilizing a vacant and underutilized space, the brewery will have limited retail hours thereby minimizing industrial traffic and any potential impact to the local community all while driving commercial traffic and business in the area. Finally, the proposed use is very similar to the property's prior use as a grocery store, except that operations at this site will be on a reduced hours basis when compared to other thriving local businesses and business traffic will be very restricted to bi-weekly or monthly deliveries.

Below are several links to independent, published articles citing the benefits of small-local focused craft brewers to the communities in which they operate:

[http://www.huffingtonpost.com/2013/07/22/craft-breweries\\_n\\_3635088.html](http://www.huffingtonpost.com/2013/07/22/craft-breweries_n_3635088.html)

<http://www.businessinsider.com/craft-brews-create-urban-revival-2013-7>

<http://www.craftbeer.com/craft-beer-muses/craft-beers-positive-community-impact>

<http://coloradobeer.org/wp-content/uploads/2011/03/CBG-Economic-Impact-White-Paper-04-24-12.pdf>

3. *That the establishment of the conditional use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

On the contrary, granting this conditional use should support the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Again, as is evidenced by existing and prior brewery operations in Lombard, specifically including Rock Bottom Brewery, Flesk Brewing, and previously Taylor Brewing, the operation of a craft brewery is a small scale business that drives and supports local commercial business environment, but does not detract from the day-to-day life of residents or visitors. Development and improvement should be accelerated in this case for a variety of reasons. First, the proposed site, 800 Roosevelt Road, is a high commercial area with the existing infrastructure and utilities to support this business. In addition, the current space is vacant and dark and this conditional use will utilize the space well and as intended, including significant capital investment into the property creating a better overall business environment for other tenant's and proximate businesses. Such improvements and growth will only increase the business tax base. Further, the proposed use is very similar to the property's prior use as a grocery store, except that operations at this site will be on a reduced hours basis when compared to other thriving local businesses.

Finally, the business model of the applicants specifically includes partnering with local eateries and restaurants. This hybrid approach will drive the commercial activity as requested while also creating benefits for the established and up-and-coming business provided high-quality food. The brewery will improve development in the surrounding properties and increase Lombard as a destination from residents in surrounding towns. Breweries are a destination location where people seek out the business and are in tune with the product and community.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.*

The operation of a craft brewery is a small scale business that is easily established within the existing utilities, access roads, and facilities. Specifically, the proposed site, 800 Roosevelt Road, is a high commercial area with the existing infrastructure and utilities sufficient to support this business. From water to electric, and all others, no specific new utility is required in addition to what is already provided to the site. Further, in addition to utilizing a vacant and underutilized space, the brewery will have limited retail hours thereby minimizing industrial traffic and any potential impact to the local community all while driving commercial traffic and business in the area – all well within the capacity of existing egress, ingress, and parking. Also, operations at this site will be on a reduced hours basis when compared to other thriving local businesses and business traffic will be very restricted to bi-weekly or monthly deliveries. All in all, the existing commercial footprint is more than adequate as all utilities are designed for commercial space and are sufficient and well suited for this use. Applicant has worked closely with the Lombard Building Code team to evaluate the viability and fit of the property with this intended use.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

Again, the operation of a craft brewery is a small scale business that is easily established within the existing ingress and egress and should have no impact on traffic congestion. Currently, over 20,000 vehicles pass this site daily and the applicant's restricted hours and deliveries will be a tiny drop in the bucket of existing traffic patterns. This development will have no impact on the current traffic pattern and congestion.

Specifically, the proposed site, 800 Roosevelt Road, is a high commercial area with the existing infrastructure and utilities sufficient to support this business. The brewery will have limited retail hours thereby minimizing industrial traffic and any potential impact to the local community all while driving commercial traffic and business in the area – all well within the capacity of existing egress, ingress, and parking. Also, operations at this site will be on a reduced hours basis when compared to other thriving local businesses and business traffic will be very restricted to bi-weekly or monthly deliveries. All in all, the existing commercial footprint is more than adequate as all utilities are designed for commercial space and are sufficient and well suited for this use. Finally, from a precedent perspective, the prior tenant, Euro Deli, Euro Deli had longer hours of operation with a higher volume of customers coming and going.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.*

The proposed use is consistent with the Village's economic development objectives such as the redevelopment of an existing vacant site along a key commercial corridor, which Roosevelt Road certainly is. Granting this conditional use should support the normal and orderly development and improvement of the surrounding property for uses permitted in the district. In addition, the current space is vacant and dark and this conditional use will utilize the space well and as intended, including significant capital investment into the property creating a better overall business environment for other tenant's and proximate businesses. Such improvements and growth will only increase the business tax base. Further, the proposed use is very similar to the property's prior use as a grocery

store, except that operations at this site will be on a reduced hours basis when compared to other thriving local businesses.

