

COMMITTEE OF THE WHOLE
MAY 8, 2017
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:50 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Roman Tarchala, Dan Anderson, Mark Bozik, Pat Watkins, Natalie Engel, Tom Dahl, Victor Ramirez, and Patty Burns.

2. APPROVE PREPARED AGENDA

Motion by Trustee Domke, second by Trustee Devitt, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. LAGOIA PRE-ANNEXATION REQUEST (22W207 THORNDALE AVE) – Pat Watkins

Motion by Trustee Domke, second by Trustee Devitt, to reconvene the Public Hearing for the request for Pre-Annexation for 22W207 Thorndale at 7:52 p.m.

ROLL CALL:

AYES: Domke, Devitt, Pransky, Pileski, Berkshire, Trejo

NAYS: None

MOTION CARRIED.

The petitioner is going to maintain the existing house. (No tear-down)

There were no comments from the audience.

Staff was directed to proceed as proposed.

Motion by Trustee Berkshire, second by Trustee Pileski to Close the Public Hearing at 7:55 pm.

Upon voice vote: **MOTION CARRIED.**

5. BREWERY AND DISTILLERY ZONING ORDINANCE TEST AMENDMENT – Natalie Engel

The Planning and Zoning Commission recommended the approval of the text amendment to allow 'breweries with tap rooms' and 'distilleries with tasting rooms' as

special uses in the B-2 through B-5 zoning district (6-0 vote). The PZC held a public hearing to discuss the proposal on May 2, 2017.

The Zoning Ordinance amendment addresses breweries and distilleries in business districts. The proposal is the result of recent interest by a brewery that would like to locate on Main Street as well as trends in development of small breweries and distilleries.

The proposal would add the following uses as special uses in the B-2 zoning district.

- Brewery with tap room, with a maximum ten (10) barrel brewing capacity
- Distillery with tasting room, with a maximum fifty-thousand (50,000) gallon annual production capacity

In turn, properties in the B-3 through B-5 zoning districts would also be able to apply for the special use permits.

Because the uses are not currently addressed in the zoning ordinance, we have crafted the following definitions for inclusion in Section 3.02 of the Zoning Ordinance.

Brewery with tap room. A brewery business where beer is manufactured, packaged, sold, and stored on the premises in compliance with Federal and State laws. The brewery business must be accompanied by a tap room where the beer is available for consumption on-premises and for retail sale.

Distillery with tasting room. A distillery business where spirits are manufactured, packaged, sold, and stored on the premises in compliance with Federal and State laws. The distillery business must be accompanied by a tasting room where the spirits are available for consumption on-premises and for retail sale.

Trustee Trejo questioned whether the Village should increase the barrel limitation now because another brewery may be looking to locate in Roselle, see the proposed limitations and never pursue it further because of the low limitation.

Trustee Berkshire suggested dropping the Distillery text and definition and just work with the Brewery topic.

Trustee Devitt thought there should be more research done, looking at how other communities have handled this issue. What are the recommended guidelines?

Trustee Pileski suggests going forward with the language as presented. He noted that every request must come before the Village Board through the Special Use permit process.

Trustee Domke agreed. He is ok with the language as presented.

Staff was directed to move forward as presented.

6. ROSELLE BREWERY AND TAP ROOM – Natalie Engel

Ann Thanos, the owner of the Estate Sale Store building at 245 E Main Street, has petitioned the Village for a special use permit for a brewery with tap room.

The Planning and Zoning Commission recommended in favor (6-0) of the approval of a Special Use Permit for the Roselle Brewery and Tap Room following their public hearing on May 2, 2017. Approximately 25 people were in the audience for the hearing.

At the hearing, the brewery and tap room, beer garden, parking, and food truck concepts were discussed.

- One resident asked about noise levels. Only acoustical music would be played in the beer garden which would be screened with a fence and arborvitae.
- Chris Wagner, a resident from Park Street, spoke in favor of the brewery use. He said that it would be a positive for Main Street, similar to Lynfred Winery.

The build out will include a 1,539 SF tap room with seating for 84 people. They will sell craft beer coffee and soda. A 235 SF retail area and new restrooms will be provided.

The 758 SF garage area will become the brewery. Approximately 6 months after opening, they will begin fermenting beer. 6 months after that they will begin brewing beer two to three times weekly. There will be a slight odor (like baking bread) during the 60 to 90 minute boiling phase that is expected to travel less than 100 feet.

The former greenhouse behind the building will be modified to create a German-style beer garden with a crushed rock base, long wood tables, and chestnut trees. There will be live acoustical music some nights (no later than 9pm on weekdays or 10pm on Fridays and Saturdays), trivia competitions, board games, bag toss, and bocce courts in the area. A row of arborvitae and a 6-foot privacy fence will be provided along the rear line of the beer garden to aid with visual and acoustical privacy.

The brewery does not intend to serve food other than small prepared snacks. Patrons will be able to bring their own food and order from local restaurants that deliver. Additionally, the brewery would like to host 1 or 2 food trucks up to 3 times weekly. All food trucks would be required to receive all health department licenses and Roselle business licenses and would be subject to sales tax.

