

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
November 6, 2014
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Mark Benson, Jeremy Burton, Mark Gartland, Douglas Gilbert, Garret Eakin, Greg Marsey

EXCUSED: Commissioner Steven Rouse

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney; Steve Loranz and Neil Armstrong, craft brewery applicants; Paul Zimmerman and Jonathan Shack, Altierra Development Group

Roll Call

Chair Mann called the meeting to order at 7:03 p.m. and welcomed new Commissioner Eakin. Roll was called.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Marsey moved to approve the minutes from October 2, 2014. Commissioner Benson seconded. The minutes were approved with a verbal vote unanimously with one word change on page 2.

Public Hearing(s)

Attorney Karaca explained the hearing structure and said both public hearings would be continued until next week due to public notice requirements.

Chair Mann reviewed the public hearing procedure.

PC 14-07: Zoning Ordinance Text Amendment; Craft Brewery; the Applicant seeks approval of an amendment to the Village of Oak Park Zoning Ordinance to allow Craft Breweries as permitted uses in the C Commercial District and as a special use in the B1/B2 General Business District.

Mr. Failor said in December 2013 the Village Board approved a text amendment for a brew pub while also crafting language to support a craft brewery. The brew pub portion was approved in the Zoning Code while the craft brewery portion was not pursued. Mr. Failor said the municipal code does currently have language regarding liquor licensing and there were references to that language in the staff report.

Mr. Failor said they would be amending the Zoning Code in article 3, the summary use matrix, craft breweries would be a special use in the B1/B2 zoning districts and a permitted use in the C district. This was because C is a more auto-oriented district with trucks coming and going more than B1/B2. He said currently the C district also allows for light distribution that comes with breweries. He said staff was in support of the application and amendment.

Commissioner Eakin asked what the difference was between a brew pub and a craft brewery. Mr. Failor said a brew pub was more like a restaurant while a brewery was more manufacturing.

Mr. Steve Loranz and Mr. Neil Armstrong were the applicants present. Mr. Loranz reviewed the application for a text amendment. He said a craft brewery can vary wildly in size. He said they would be

small sized. He said the liquor license was already part of village code but the license was unattainable as there was no place currently to use that license in village, hence the need for an amendment.

He outlined why adding craft breweries would diversify the tax revenue base in the village and said it would not just be downtown but on Roosevelt Road, which was in need of development. He said they'd be a part of the economic activity that happens along the Berwyn side of the street.

Commissioner Gilbert asked for the limits on the amounts that could be brewed. Mr. Lorz said that was outlined in the liquor licensing and said for craft brewery it would be 15,000 barrels. He said you would be hard pressed to find building stock in Oak Park that would accommodate that type of brewery.

Chair Mann opened up public testimony. There was no public testimony. Attorney Karaca said they could move to discussion amongst commissioners.

Commissioner Gilbert said it was a great idea to him, as it had been talked about in conjunction with having brew pubs and it would be a great opportunity for the village to expand potential development.

Chair Mann agreed, and said he appreciated it could be placed in areas outside of the central business district. Attorney Karaca asked how many liquor licenses would be available in the village. Mr. Failor said one was available. Chair Mann said this would close the gap in the process that was started in 2013 and he felt it should be approved.

Chair Mann asked again for any testimony negative, neutral or positive. There was none.

Commissioner Gilbert moved to continue the hearing to next week, November 13, 2014. Commissioner Benson seconded. A roll call vote was taken:

Gilbert- yes
Benson- yes
Eakin- yes
Gartland- yes
Burton- yes
Marsey- yes
Mann- yes

The motion passed unanimously.

PC 14-08: Special Use Application- Craft Brewery (6806 Roosevelt Road); The Applicant seeks approval of a craft brewery on Roosevelt Road within a B1/B2 General Business District subject to the text amendment approval.

Chair Mann noted that Commissioner Rouse would be reviewing the video recording of tonight's meeting and would be present at the next meeting to vote.

Mr. Failor reviewed the application. He reviewed the staff report and noted the standards for a special use application. He said the area was in the Roosevelt Road Overlay District, where pedestrian-oriented development was preferred. He said the applicants would be reusing a building that was used for office use. There was a proposed tap room, which would hopefully garner pedestrian traffic in the area and the building was situated in an area that would accommodate traffic.

Mr. Failor said the comprehensive plan standards talk about strengthening commercial districts and supported adaptive reuse and diversifying the tax base. He noted directly to the north was the R5/Two

Family zoning district, which was a higher use of residential that would fit better with this development than a single family district. He said there were alleys between the districts and it was expected that commercial use would occur in the alleyways. The expected truck traffic use will be light, smaller delivery trucks, not large semis. He said staff supported the application.

