

KANE COUNTY DEVELOPMENT DEPARTMENT  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>
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## ZONING MAP AMENDMENT APPLICATION

*Instructions:*

*To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.*

*When the application is complete, we will begin the review process.*

**The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 05-13-200-036 05-13-200-035 05-13-400-006
	<b>Street Address (or common location if no address is assigned):</b> 39W149 Plank Rd. Elgin, IL. 60124

<b>2. Applicant Information:</b>	<b>Name</b> Alan + Breanne Moreno	<b>Phone</b> 847-997-7093
	<b>Address</b> 1128 Pine Valley Ct. Elgin, IL. 60124	<b>Fax</b>  <b>Email</b> breanne@plankroadtaproom.com

<b>3. Owner of record information:</b>	<b>Name</b> Larry Christiansen c/o Ellen Specketer	<b>Phone</b> 847-888-0551
	<b>Address</b> 39W090 Cliff Dr. Elgin, IL. 60124	<b>Fax</b>  <b>Email</b> Larrychristiansen1@comcast.net

**Zoning and Use Information:**

2030 Plan Land Use Designation of the property: Commercial

Current zoning of the property: B-1

Current use of the property: General Store (currently vacant)

Proposed zoning of the property: B-4

Proposed use of the property: Tap Room (sale + consumption of beer)

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Interior: Remodeled interior, possible addition of 2nd restroom

Exterior: Construction of approx 500sqft deck for beer garden + addition of parking + bike rack.

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- N/A*  Completed Land Use Opinion application (Available in pdf form at [www.kanedupageswd.org/luo.pdf](http://www.kanedupageswd.org/luo.pdf)), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- N/A*  Endangered Species Consultation Agency Action Report (available in pdf form at [www.dnr.state.il.us/orep/nrre/aar.htm](http://www.dnr.state.il.us/orep/nrre/aar.htm)) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property *(KEITH BERKHOUT TO SUPPLY)*
- Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner	Date
<u>Sam R Christensen (son)</u>	<u>6/13/13</u>
Applicant or Authorized Agent	Date
<u>Allen Adams</u>	<u>6/24/13</u>
<u>Buanna M. Grew</u>	<u>6/26/13</u>

## Findings of Fact Sheet – Rezoning

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

Plank Road Tap Room, LLC  
Name of Development/Applicant

6/13/13  
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The current B-1 zoning allows for the sale of packaged alcohol. We propose that this property be zoned B-4 to allow for both sale and consumption of alcohol.

2. What are the zoning classifications of properties in the general area of the property in question?

In the general area, there are properties zoned for commercial, agricultural and residential use.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The property has a 640 sqft. building, parking + signage. The building formerly held a general store that sold groceries and packaged alcohol.

4. What is the trend of development, if any, in the general area of the property in question?

The property is included in Elgin's far west commercial and residential development plan. This includes new neighborhoods and a new strip mall on Rt. 20. With many of these newer neighborhoods in the final phases of construction, we feel that a new commercial property will help accommodate the growing population west of Randall Rd.

5. How does the projected use of the property relate to the Kane County 2030 Land Use Plan?

Plank Road Tap Room will be an establishment for local craft beer enthusiasts, their friends and their families to gather. Residents west of Randall Rd. will have their local venue to catch-up with friends + discuss everything important to them. Plank Road Tap Room will also maintain a positive presence in the community and create partnerships with other local businesses.

# PLANK ROAD TAP ROOM EVENTS

Plank Road Tap Room will hold events like the following:

**Pairings:** We will have public and invitation-only beer pairings. These pairings will allow our customers to sample and learn about beers. Pairings will help customers decide which foods they enjoy with their favorite beers and which styles compliment the flavors of different foods. Many of these pairings will be co-hosted by brewery representatives. Pairings will be smaller events, limited to 20-30 people.

**Special Releases:** In partnership with Chicagoland breweries, we will have the occasional release events. As breweries release limited edition and one-off beers, we will play host to events that celebrate their latest creation. These events are a great way to keep Chicagoland craft beer in the public eye. Special releases will be open to the public and should not exceed a typical day's attendance. We do not see attendance exceeding 100 people at a given time between the tap room and the beer garden.

