



**AGENDA ITEM # 9A**

**AGENDA ITEM EXECUTIVE SUMMARY**

**Village Board Meeting**

**May 10, 2021**

**Item Title: Relative Brewing Company Special Use Permit**

**Staff Contact: Caron Bricks, AICP, Village Planner**

**VILLAGE BOARD ACTION**

**Pass an Ordinance Granting a Special Use for a Brewery with Tap Room in the B-3 Town Center District for Relative Brewing Company at 10 Spring Street.**

**Executive Summary:**

Attached is an ordinance granting a special use for a brewery with tap room for Relative Brewing Company at 10 Spring Street.

At the March 2, 2021 public hearing held before the Planning and Zoning Commission (P&Z), the P&Z postponed voting on the findings of fact and making a recommendation to the Village Board regarding the special use permit for a brewery with tap room for Relative Brewing Company. There were concerns about lack of parking for the business on Spring Street and that impact on neighboring businesses. The P&Z requested the petitioner submit more detailed plans for the property and requested staff to present parking solutions to the Village Board.

The Village has since entered into an IGA with the Roselle Library for use of their parking lot by the public after Library hours. The Village has restarted discussions with the American Legion for use of their lot for public use. The Village will also stripe parallel parking spaces on Main Street, Howard Avenue, Park Street, Prospect Street, and Elm Street later this summer.

At the May 4, 2021 P&Z meeting, the commissioners reviewed the above updates regarding parking in the Town Center and the petitioner presented updated plans for improvements to the property. This includes a 7' privacy fence on the south side of the property and landscaping along the west side abutting the alley for privacy and sound protection. They unanimously recommended approval of the special use (5-0).

**Implications:**

**Is this item budgeted?** N/A

**Any other implications to be considered?** None.

**Attachments:**

Ordinance

**ORDINANCE 2021-\_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A  
BREWERY WITH TAP ROOM IN THE B-3 TOWN CENTER DISTRICT**

(Relative Brewing Company, Inc. – 10 Spring Street)

WHEREAS, Chicago Title Land Trust Company #8002346364 DBA Relative Brewing Company, Inc., (hereinafter “Petitioner”), has petitioned the Village for a special use for a brewery with tap room in the B-3 Town Center District at 10 Spring Street (hereinafter the “Property”); and,

WHEREAS, the special use described herein is being adopted pursuant to the authority set forth in the Roselle Zoning Ordinance, Section 8.03(C)(4.2) “Special Uses,” B-2 Convenience Shopping Center District; and,

WHEREAS, the Planning and Zoning Commission held public hearing PZ 21-1090 on March 2, 2021, pursuant to a published legal notice and neighborhood notification as required by the Village of Roselle and Illinois State laws, to consider the petition requesting the granting of a special use for a brewery with tap room at the Property; and,

WHEREAS, the Petitioner has demonstrated just cause for the special use by reason of the compatibility of the proposed land use and existing zoning with the existing land uses and existing zoning in the surrounding area; and,

WHEREAS, the President and Board of Trustees of the Village of Roselle have been advised of the findings and recommendations of the Planning and Zoning Commission with respect to said special use; and,

WHEREAS, the Corporate Authorities have decided to grant a special use for a brewery with tap room consistent the public hearing, this Ordinance, and other applicable ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: A special use is hereby granted for contractors office, construction office and yard for plumbing business in accordance with Chapter 13, Section 13.11, “Special Uses”, and Section 8.03(C)(4.2) “B-2 Convenience Shopping Center District (C) Special Uses”, of the Roselle Zoning Ordinance for the Property is legally described as:

LOT 23 IN FIRST ADDITION TO ROSELLE MANOR, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1924 AS DOCUMENT 177816, IN DUPAGE COUNTY, ILLINOIS.

PIN: 02-03-409-021 and commonly addressed as 10 Spring Street (the Property).

SECTION 2: The Special Use shall be developed, operated, and maintained in accordance with the:

- a.) Floor plan prepared by WT Group and dated April 12, 2021, attached hereto and incorporated herein as Exhibit A,
- b.) Renderings attached hereto and incorporated herein as Exhibit B,
- c.) Landscape Plan prepared by JMR Landscaping LLC, dated May 4, 2021, attached hereto and incorporated herein as Exhibit C,
- d.) Fence Details Plan prepared by JMR Landscaping LLC, dated May 4, 2021, attached hereto and incorporated herein as Exhibit D.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. This Special Use is further subject to all applicable ordinances and codes of the Village of Roselle.

SECTION 4: Provided further, this Ordinance shall automatically become null and void without further action of the Board of Trustees unless, within 30 days of the approval of this Ordinance, it is signed by the Petitioner and returned to the Village Clerk. An extension to this section may be granted by the Village Board following a written request by the Petitioner.