Also, the proposed use is similar in nature to other permitted uses such as other micro-breweries and restaurants. Again, as is evidenced by existing and prior brewery operations in Lombard, specifically including Rock Bottom Brewery, Flesk Brewing, and previously Taylor Brewing, the operation of a craft brewery is a small scale business that drives and supports local commercial business environment, but does not detract from the day-to-day life of residents or visitors. From a precedent perspective, the prior tenant, Euro Deli, had longer hours of operation with a higher volume of customers coming and going. All in all, the existing commercial footprint is more than adequate as all utilities are designed for commercial space and are sufficient and well suited for this use.

Finally, the proposed use is anticipated to have little to no adverse impact on surrounding properties due to its minimal noise, deliveries, limited hours, and small scale. Specifically, the proposed site, 800 Roosevelt Road, is a high commercial area with the existing infrastructure and utilities to support this business.

7. *That the conditional 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 pursuant to the recommendations of the Plan Commission.*

Yes.

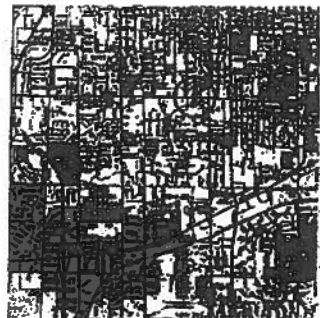
## **Project Narrative for Plan Commission Application – Noon Whistle Brewing**

Noon Whistle will provide a variety of original craft beers, specializing in session style ales which will usually contain an ABV of 5% or less. This session concept gives Noon Whistle its main competitive advantage within the craft industry, which is saturated with beers high in alcohol content. Over 90% of Noon Whistle's sales will come from selling through distributors, with periodic scheduled pick-ups from the brewery. Secondary sales will come from a tasting room within the brewery. The tasting room will be open for consumers to have personal interaction with the Noon Whistle team and experience the Noon Whistle brand first hand. Noon Whistle expects to be selling nearly 2,200 barrels of beer by the end of the first 12 months, which will require three brewing cycles each week.