**Tap Takeovers:** Another partnership event that breweries like to do is a tap takeover. A takeover is a day in which a specific brewery places their beer on all of our taps. The event will be advertised heavily in the weeks leading-up to it. This style of event is very effective for Chicago breweries. Their suburban customers do not have to spend hours traveling to their facility and back. Tap takeovers will draw fans of that particular brewery, but will likely keep other away for the day. These should not exceed a typical day's attendance.

**Private Events:** Plank Road Tap Room will be available for small, private events. Should the event merit, the tap room will close it's doors to the public. Events that we have considered include: wedding and baby showers, fantasy sports drafts, local club and business meetings, birthdays, anniversaries and going away parties. Private parties will not exceed 100 attendees.

**Small Concerts Or Festivals:** We are not outwardly seeking concerts, but would consider acoustic events, should it fit our facility and clientele. Concerts would be kept acoustic to avoid dealing with loud amplification. These concerts may be anything from a band playing their songs with only acoustic instruments to a single person playing background music. We have no interest in being a concert venue, so I do not see this being a frequent occurrence. We have also considered working with local businesses and residents to bring Udina Days back to the property. Other festivals will be taken in to consideration, but are not planned at this time. Concerts or festivals will not exceed the maximum occupancy to be determined by Kane County. We assume that this number will not exceed 300 people and should fall well below that.

**Parking:** All parking will be handled with existing parking, additional approved parking (when we find it necessary to add), and special permits (if available). We will not encourage parking on Plank Rd. or on nearby properties. Any customers doing this will be asked to leave and find parking elsewhere. We do not wish to cause traffic issues in the area.

**What We Do Not Plan On Hosting:** Plank Road Tap Room does not intend to host late night outdoor events. We do not wish to deal with lighting issues and excessive noise complaints.

**KANE COUNTY**  
DIVISION of TRANSPORTATION

Carl Schoedel, P.E.  
Director of Transportation  
County Engineer



41W011 Burlington Road  
St. Charles, IL 60175  
Phone: (630) 584-1170  
Fax: (630) 584-5265

**MEMORANDUM**

TO: Keith Berkhout, Building & Zoning

FROM: Kurt E. Nika, KDOT *K.E.N.*

DATE: September 20, 2013

RE: Ellen Specketer Trust  
Rezoning from B-1-Business with a SU to B-4-Business  
PIN: 05-13-200-035, 05-13-200-036, & 05-12-400-006

Staff from the Kane County Division of Transportation (KDOT) has reviewed this zoning request. We offer the following comments and recommend these stipulations be placed on the zoning approval:

**Comments:**

1. The site plan depicts the continued use of the existing Plank Road access. This access is adequate for the expected traffic generation of the site. Future expansion of the building and/or expansion of the scope of special events on the property will require a reevaluation of the site access.
2. The site currently has limited parking capacity on paved areas. On certain busy occasions, additional parking may be required on the property outside of the paved areas. No patrons will be allowed to park in the Plank Road right-of-way.

**Recommended Stipulations:**

1. Depending on the scope of future building additions and uses of the property, Kane County Division of Transportation staff will reevaluate the site access. Future expansion of the site may require adjustments to the roadway access and/or roadway improvements to the county highway as a condition of access.

Cc: Alan & Breanne Moreno  
File



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals  
Kane County Development Committee  
County Board Member District  
Janice Hill  
Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

**PETITION NUMBER** 2013-4304 **Date** 09/24/2013

GENERAL INFORMATION

**APPLICANT:** ALAN & BREANNE MORENO

1128 PINE VALLEY COURT  
ELGIN 60124

**PURPOSE:** REZONE OF A PORTION OF PROPERTY TO ALLOW TO THE SALE AND CONSUMPTION OF ALCOHOL ON THE PREMISES.

**EXISTING ZONING:** B-1 - BUSINESS; WITH A SPECIAL USE FOR THE RESALE OF PACKAGED BEER AND ALCOHOLIC LIQUORS

**REQUESTED ACTION:** B-4 - BUSINESS ON PORTION OF PROPERTY FOR SALE AND CONSUMPTION OF ALCOHOL ON PREMISES

**SIZE:** 1.53 ACRES

**LOCATION:** ON THE SOUTH SIDE OF PLANK ROAD, EAST OF RUSSELL ROAD, SECTIONS 12 & 13 OF PLATO TOWNSHIP, 39W149 PLANK ROAD (05-12-400-006, 05-13-200-036, 035 AND 05-13-400-006)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	RESIDENTIAL; CEMETERY; FIRE STATION
SOUTH	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
EAST	F - FARMING;	RESIDENTIAL;
WEST	F - FARMING;	AGRICULTURAL;

