



Agenda

Village of Arlington Heights
Ordinance Review Committee
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 9, 2018
7:15 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Chapter 28 Text Amendment - Breweries

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: Chapter 28 Text Amendment - Breweries

Department: Planning & Community Development

Background

The Village Board recently discussed establishing new liquor licenses to allow microbreweries and breweries. The attached proposed text amendments to Chapter 28 defines both microbreweries and breweries, as well as brew pubs. The Board is seeking a recommendation on how to zone for these uses, which is also attached as part of an amendment to the Permitted Use Table.

ATTACHMENTS:

Description

Staff Memo

Chapter 28 Amendments - Breweries

Type

Memorandum

Exhibits

Memorandum

To: Chairman Drost and Members of the Ordinance Review Committee

From: Bill Enright, Deputy Director of Planning and Community Development

Date: May 3, 2018

*Subject: ORC Meeting Wednesday, May 9, 2018 7.15PM
Community Room, Third Floor
Chapter 28 Amendment: Brew Pubs, Microbreweries, Breweries*

The Village Board recently discussed establishing new liquor licenses to allow microbreweries and breweries. The attached proposed text amendments to Chapter 28 defines both microbreweries and breweries, as well as brew pubs. The Board is seeking a recommendation on how to zone for these uses, which is also attached as part of an amendment to the Permitted Use Table.

Brew Pubs: Shall be treated no different than a restaurant and thus eligible for a Special Use Waiver if less than 4,000 square feet in size.

Microbrewery: Small microbreweries that are 2,500 square feet or less would be permitted uses in B2, B3, and B5 (downtown). Microbreweries above 2,500 square feet up to 4,000 square feet, would be Special Uses in B2, B3, and B5.

In addition, only a certain percentage of the space (35% maximum) could be allocated to the “retail portion” of the space. The retail portion would include areas for sales of packaged beer, as well as seating areas for consumption of microbrews.

Brewery: These would be permitted uses in M1 and M2 but no larger than 20,000 square feet. The “retail portion” of the space shall not exceed 10% of the floor area.

PROPOSED AMENDMENTS TO THE ZONING CODE

Add to Definitions:

Section 28-3

Brewery. A place that manufactures beer and is licensed as such by the State of Illinois.

Brew pub. A restaurant that includes a brewery as an accessory use and is licensed as a brew pub by the State of Illinois.

Microbrewery. An independently owned brewery that produces no more than 930,000 gallons of beer per year, generally characterized by an emphasis on quality, flavor and brewing technique, and often selling its products only locally, and which is licensed as a Class 1 brewer by the State of Illinois.

Add to the Permitted Use Table:

Section 28-5.5-1

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Brew pubs	s	s	s		s					

Like restaurants, brew pubs that are less than 4,000 square feet would be permitted through a special use waiver. If they are more than 4,000 square feet, they would need a special use.

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, 2,500 square feet or less Note: The retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises.		p	p		p					
Microbrewery, more than 2,500 square feet but less 4,000 square feet Note: The retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises.		s	s		s					

Manufacturing/Processing Uses	M1	M2	B3
Brewery, up to 20,000 square feet Note: The retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises.	p	p	