SECTION 5: This Ordinance shall be binding upon the Petitioner, the Owner, and their administrators, assigns, beneficiaries, contract purchasers, executors, grantees, heirs, and successors. For purposes of this Ordinance, the terms "Petitioner" and "Owner" shall include all subsequent owners, successors, heirs, or assigns.

SECTION 6: That if any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 7: Upon adoption and publication of this Ordinance as required by law, the Village Clerk is authorized and directed to record this Ordinance in the office of the DuPage County Recorder of Deeds. The Village Clerk is also authorized to secure reimbursement from the Owner for any and all costs incurred by the Village to record this Ordinance.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 10<sup>TH</sup> day of May, 2021.

PUBLISHED in pamphlet form this \_\_\_ day of \_\_\_\_\_, 2021.

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*Mayor, Village of Roselle*

ATTEST:

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*Village Clerk*

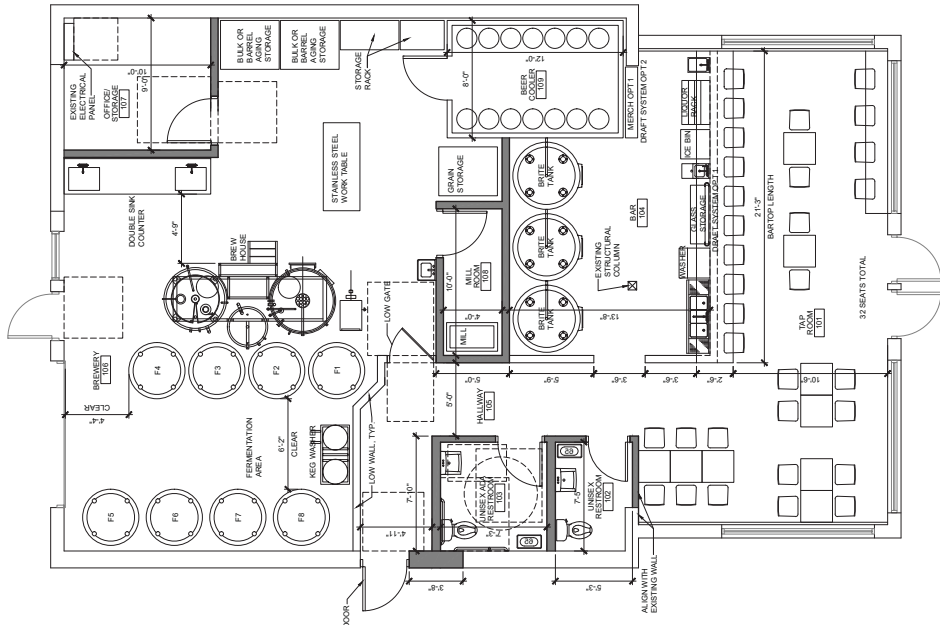
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*Petitioner*

ATTEST:

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ARCHITECT \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING



**1 FLOOR PLAN**  
 SCALE 1/8" = 1'-0"











1930 Innovation Way  
Libertyville, IL 60048

224-715-5275

**Relative  
Brewing  
Company**  
10 Spring Street  
Roselle, IL  
60172

PROJECT  
**Landscaping Improvements**  
DRAWING NUMBER  
**LS-1**  
DRAWING TITLE  
**Existing and Proposed  
Site Plans**

SHEET NUMBER  
**1 of 1**

SCALE  
**1" = 10'**

DESIGNED/DRAWN BY  
**JAC**

| ISSUE # | DESCRIPTION  | DATE     |
|---------|--------------|----------|
| #1      | For Review   | 21.04.28 |
| #2      | Concept Plan | 21.05.04 |