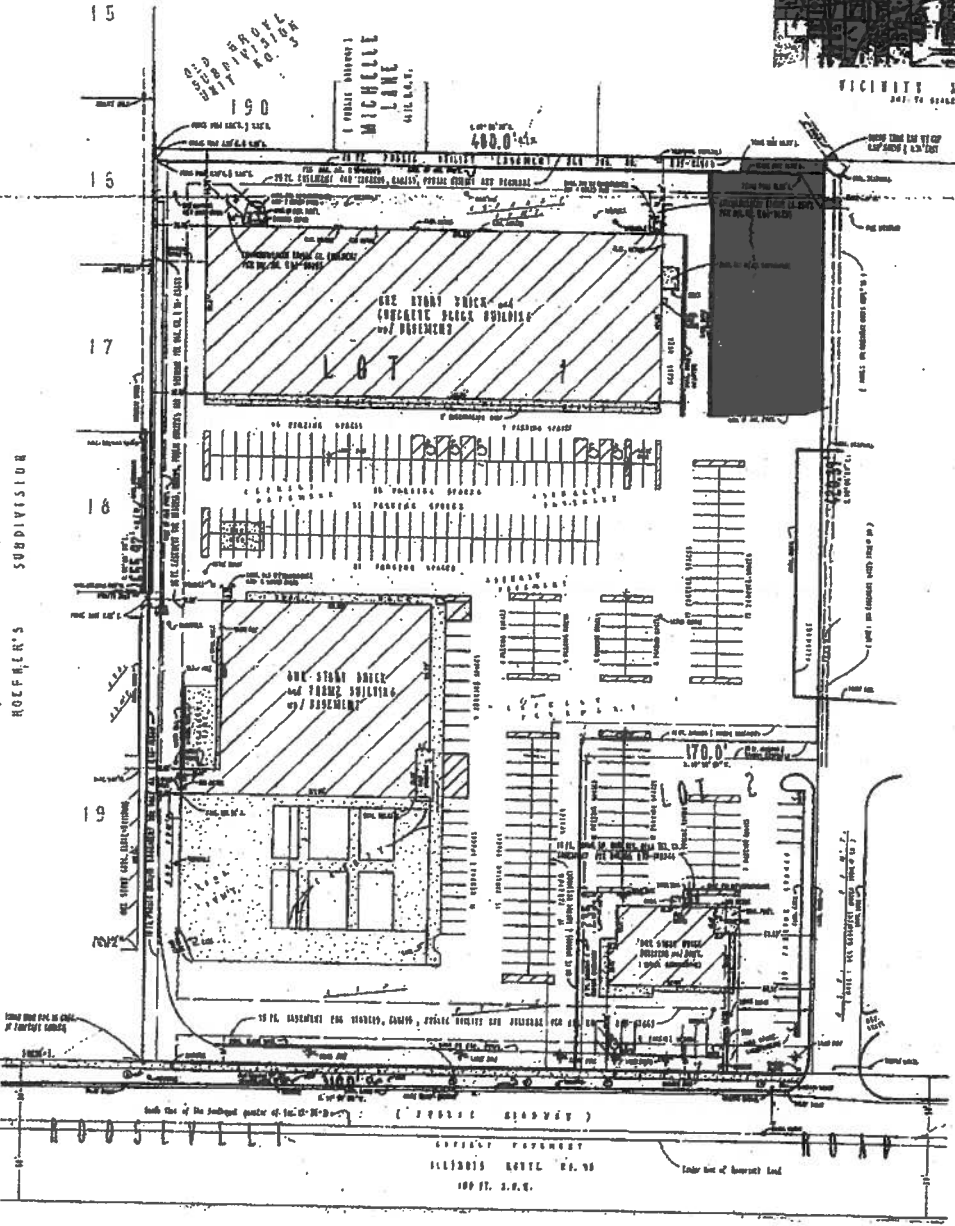


STAFF  
PRESENT-OUT

COPY 1 OF ORIGINAL SURVEY INSTRUMENT, SHOWING A RECONSTRUCTION OF ALL THE LOTS IN  
AND A SUBDIVISION OF SAID LOTS INTO A RECONSTRUCTION OF SAID LOTS INTO THE NEARLY  
QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF, INSTRUMENT NO. 100,000, IN  
RECORD NO. 8 300-04000, IN DECATUR COUNTY, GEORGIA.



VICINITY MAP  
NOT TO SCALE



ROEHLER'S  
SUPERVISOR

AREA - 274,766 SQ. FT. OR 6.307 ACRES

- SECTION NOTES:
- SECTION 17: RECONSTRUCTION AND SUBDIVISION OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, INSTRUMENT NO. 100,000, IN RECORD NO. 8 300-04000, IN DECATUR COUNTY, GEORGIA.
- SECTION 18: RECONSTRUCTION AND SUBDIVISION OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, INSTRUMENT NO. 100,000, IN RECORD NO. 8 300-04000, IN DECATUR COUNTY, GEORGIA.
- SECTION 19: RECONSTRUCTION AND SUBDIVISION OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, INSTRUMENT NO. 100,000, IN RECORD NO. 8 300-04000, IN DECATUR COUNTY, GEORGIA.
- SECTION 20: RECONSTRUCTION AND SUBDIVISION OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, INSTRUMENT NO. 100,000, IN RECORD NO. 8 300-04000, IN DECATUR COUNTY, GEORGIA.

PLAT THIS BEING: 1-1 CORNERED SECTION DISTRICT  
 FOR THE CONSTRUCTION OF THE  
 TRAILS OF GEORGIA  
 COMMUNITY DEVELOPMENT PROJECT  
 OF THE  
 STATE OF GEORGIA  
 DEPARTMENT OF TRANSPORTATION  
 AND CONSTRUCTION

NOTE: FOR E.A.M.E. (EAST AND WEST) AND NORTH AND SOUTH  
 DISTRICTS: DISTRICT NO. 100,000, IN RECORD NO. 8 300-04000, IN DECATUR COUNTY, GEORGIA.

