

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A MICROBREWERY AT
5100 NEWPORT DRIVE, #7**

WHEREAS, Steven Stankiewicz, Leaky Keg Brewing, LLC petitioned the Planning and Zoning Commission ("PZC") to consider a special to allow a microbrewery to locate in Unit # 7 of the property commonly known as 5100 Newport Drive, Rolling Meadows, Illinois, ("Premises"); and

WHEREAS, the PZC, after notice of public hearing as required by law, conducted a public hearing on November 5, 2019, to consider the proposed special use; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated below and recommended that the City Council approve the petition for a special use for a microbrewery on the Premises; and

- 1. 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 the community;**
 - a. Leaky Keg is a homegrown craft beer maker that is ready to grow into an industrial setting as a microbrewery. They have developed an appropriate business plan and are prepared to meet all local and state requirements.
 - b. Leaky Keg's selected location is within an industrial space whose existing tenants occupy the space during normal work hours Monday through Friday. At this time, Leaky Keg will have limited people at the site brewing the beer. When most others workers leave for the day and on weekends, Leaky Key will utilize the otherwise quiet space in the parking lot to accommodate customers they intend to attract in their tasting room. Tasting room hours will be after most workers leave for the day and on the weekend.
 - c. Rolling Meadows does not currently have any microbreweries. This type of facility is not readily available nearby for local Rolling Meadows residents, and is an experience many people currently have to drive considerable distances to get to. Approving a special use for Leaky Keg in Rolling Meadows in a site that is capable of accommodating the mix of production and sales to the public is an appropriate use of the industrial site when the recommended conditions placed on the special use are adhered to.

2. 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

- a. Leaky Keg plans to operate their business in a space within an existing industrial development. The space is designed to accommodate their product deliveries, and will be modified to accommodate their production and waste handling needs. Garbage will be accommodated within the building's enclosure, or if necessary outside, but only if appropriately screened and serviced so as not to be visible or noticeable with odors.
- b. Limiting customer hours in the tasting room to after 4:00 pm during the week and on weekends will ensure there is adequate parking on site to accommodate the maximum occupancy of 50 in Leaky Keg's tenant space.
- c. The presence of one Food Truck on the weekends will provide customers with food options, and will be regulated to a specific location and with appropriate screening to ensure public safety.
- d. Site lighting will be enhanced to provide adequate lighting levels for customers who are there during night time hours.
- e. Residential property to the east is located across Salt Creek and is screened by heavy vegetative growth along the river.

3. The proposed use will comply with the regulations and the conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the city council.

The use will comply with the regulations and address concerns for safety if the following conditions are met and included as conditions of approval in any ordinance authorizing the special use:

- a. The existing 3,113 square foot space and the layout submitted for review by the Planning and Zoning Commission will not be altered without amendment to the approved special use.
- b. All garbage must be stored inside the loading dock until picked up by the refuse service.
- c. Tasting room hours open to the public are limited to after 4:00 PM during the week, and on weekends only.
- d. Food trucks will be allowed and limited to only one at a time on the site, and to weekends only. The food truck must be located in the parking lot in a manner where no more than five parking spaces are obstructed, and in a location and manner consistent with either the approved plans, or as directed by the Public Works Director or Police Chief.
- e. A parking lot lighting plan shall be submitted to the Public Works Director for approval, and lighting must be installed and operational prior to the issuance of any certificate of occupancy.

WHEREAS, the City Council accepts the findings of fact recommended by the PZC and has determined that the proposed Special Use will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire or endanger the public safety, unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City.

WHEREAS, the corporate authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve the special use for a microbrewery on the Premises.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois as follows:

Section 1: The recitals set forth above are incorporate herein by reference.

Section 2: A special use permit for a microbrewery is hereby granted for the Premises subject to the following conditions:

1. The existing 3,113 square foot space and the layout of the Premises submitted for review by the Planning and Zoning Commission will not be altered without amendment to the approved special use.
2. All garbage must be stored inside the loading dock until picked up by the refuse service.
3. Tasting room hours open to the public are limited to after 4:00 PM during the week, and on weekends only.
4. Food trucks will be allowed and limited to only one at a time on the site, and to weekends only. The food truck must be located in the parking lot in a manner where no more than five parking spaces are obstructed, and in a location and manner consistent with either the approved plans, or as directed by the Public Works Director or Police Chief.
5. A parking lot lighting plan shall be submitted to the Public Works Director for approval, and lighting must be installed and operational prior to the issuance of any certificate of occupancy.

Section 3: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Section 4: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

Section 5: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

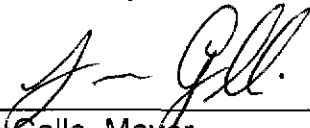
PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 3rd day of December 2019.

YEAS: Vinezeano, Bisesi, D'Astice, Sanoica, Cannon, Budmats, O'Brien

NAYS: 0

ABSENT: 0

Passed and Approved this 3rd day of December, 2019



Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 4th day of December 2019.



Judith Brose, Deputy City Clerk