The brewery would like to host approximately three special events each year. These one-day events would draw a crowd of 1,000 to 2,000 people and could involve closing off the part of Main Street in front of their business, installing tents, and live music. Roselle Special Event Permits would be required.

A large part of what attracted the brewery to Roselle was the charming Main Street. Like many town center businesses, they are not able to provide all of the parking for their business on their site. Their patrons would also need to use public parking on the street or in parking lots. Because the lot is at the eastern end of Main Street, there is a fair supply of public parking in the evening – on Main Street and in public lots. At staff's suggestion, they have initiated conversations with the American Legion about renting their 122-space parking lot during special events.

Macro Impact

The project delivers an additional draw to Main Street on an underdeveloped block that lacks visibility due to the topography of the area (the elevated rail road tracks). The use is also a destination business that will bring patrons from the entire Chicagoland area,

exposing the Town Center to a wide audience. Furthermore, the business integrates with our existing eateries and the winery with a positive interaction for all businesses.

The American Legion has responded favorably to the idea of a parking agreement.

Trustee Devitt spoke in favor of this project. It will open up Main Street and draw many people to the east end which has been dormant for so long. He is concerned about parking and noise for the adjoining residents. He would like to recommend that the vegetation they have shown on the plans along the outside patio area, be extended along the entire property line to buffer noise.

Trustee Domke is also concerned about noise.

Trustee Berkshire suggested that special attention be given to the beer coming outside as participants visit the food trucks.

Trustee Pileski added that he feels comfortable with the parking situation but there should be a plan for additional signage, directing people to areas of parking.

Staff was directed to move forward.

7. JULY 3 FIREWORKS RFP RESULTS – Jeff O'Dell

The Village conducted a Request for Proposals for qualified companies to provide the July 3, 2017 Fireworks Display. The Village partners with Mission Church of Roselle to sponsor an annual July 3 Party in the Park band concert and fireworks display. This special event is held at the Lake Park High School West Campus each year. While Mad Bomber Fireworks Productions has done an excellent job providing the fireworks displays for a number of years, the Village Board increased the amount spent on fireworks from \$18,000 to \$24,000 and directed me to conduct an RFP process to solicit proposals from other interested companies.

The Village received proposals from Mad Bomber Fireworks Productions, Melrose Pyrotechnics, and Revolution Pyro. The RFP stated that contract award would be based on the criteria of responsiveness, overall quality of show, quantity of shells, and references. Other various proposal requirements reflect the following:

- ✓ A fireworks display length of 25 minutes long.
- ✓ A fireworks display with shells not exceeding 5 inches in diameter.
- ✓ A fireworks display clearing the tree line and able to be seen from a large viewing area.
- ✓ An all aerial fireworks display (no ground displays).
- ✓ A fireworks display that includes a distinct opening, mid-barrage, and grand finale.
- ✓ A description of shells for display, colors, and unusual features.
- ✓ All fireworks must be launched electronically.

Staff has recommended contracting with Mad Bomber or Melrose Pyrotechnics based on reviews and references.

The owners of Revolution Pyro were in the audience as asked to address the Board.

Peter Rogoz is the production expert. Peter Cangelosi is the pyro technician. Mr. Cangelosi presented 8 different letters of recommendation from Village Administrators and Mayors of the surrounding area. All of the letters spoke highly of the skills and character of Mr. Cangelosi. Mr. Cangelosi asked the Board to consider these letters of recommendation in their consideration of approving a contract for the fireworks and he promised the biggest and best show for the money for Roselle. If Roselle is not satisfied with the quality of Rev. Pyro's fireworks show, the Village does not have to pay for it.

Trustee Trejo likes the charitable aspect of Revolution Pyro. He also respects Bloomingdale Mayor Coladipietro's opinion (who provided one of the recommendations. Trustee Trejo supports choosing Revolution Pyro.

Trustee Berkshire is concerned about the management of the show. This requires a lot of preparation, organization and on the job effort. He is concerned that Rev Pyro is capable of providing the level of show Roselle has asked for. If Rev. Pyro is selected, the contract must be specific as to what is expected and on what time line.

Trustee Devitt added that Roselle has built a great show over the years. He does not want that reputation compromised. He is willing to try Rev. Pyro.

Trustee Pransky is OK with Rev. Pyro.

Trustee Domke is OK with Rev. Pyro.

Trustee Pileski questioned how Rev Pyro can offer such a bigger show compared to the other bidders. He is Ok with giving Rev. Pyro a chance. *Rev Pyro operates on only a 25% profit margin.*

Staff was directed to work with Revolution Pyro to develop a fireworks program for the July 3 fireworks display and bring back a contract for approval to the next meeting.

8. EXECUTIVE SESSION - None

9. CITIZEN COMMENTS/QUESTIONS - None

10. OTHER BUSINESS - None

11. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Trejo second by Trustee Domke to Adjourn Committee of the Whole at 8:53 p.m.

Upon Voice Vote: **MOTION CARRIED.**