CERTIFY TO: ALTA & ASSOCIATES, INC.  
 1340 NORTH ALPINE ROAD  
 DECATUR, GEORGIA 30030  
 ENGINEERS & SURVEYORS  
 LICENSE NO. 10000  
 REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS  
 STATE OF GEORGIA  
 LICENSE NO. 10000

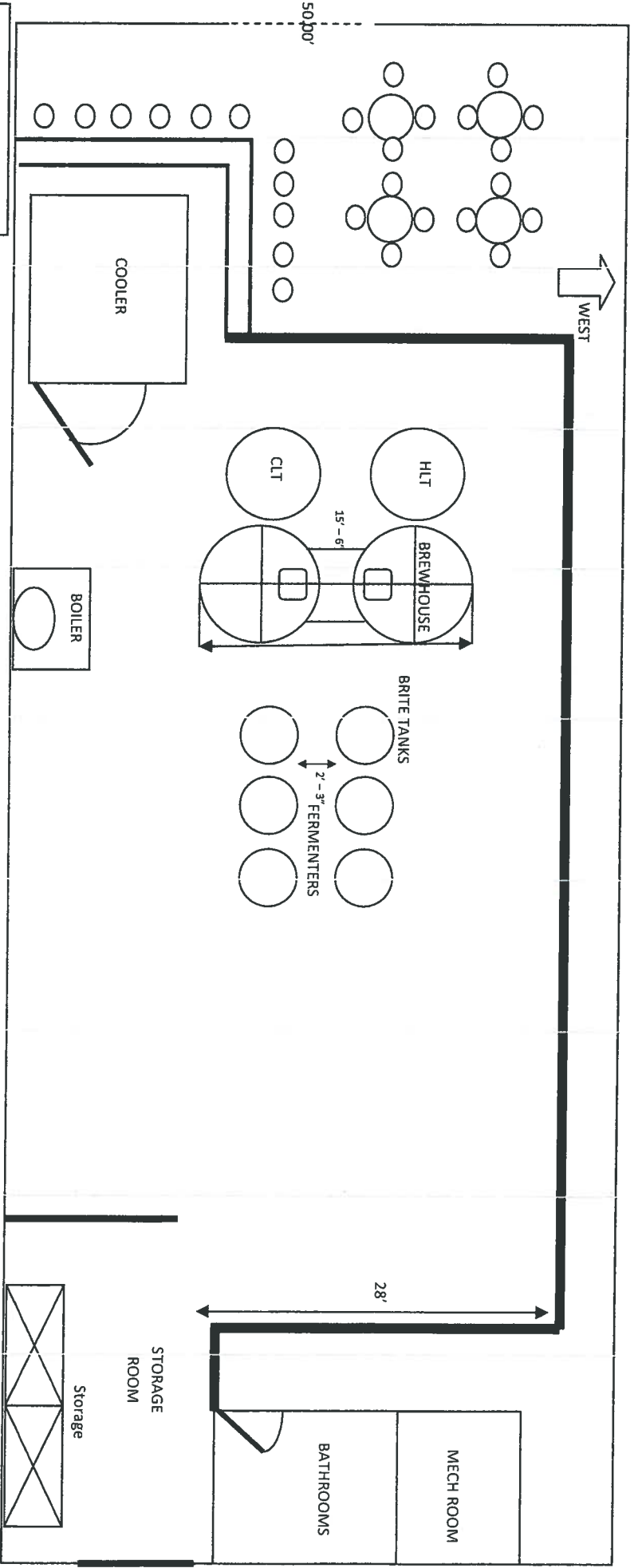
THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE  
 UNDER MY SUPERVISION AND TO ACCORDANCE WITH THE "PRACTICE STANDARDS" SET BY  
 THE BOARD OF SURVEYORS AND LAND TITLE SURVEYORS OF THE STATE OF GEORGIA AND ADOPTED  
 BY ACTS AND RESOLUTIONS OF THE GEORGIA LEGISLATURE, AND I AM A LICENSED PROFESSIONAL  
 ENGINEER AND SURVEYOR IN THE STATE OF GEORGIA.

