



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Minutes Plan Commission

**Commissioners:**  
*Martin Burke, Ruth Sweetser,  
Stephen Flint, John Mrofcza,  
Leigh Giuliano and Bill Johnston*  
**Staff Liaison:** *Jennifer Ganser*

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Monday, February 17, 2020

7:00 PM

Village Hall - Board Room

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### Call to Order

*Vice Chairperson Flint called the meeting to order at 7:00 p.m.*

### Pledge of Allegiance

*Vice Chairperson Flint led the Pledge of Allegiance*

### Roll Call of Members

**Present** 5 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston  
**Absent** 1 - John Mrofcza

*Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development.*

*Vice Chairperson Flint called the order of the agenda.*

*Ms. Ganser read the Rules of Procedures as written in the Plan Commission By-Laws*

### Public Hearings

[200057](#)

#### **PC 20-09: 218 E. St Charles Road - Afterthought Brewing**

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).

*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.**

**The motion carried by the following vote:**

**Aye:** 5 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

**Absent:** 1 - John Mrofcza

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Commissioner Johnston , seconded by Commissioner Giuliano, the minutes of the January 27, 2020 be approved. The motion carried by the following vote:**

**Aye:** 4 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

**Abstain:** 1 - Martin Burke

**Absent:** 1 - John Mrofcza

### **Approval of Minutes**

**A motion was made by Commissioner Burke, seconded by Commissioner Johnston, the minutes of the February 3, 2020 be approved. The motion carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, Stephen Flint, and Bill Johnston

**Abstain:** 1 - Leigh Giuliano

**Absent:** 1 - John Mrofcza

## Public Participation

*There was no public participation*

## DuPage County Hearings

*There was no DuPage County hearings*

## Chairperson's Report

*The Chairperson deferred to the Assistant Director of Community Development*

## Planner's Report

*There was no Planners report*

## Unfinished Business

*There was no unfinished business*

## New Business

### [200086](#)

#### **Rules of Decorum**

Per Village Counsel recommendation, Staff is requesting approval of the rules of decorum for public meetings. These rules will help maintain an efficient and civil meeting for all attendees.

*Ms. Ganser presented the rules of decorum. Staff is asking the Plan Commission to review and make a motion to adopt. The rules will help maintain an efficient and civil meeting for all. Commissioner Sweetser asked if the rules apply for the duration of the meeting. Ms. Ganser said yes and noted staff can add a statement in the sixth bullet point. Commissioner Burke said that at previous meetings the public has discussed the same thing or asked the same question. Ms. Ganser and Commissioner Flint said the Chairperson can remind participants that all questions will be answered at the end of public comment.*

**A motion was made by Commissioner Burke, seconded by Commissioner Sweetser be approved with a modification to the 6th bullet point. The motion carried by the following vote:**

**Aye:** 5 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

**Absent:** 1 - John Mrofcza

## Subdivision Reports

*There was no subdivision reports*

## Site Plan Approvals

*There was no site plan approvals*

## Workshops

*There was no workshops*

## Adjournment

**A motion was made by Commissioner Johnston, seconded by Commissioner Sweetser, to adjourn the meeting at 7:23 p.m. The motion passed by a unanimous vote**

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*Stephen Flint, Vice Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*