Mr. Loranz presented his application. He said they would have limited production capacity of 500 barrels the first year moving up to a year five maximum of 2000 barrels. He said they would be using a self-distribution model going to local businesses in the Chicago area. He said their distribution would not be a burden on surrounding areas.

Mr. Loranz said the retail aspect would be a tap room; they had some limitations due to the liquor license requirement that only 25% of their building footprint could be used for a tap room. He said they would only sell beer they produced, no outside beer, wine or spirits. They would also sell growlers, glass wear and apparel. He said there would be package food service as required by the license. There would be no food prep or food kitchen. Mr. Armstrong added that people could bring in food from area restaurants, however, and they hoped to partner up with some local restaurants.

Mr. Loranz went through the standards outlined in the application. He said they would be fulfilling a business that currently doesn't exist while being complimentary to the businesses on the Berwyn side of the street. He said the biggest concern they've found from neighbors was parking demand. He said they would encourage visitors to take alternative transportation like trains, Divvy, cabs, etc. rather than driving. They would encourage visitors to park on Roosevelt as well in any communication.

Mr. Loranz said they would be following the brewery association best practices on energy conservation and waste issues. Mr. Loranz said they would work in cooperation with public works on effluent, treating solids before it would go into the waste system. He said spent ingredients would be recycled and given to farmers for feed for livestock. He said all waste would be stored in the brewery rather than in the alley. He said they would actively monitor and control noise pollution; their equipment would be powered electrically to be quieter and they would have noise monitors in the building. He said they would reduce odor from the brewing process by using a condensation process that would condense the steam to water, and they would also use an air filtration system to remove the smell from the steam.

Mr. Loranz said the Roosevelt Road Business Association supported the application. He said they would also follow LEED guidelines in their build-out construction and in their business plan a goal was to be zero waste. He said their investors and bank want the project completed in a timely fashion and their goal was to be open in 2015 and as they were contributing significant personal funds they would like to see the project move as quickly as possible. He said both applicants were residents of south Oak Park and were raising their families here.

Commissioner Marsey asked how tall the stack for the building would be built. Mr. Loranz said the current chimney on the building would need to be rebuilt and it would follow the specifics of the building code. Commissioner Marsey asked about the maintenance of the scrubbing system. Mr. Loranz said the condenser wouldn't require maintenance and the carbon filtration system would likely have filters replaced yearly.

Commissioner Gilbert asked about the alley layout and truck delivery. Mr. Loranz confirmed trucks would block the alley east of the T-intersection and said deliveries would be between 10am-4pm weekdays.

Chair Mann asked about the tap room occupancy limit. Mr. Loranz said he didn't know the legal limit but thinks it would be 30 people maximum or perhaps 25. Chair Mann asked about the façade renovation. Mr. Loranz said the plan was to restore it as best they could by reusing existing materials such as existing

brick.

Commissioner Eakin asked if there were other businesses they were modeling after. Mr. Lorz said Half Acre in Chicago as it was in a residential area and in a smaller building. Commissioner Gilbert noted there were businesses on the Berwyn side that would complement the brewery and there could be joint marketing efforts. Mr. Lorz agreed, saying there were many restaurants and bars they'd love to have as customers and a music venue across the street; they also wanted to market with Oak Park businesses as well- they hoped to become part of the beer tourism economy that offers tours and could bring people to the area.

Chair Mann asked for anyone signed up for cross examination. No one was present.

Mr. Failor summarized emails that supported the application. The Oak Park Economic Development Corporation said the concept would contribute positively to Roosevelt Road and made good use of vacant space.

Mr. Failor summarized other letters in support that were given to commissioners to review.

Chair Mann opened up public testimony, requesting each person's name for the record.

Attorney Karaca swore in those intending to testify.

Mr. Michael Stewart, 1187 S. Grove Ave., lives at the end of the T-alley. He said the residents of that block would ask for the village to monitor the noise and smell as there were a lot of unknowns right now. He said they hoped the trucks would come in and out of the eastern part of the alley near Oak Park Avenue as residents use the alleys to access Oak Park Avenue, especially in the morning. He asked about the distribution process trucks and wondered if they would be blocking the alley.

Mr. John Hedges, Executive Director of the Oak Park Economic Development Corporation. He said they were very impressed with the business plan of the project. He said consideration had been given to neighbors and it also made for a modern use of an old building that has struggled.