*John P. Hill*  
 JOHN P. HILL, LICENSED PROFESSIONAL ENGINEER AND SURVEYOR, NO. 10000

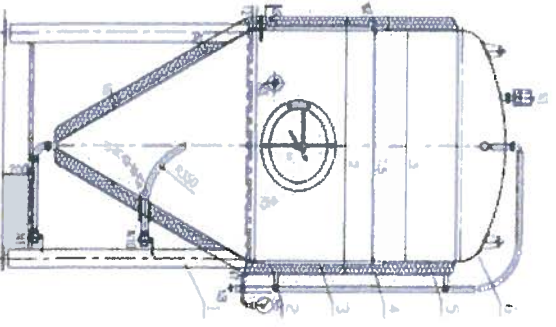
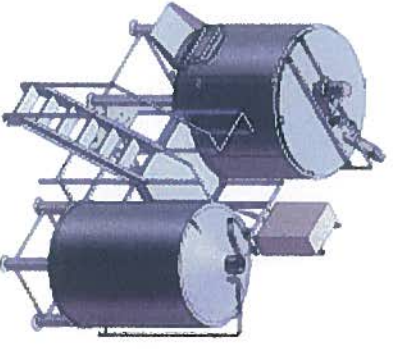
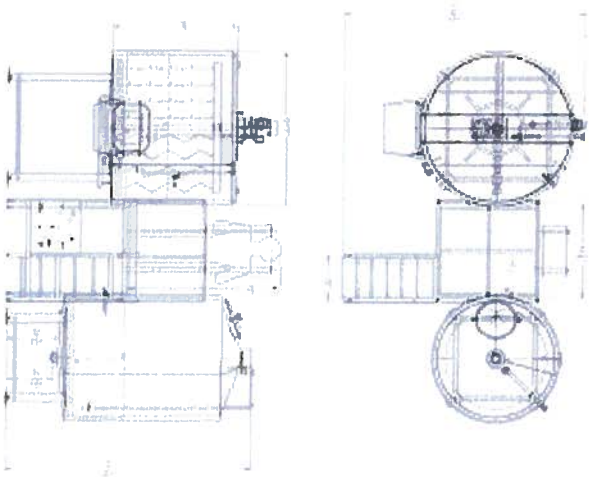
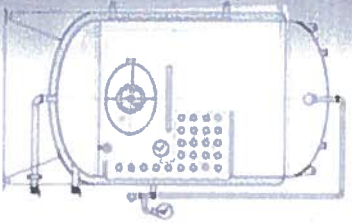
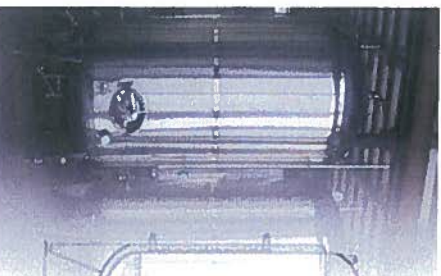
ALTA/ACSM Land Title Survey  
 800 EAST ROOSEVELT ROAD  
 DECATUR, GEORGIA

ZARKO SEKEREZ & ASSOCIATES, INC.  
 ENGINEERS & SURVEYORS  
 111 W. MADISON STREET  
 CHICAGO, ILLINOIS  
 PHONE: (312) 724-3313

DATE OF SURVEY: JANUARY 1, 2003	DATE OF PLOTTING: JANUARY 1, 2003
SCALE: AS SHOWN	SCALE: AS SHOWN
BY: J.P.H.	BY: J.P.H.
CHECKED BY: J.P.H.	CHECKED BY: J.P.H.
DATE: JANUARY 27, 2003	DATE: JANUARY 27, 2003



**FIRST FLOOR PLAN**  
 800 Roosevelt Rd  
 LOMBARD, ILLINOIS 60148



Scale: 1/4" = 1'-0"  
 Date: 11/15/88  
 Drawn by: J. J. ...  
 Checked by: ...  
 Title: BREWERY

