

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Special Meeting Held on
Thursday, July 2, 2019
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Plan Commission Chairman Davis called the meeting to order at 4:00 p.m.

B. ROLL CALL

PC Present: John Davis, Tim Cosgrove, John Lockett, Robert Pepple, Elizabeth Chapman, Byron Miller, Shannon Burns, Andrew White

PC Excused/Absent: Al Thompson

ZBA Present: John Davis, Tim Cosgrove, John Lockett, Robert Pepple, Andrew White, Shannon Burns

ZBA Excused/Absent: Al Thompson

Also Present: Community and Economic Development Director Ron Mentzer, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. NEW BUSINESS

1. 30W315 Calumet Avenue / Two Brothers Brewing Co.

Located at the southeast corner of Talbot and Calumet Avenues

Project No. 2019-0498

Request for approval of temporary use permit to allow one-day "For the Love of Hops Fest" with outdoor liquor sales on July 27, 2019, in Two Brothers Tap House parking lot, restaurant and patio.

Two Brothers Artisan Brewing Director of Restaurant Operations Gabe Nanni addressed the Commission to request permission to host the 10th annual For the Love of Hops Fest, which will feature food, libations, and various bands throughout the day in a family-friendly atmosphere. The event will benefit the Midwest Shelter for Homeless Veterans in Wheaton. This year's one-day event will return to its original Warrenville parking lot location; previous years' events were held in Aurora at the Two Brothers Roundhouse parking lot and Riverview Park.

Mr. Nanni acknowledged receipt of the staff report and is in agreement with its conditions. Because he could not get a definite answer from owners Jim and Jason Ebel as to whether the request should be for multiple years, today's request is just for this year.

Packaged goods will be sold outside of the fenced festival grounds. Since no glass is allowed inside of fencing, bottles can be checked or returned to vehicles. This year will feature a festival-only packaged beer and a festival-only draft beer.

CH. DAVIS MOVED, SECONDED BY COM. PEPPE, THAT THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL GRANT CONDITIONAL APPROVAL OF THE REQUESTED TEMPORARY USE PERMIT, WHICH WOULD ALLOW TWO BROTHERS TAP HOUSE TO CONDUCT A "FOR THE LOVE OF HOPS" FESTIVAL IN THE PARKING

LOT LOCATED AT 30W315 CALUMET AVENUE ON SATURDAY, JULY 27, 2019, BETWEEN 12:00 P.M. AND 10:30 P.M. AS DESCRIBED IN THE SUBMITTED APPLICATION, SUBJECT TO THE CONDITIONS SET FORTH IN THE STAFF REPORT DATED JULY 2, 2019.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Lockett, Burns, White, Chapman, Miller
Nay: None
Absent/Excused: Thompson

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

No comments.

E. CHAIRMAN'S REPORT

No report.

F. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported that the City Council unanimously accepted the Commission's recommendation for preliminary approval of the Alden project last night. One citizen expressed concerns with regard to the Fire District and TIF District impacts.

G. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. PEPPE, TO ADJOURN THE MEETING AT 4:07 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 7/18/19



Marie Lupo, Recording Secretary