Mr. Jim Kelly, 1043 S. Harvey Ave. He said both the South East Oak Park Community Organization and the Roosevelt Road Business association have been encouraging the Village to pay attention to business districts outside of downtown Oak Park and this was an opportunity to have a business on the Oak Park side. He said it would be a great addition to the block, an exciting and compatible business along that strip and a great opportunity for synergy with other businesses.

Chair Mann asked the applicant about the distribution process trucks, which provide a canning service. Mr. Lorz said it was a mobile canning truck that would drive up to the building, roll out the materials into the building and truck would drive away. The canning would be done inside the building and the truck would return later to pick up the canned product. Chair Mann asked for clarification on monitoring noise and odor. Mr. Lorz said the equipment would log four weeks' worth of noise levels and they would work with the village to define what would be acceptable decibel levels. Mr. Lorz said he was unaware of a system that would regulate odor, but they would have conversations with neighbors regarding any odor issues.

Commissioner Gartland said he appreciated that the applicant addressed the comprehensive plan goals. He asked how they would monitor beer limits with drinkers and also underage drinking. Mr. Lorz said all employees would have Basset certification which teaches them how to recognize and prevent overconsumption and underage consumption. Mr. Lorz also noted that each person would have a tab and will be monitored by staff on the number of drinks sold to each.

Commissioner Gilbert moved to continue the hearing to November 13, 2014. Commissioner Benson seconded. A roll call vote was taken:

Gilbert -yes

Benson -yes

Eakin- yes

Gartland- yes

Burton - yes

Marsey- yes

Mann- yes

The motion was approved unanimously.

Other Business

Designs and Material Reviews - Maple Place (Chicago and Maple)

Chair Mann explained that commissioners would be giving staff a recommendation on the materials tonight and staff would have the authority to decide on any changes, if necessary.

Mr. Paul Zimmerman and Mr. Jonathan Shack were present and showed renderings of the final design and presented material samples.

Commissioner Gilbert noted the Ipe wood will grey out if it was not sealed. Mr. Shack agreed and said they did not plan to seal it. Commissioner Gilbert clarified the ground level would be cast stone. Mr. Shack agreed. Commissioner Eakin noted there were a lot of materials and asked why there was such a variety. Mr. Shack said part of the redesign process was to soften up the balconies and they added wood products to do that. Chair Mann said he thought the base looked disconnected with all the different materials and suggested adding brick along the doors. He said he did not like the circular doors and asked about the glass on the first floor. Mr. Shack said it would be frosted glass and they were also looking at some sort of art component.

Commissioner Marsey asked commissioners to consider the history of the project and what the applicants had been through with the Board compelling a design change. He suggested any delay would cost the applicants time and money. Mr. Failor clarified that staff would be making the final decision on any changes after hearing commissioners' suggestions. A short discussion ensued regarding the material review process. Mr. Failor said he would be looking for a strong consensus on issues.

Commissioner Burton said the art glass on the first floor windows needed to be designed. Mr. Shack agreed and said they were meeting with the Public Art Advisory Commission for that process. Commissioner Gartland said while he felt the process of this application was flawed, he did like the new rendering and had no issues with the redesign.

Chair Mann said he appreciated the applicants' patience with the entire process.

Work Plan

Commissioner Burton moved to approve the 2015 work plan. Commissioner Marsey seconded.

Mr. Failor reviewed the 2015 work plan and noted that it was similar to the current work plan. He said updating the Zoning Code was added and staff would find out in December if there would be budget approval for this. He said if so, it would go out for an RFP for a consultant and the public hearing would be in front of the Plan Commission. He said he would also look for commissioner volunteers to be part of the steering committee if that is the plan going forward.

Chair Mann said he'd like to see some sort of design review subcommittee to facilitate early feedback on materials and design- it would be pre-application so it could prevent redesigning at the applicant stage.

Commissioner Gilbert noted the Historic Preservation Commission has a similar system. Attorney Karaca suggested the two commissions could work together as requested by the HPC. Chair Mann agreed for applications that were in historic districts or near districts. Attorney Karaca noted that 2 or less commissioners would not be required to be publicly noticed. Chair Mann said he'd like it to be advisory, not a requirement of applicants and informal. Mr. Failor said he would add that information into the work plan.

Commissioner Burton moved to amend his motion with the addition of the design review subcommittee. Commissioner Marsey seconded. A voice vote was taken and the motion was approved unanimously.

Adjournment

Commissioner Benson moved to adjourn. Commissioner Gartland seconded. The meeting adjourned at 9:06 p.m.

Angela Schell,
Recording Secretary