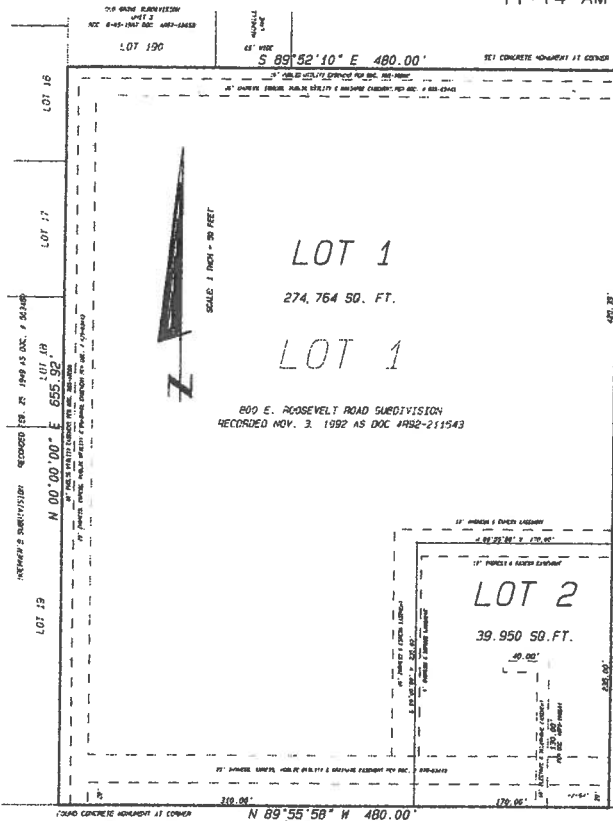
LOMBARD SQUARE RESUBDIVISION

FINAL PLAT

BEING A RESUBDIVISION OF ALL OF LOT 1 IN 800 E. ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN YORK TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

Return To:  
Village of Lombard  
255 E. Wilson Ave  
Lombard, IL 60148

PLAT  
R2002-246080  
SEP 24 2002  
11:14 AM



EXEMPT FROM RECORDING...  
ILLINOIS BILL...  
EXEMPT FROM RECORDING...  
ILLINOIS BILL...  
EXEMPT FROM RECORDING...  
ILLINOIS BILL...

UTILITY AND MAINTENANCE...  
EXEMPT FROM RECORDING...  
ILLINOIS BILL...  
EXEMPT FROM RECORDING...  
ILLINOIS BILL...

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS  
THIS 20th DAY OF SEPTEMBER, A.D. 2002.  
BY: *[Signature]*  
DIRECTOR OF COMMUNITY DEVELOPMENT



STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID PROPORTIONED TAX SALES AGAINST ANY OF THE PROPERTY INCLUDED IN THE HEREIN SHOWN PLAT.  
I FURTHER CERTIFY THAT ALL STATUTORY FEES IN CONNECTION WITH THE HEREIN PLAT,  
REVENUE UNDER MY HAND AND SEAL OF THE COUNTY COURT AT MEADVILLE, ILLINOIS,  
THIS 23rd DAY OF SEPTEMBER, A.D. 2002.  
*[Signature]*  
COUNTY CLERK



STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, FRANK J. DUDA, JR., A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED AS FOLLOWS:  
ALL OF LOT 1 IN 800 E. ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1992 AS DOCUMENT NUMBER 89-21154-3, IN YORK TOWNSHIP, DU PAGE COUNTY, ILLINOIS. THE PROPERTY HEREBY SUBDIVIDED CONTAINS 7.2248 ACRES.  
I DO HEREBY FURTHER CERTIFY THAT THE LAND INCLUDED IN THE HEREIN PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, AND IS SUBJECT TO THE CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT ACCORDING TO A FLOOD INSURANCE RATE MAP, EXEMPT FROM FLOOD INSURANCE, NUMBER 17605-D, EFFECTIVE DATE, OCTOBER 12, 1976, AS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NO PART OF THE ABOVE DESCRIBED PROPERTY LIES WITHIN A FLOOD PLAIN OF SPECIAL FLOOD HAZARD AREA, AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, RELATIVE TO PLATS AND SUBDIVISIONS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. OTHER UNDER MY HAND AND SEAL THIS 8th DAY OF JULY, A.D. 2002.  
*[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2184  
LICENSE EXPIRES NOVEMBER 30, 2002 VALID ONLY WITH EMBOSSED SEAL



STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS AT A MEETING HELD THIS 23rd DAY OF JULY, A.D. 2002.  
BY: *[Signature]*  
PRESIDENT



ATTEST: *[Signature]*  
VILLAGE CLERK

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
THIS INSTRUMENT, NO. 2002-246080, WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DU PAGE COUNTY, ILLINOIS, ON THE 23rd DAY OF SEPTEMBER, A.D. 2002 AT 11:14 A.M. AND WAS RECORDED IN BOOK 188-0001 PAGE 805-1128 OF PLATS ON PAGE 805-1128.  
*[Signature]*  
RECORDER

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, COLLECTOR FOR THE VILLAGE OF LOMBARD, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR PROPORTIONED SPECIAL ASSESSMENTS OR ANY OTHER DEFERRED INSTALLMENTS THEREOF THAT NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED AT LOMBARD, ILLINOIS THIS 11th DAY OF SEPTEMBER, A.D. 2002.  
*[Signature]*  
LOMBARD VILLAGE COLLECTOR



