



Andrew J. Maglio Mayor  
Patty Burns Village Clerk

## MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Caron Bricks, AICP, Village Planner  
**Date:** May 4, 2021  
**Subject:** PZ 20-1090, Special use for a brewery with tap room

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**SITE:** 10 Spring Street

**ZONING:** B-3 Town Center District

**REQUEST:** A vote on the findings of fact and a recommendation to the Village Board was postponed at the March 2, 2021 meeting to the next regular meeting on April 6, 2021. It was further postponed to the meeting on May 4, 2021.

Original request: a special use permit for brewery with tap room and a variation to permit wall signs on two (2) sides of the building when the building does not front three (3) or more streets.

Current request: a special use permit for brewery with tap room.

**PARKING:** Since the April 6<sup>th</sup> meeting, the Village has entered into a parking agreement with the Roselle Library District. The Library's parking lot on the east side of Park Street, south of Main Street, will be available for public parking after 5 PM (generally). Staff is currently working with a vendor to manufacture the signs and install them ASAP.

The Village is also reconstructing and partially widening Main Street from Roselle Road to Prospect Street. Construction begins May 3<sup>rd</sup>. The contractor, as part of this project, will provide parallel striped parking spaces on Main Street near Pollyanna, Howard from Main to Maple, Park Street from Main to Maple, Prospect Street from Main to Maple, and part of Elm Street at the intersection of Elm & Prospect.

The Village has also engaged in discussion with the American Legion. They do not have formal parking agreements with any business in the Town Center and have signs posted "American Legion Parking Only." They have an unpredictable schedule of private events that require the use of their parking lot for themselves. Staff intends to continue discussions with the Legion, but it cannot be relied upon as a source of parking for businesses in the future.

**PLANS:** Attached is an interior floor plan of the brewery provided by the applicant. It shows 32 seats available for customers. They still intend to use the outdoor space for additional seating. Staff is recommending approval of the special use, subject to the following conditions:

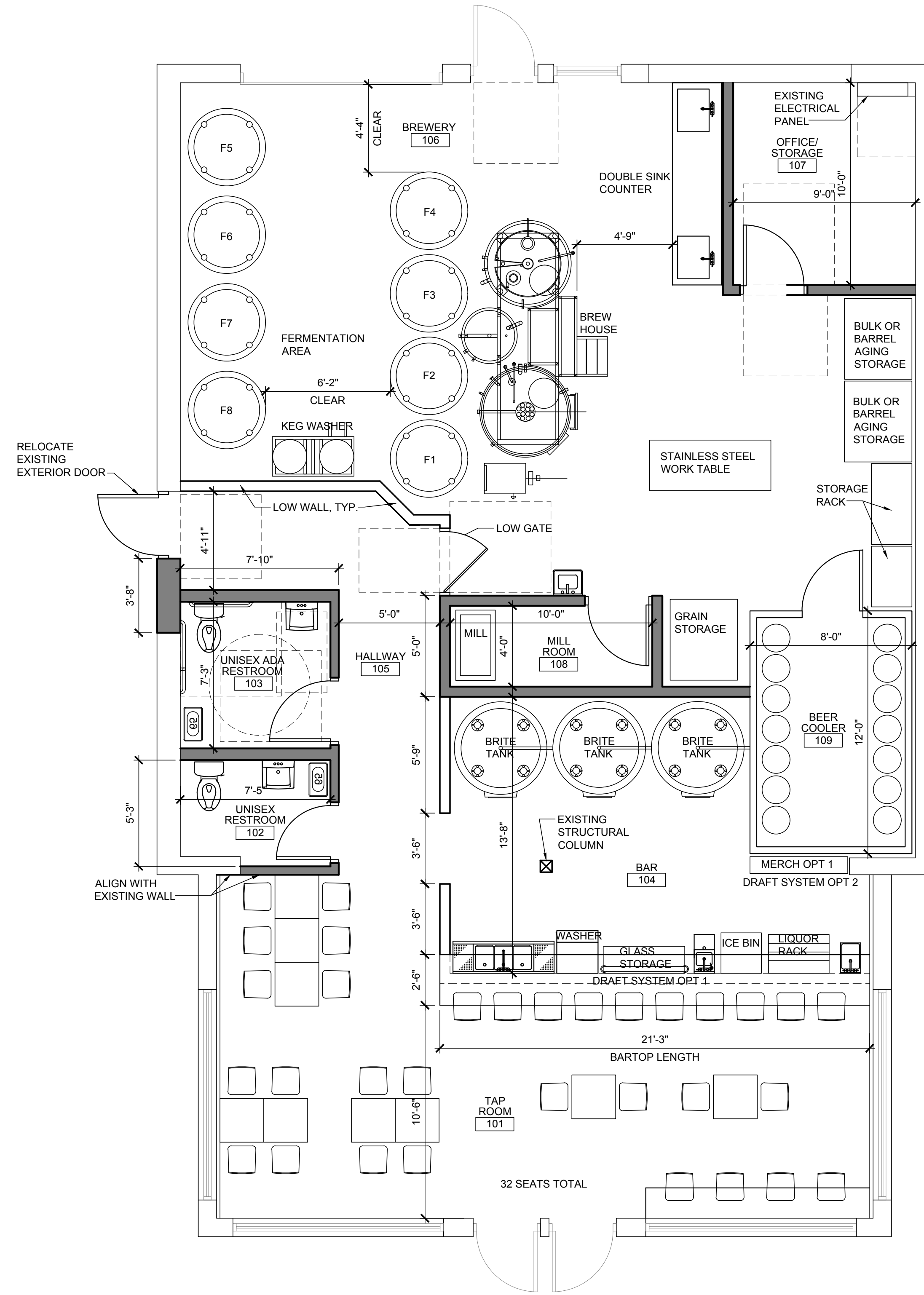
1. Installation of a six foot (6') privacy fence along the southern property line, at a minimum.
2. Installation of evergreen landscaping along the western property line to create a buffer for the Rose Glen Apartments.
3. Business shall operate in accordance with Chapter 3 "Alcoholic Liquor Control" of the Code of Ordinances of the Village of Roselle.
4. Business shall operate in accordance with the interior floor plan.

**FINDINGS OF FACT FOR SPECIAL USE:**

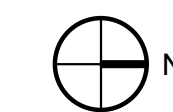
- a. The approval of such special use is in the public interest and not solely for the interest of the applicant;
- b. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- c. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and
- d. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees.

**ACTION NEEDED:**

1. Recommendation to the Village Board on the findings of fact for a special use for PZ 21-1090.
2. Recommendation to the Village Board for PZ 21-1090.



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**INTERIOR BUILD-OUT**  
 10 SPRING STREET  
 ROSELLE, ILLINOIS 60172  
**RELATIVE BREWERY**

ISSUE

TO	DATE
CLIENT	4/12/21



CHECK: CW  
DRAWN: CP  
JOB: D2100052