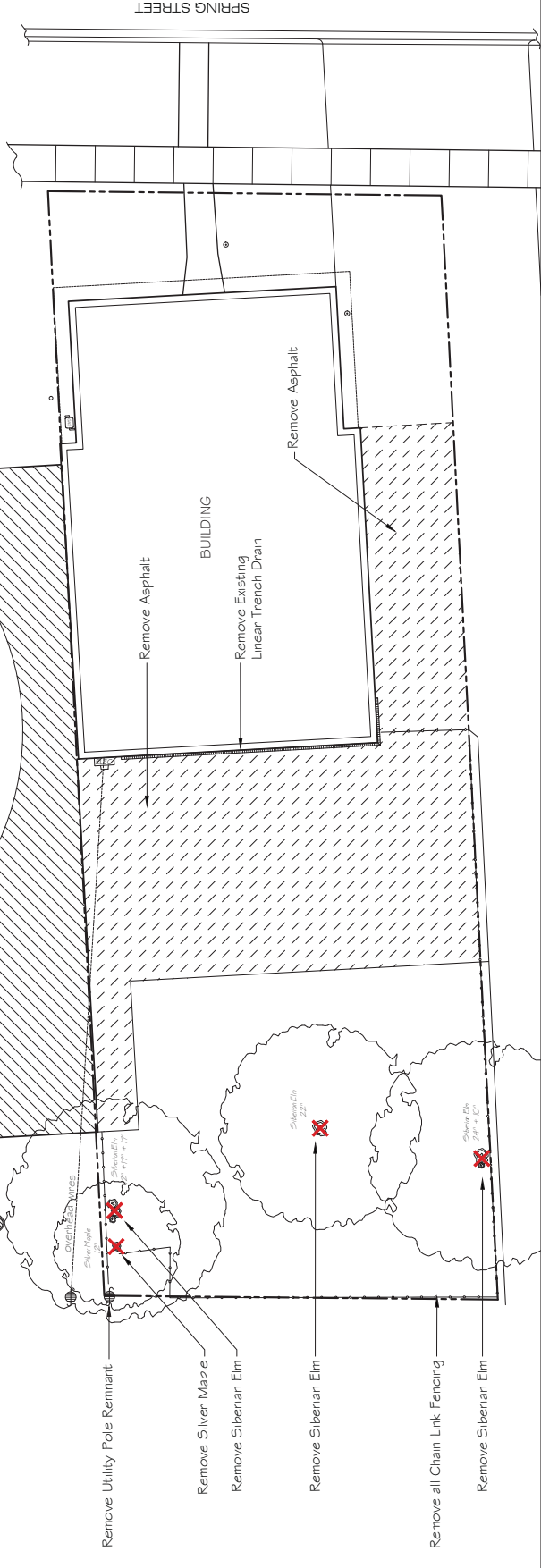
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THE SIGNATURE BLOCK BELOW  
WILL BE COMPLETE AND CARRY THE  
CORPORATE SEAL.

LANDSCAPE ARCHITECT

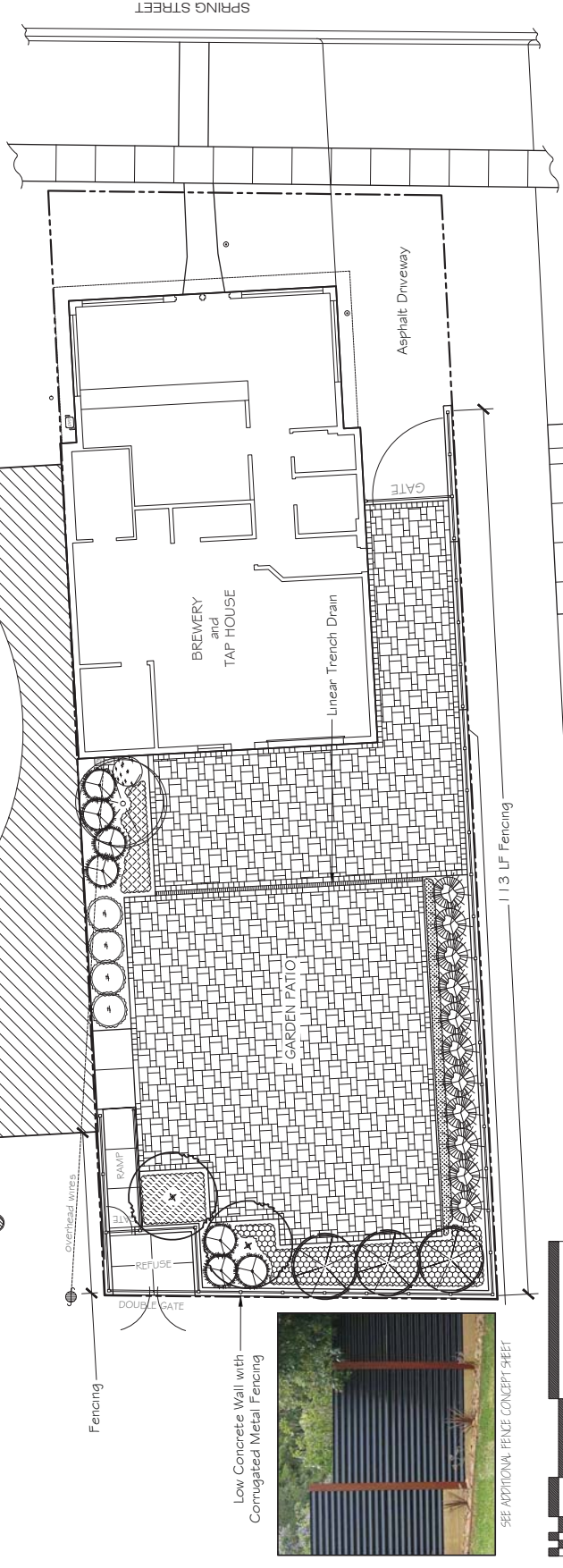
DATE

**LS-1**

**EXISTING CONDITIONS SITE PLAN**  
SCALE: 1" = 10'



**PROPOSED SITE PLAN**  
SCALE: 1" = 10'



SEE ADDITIONAL FENCE CONCEPT SHEET



VIEW LOOKING WEST FROM PATIO