NOTE: I, FRANK J. DUDA, JR., DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, IT'S STAFF OR AUTHORIZED AGENT, PERMISSION TO RECORD THE ATTACHED PLAT OF SUBDIVISION.  
DATED AT CAROL STREAM, DU PAGE COUNTY, ILLINOIS, THIS 8th DAY OF JULY, A.D. 2002.  
*[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2184

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT *[Signature]*, PRESIDENT OF LOMBARD AND ASSOCIATES, INC. AND *[Signature]*, SECRETARY OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID SECRETARY DID ALSO THEN AND THEREFORE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX THE SAID SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER AS TRUSTEE, AS AFORESAID.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT *[Signature]*, PRESIDENT OF LOMBARD AND ASSOCIATES, INC. AND *[Signature]*, SECRETARY OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID SECRETARY DID ALSO THEN AND THEREFORE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX THE SAID SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER AS TRUSTEE, AS AFORESAID.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
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STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT *[Signature]*, PRESIDENT OF LOMBARD AND ASSOCIATES, INC. AND *[Signature]*, SECRETARY OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID SECRETARY DID ALSO THEN AND THEREFORE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX THE SAID SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER AS TRUSTEE, AS AFORESAID.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT *[Signature]*, PRESIDENT OF LOMBARD AND ASSOCIATES, INC. AND *[Signature]*, SECRETARY OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID SECRETARY DID ALSO THEN AND THEREFORE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX THE SAID SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER AS TRUSTEE, AS AFORESAID.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT *[Signature]*, PRESIDENT OF LOMBARD AND ASSOCIATES, INC. AND *[Signature]*, SECRETARY OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID SECRETARY DID ALSO THEN AND THEREFORE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX THE SAID SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER AS TRUSTEE, AS AFORESAID.

PERMANENT INDEX NUMBER  
66-17-406-047  
SECTION 2200A  
VILLAGE OF LOMBARD-8-3  
COMMUNITY SHOWN AS DISTRICT  
327 VILLAGE DRIVE  
THIS PLAT  
SUBMITTED BY:  
MR. AFRIL LOUAGANIELLA  
FOR  
AFCD SERVICES  
271 GLENHILL DRIVE  
BLENDALE HEIGHTS, ILLINOIS 60159

UNOFFICIAL COPY

3

# PLAT

J.P. "RICK" CARNEY  
DU PAGE COUNTY RECORDER  
P. O. BOX 936  
WHEATON, ILLINOIS 60189



J.P. "RICK" CARNEY  
DUPAGE COUNTY RECORDER  
SEP 24 2002 11:14 AM  
PLAT 06-17-406-047  
000 PAGES R2002-246080  
 CREDIT CARD

DATE OF INSTRUMENT July 8th 2002

CA  
 CHECK

DOCUMENT TYPE:

- <sup>Re</sup> SUBDIVISION
- ANNEXATION
- VACATION
- DEDICATION
- ORDINANCE
- EASEMENT
- DECLARATION
- RESOLUTION
- \_\_\_\_\_

TITLE: Lombard Square Re-sub.

1ST PARTY: \_\_\_\_\_

2ND PARTY: \_\_\_\_\_

LEGAL DESCRIPTION:

Lot 1 800 E Roosevelt Rd. Sub.  
parts of S.E. 1/4

SEC. 17 TWP. 38 RANGE 11

PIN NO. \_\_\_\_\_

UNIT NO. \_\_\_\_\_

06-17-406-047

SUBMITTED BY:

Christa

ACCOMPANYING PAPERS:

YES  NO

BOOK \_\_\_\_\_

MAIL TO: Village of Lombard

PAGE \_\_\_\_\_

255 E. Wilson Ave

NUMBER OF PAGES 1

Lombard IL 60148

## Nowakowski, Tamara

---

**From:** Panfil, Matthew  
**Sent:** Thursday, June 05, 2014 12:34 PM  
**To:** Nowakowski, Tamara  
**Cc:** Ganser, Jennifer  
**Subject:** FW: Request for waiver of first reading (14-07 and 14-08)

---

**From:** Jim Cagle [<mailto:jcagle32@hotmail.com>]  
**Sent:** Thursday, June 05, 2014 12:33 PM  
**To:** Panfil, Matthew  
**Cc:** Jim Cagle  
**Subject:** Request for waiver of first reading (14-07 and 14-08)

Matt,

Please consider this message my formal waiver of first reading for both PC 14-07 and PC 14-08.

Thank you,

Jim Cagle

---

**From:** [PanfilM@villageoflombard.org](mailto:PanfilM@villageoflombard.org)  
**To:** [jcagle32@hotmail.com](mailto:jcagle32@hotmail.com)  
**Subject:** RE: Lombard Plan Commission Approval recommendation  
**Date:** Thu, 5 Jun 2014 16:26:05 +0000

Jim:

Items approved by the Plan Commission generally appear at two meetings of the Village Board, unless you specifically request a "waiver of first reading." You can simply respond to this e-mail requesting the waiver (for both PC 14-07 and PC 14-08) and that is sufficient for our records.

Thank you,

Matt

---

**From:** Jim Cagle [<mailto:jcagle32@hotmail.com>]  
**Sent:** Wednesday, June 04, 2014 11:39 AM  
**To:** Panfil, Matthew  
**Subject:** RE: Lombard Plan Commission Approval recommendation

Thanks!

From: [PanfilM@villageoflombard.org](mailto:PanfilM@villageoflombard.org)  
To: [jcagle32@hotmail.com](mailto:jcagle32@hotmail.com)  
Subject: RE: Lombard Plan Commission Approval recommendation  
Date: Wed, 4 Jun 2014 16:37:36 +0000  
Jim:

The agenda for Village Board meetings is generally not finalized and posted until approximately one week prior to the meeting. Both readings will be scheduled for the 19<sup>th</sup> at 7:30 PM.

Bill is out of the office today, but I will talk to him tomorrow about the liquor license for any updates.

- Matt

---

**From:** Jim Cagle [<mailto:jcagle32@hotmail.com>]  
**Sent:** Wednesday, June 04, 2014 10:16 AM  
**To:** Panfil, Matthew  
**Subject:** FW: Lombard Plan Commission Approval recommendation

Matt,

I don't see the June 19th board meeting on the Village calendar. Can you please confirm that we will have both readings presented and the meeting will be held on June 19th at 7:30 PM?

Also, I am curious as to how the liquor license is shaping up and look forward to the opportunity to review the verbiage prior to the meeting.

Thanks,

Jim Cagle

> From: [Jim.Cagle@us.mcd.com](mailto:Jim.Cagle@us.mcd.com)  
> To: [jcagle32@hotmail.com](mailto:jcagle32@hotmail.com)  
> Subject: Lombard Plan Commission Approval recommendation  
> Date: Tue, 20 May 2014 16:14:30 +0000

>

>

>

> -----Original Message-----

> From: [Sharp@us.mcd.com](mailto:Sharp@us.mcd.com) [<mailto:Sharp@us.mcd.com>]  
> Sent: Tuesday, May 20, 2014 11:38 AM  
> To: Cagle Jim  
> Subject: Scanned image from MX-M623N

>

> Reply to: Sharp <[Sharp@us.mcd.com](mailto:Sharp@us.mcd.com)>  
> Device Name: MX-M623N  
> Device Model: MX-M623N  
> Location: COB 3 North

>

> File Format: PDF MMR(G4)  
> Resolution: 200dpi x 200dpi

- >
- > Attached file is scanned image in PDF format.
- > Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
- > Adobe(R)Reader(R) can be downloaded from the following URL:
- > Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.
- >
- > <http://www.adobe.com/>
- >
- > \_\_\_\_\_
- >
- > The information contained in this e-mail and any accompanying documents is confidential, may be privileged, and is intended solely for the person and/or entity to whom it is addressed (i.e. those identified in the "To" and "cc" box). They are the property of McDonald's Corporation. Unauthorized review, use, disclosure, or copying of this communication, or any part thereof, is strictly prohibited and may be unlawful. If you have received this e-mail in error, please return the e-mail and attachments to the sender and delete the e-mail and attachments and any copy from your system. McDonald's thanks you for your cooperation.

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

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417  
(G)(2)(a) OF THE LOMBARD ZONING ORDINANCE**

PC 14-08: 800 E. Roosevelt Road (Noon Whistle Microbrewery)

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; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 417 (G)(2)(a) of the Lombard Village Code to provide for a microbrewery; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on May 19, 2014 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 417 (G)(2)(a) of the Lombard Village Code to provide for a microbrewery.



SECTION 2: That this Ordinance is limited and restricted to the property located at 800 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT 1 IN LOMBARD SQUARE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOT 1 IN 800 E. ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2002 AS DOCUMENT NO. R2002-246080, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-406-049; (the “Subject Property”).

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a microbrewery only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this request;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee (IDRC) 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 in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

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

Published in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2014.

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