**EXISTING LAND USE:** COMMERCIAL;

**LAND USE PLAN DESIGNATION:** RESOURCE MANAGEMENT

**ZONING HISTORY:** F TO B-1 WITH SPECIAL USE APPROVED IN 1997

**APPLICABLE LAND USE REGULATION:** ARTICLE X, SECTION 10.5-1 (B) OF THE KANE COUNTY ZONING ORDINANCE

September 23, 2013

Ellen Specketer Trust  
Rezoning a portion of the property from B-1 to B-4

**Special Information:** The property has been in the family for almost 100 years. This parcel was rezoned to B-1 District Business in 1997 for a convenience store which included sale of beer and liquor. Due to the current market the store closed in 2011. The granddaughter of the current owner and her husband are now requesting a rezoning of the middle portion of the property to B-4 District Business. They are proposing to convert the existing store building to a high-end beer only craft bar or “tap room”. They seek to create a unique experience different from a typical bar. The tap room will be well lit with large windows, have an open floor plan and cater to craft and locally produced beers. They wish to create a “community” of area beer enthusiasts with events such as members-only and public beer tastings and private events such as weddings, business meetings and sport oriented events, such as fantasy football drafts. The petitioners also wish to construct an outdoor beer garden on the east side of the building. There may be occasional one to two man bands providing background music for patrons of the beer garden. There will be no large outside events or amplified music.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land. There is an existing commercial use building and parking lot on this site.

**Recommendation:** The Kane County Technical Staff recommends approval of the rezoning request.

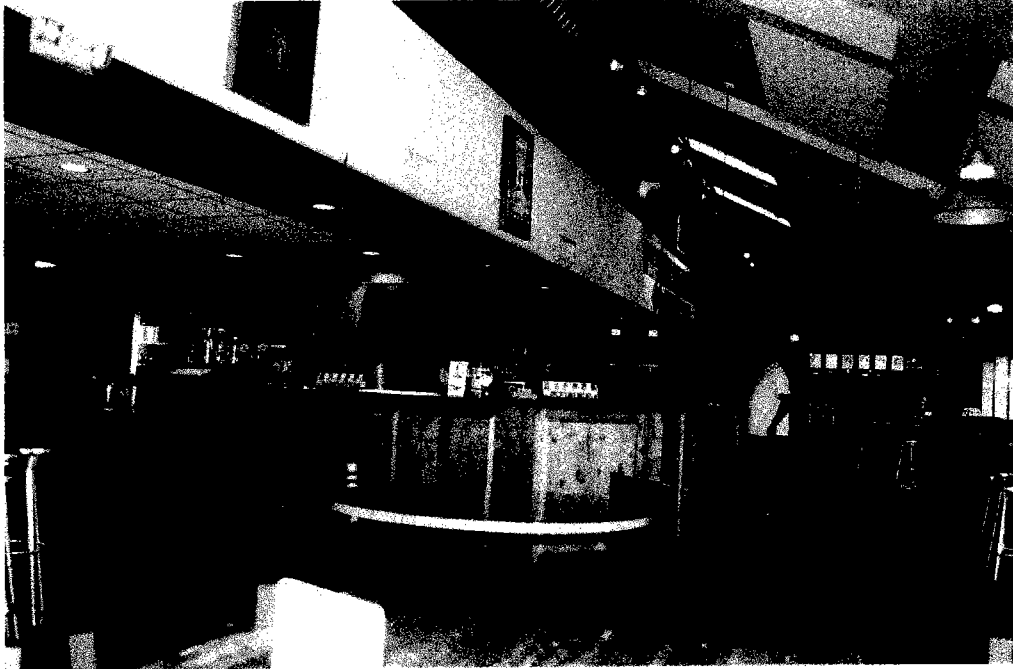
**Findings of Fact:**

1. The proposed rezoning will allow a new business use by the current owner’s family utilizing their existing business investment in the property.
2. The physical restrictions due to the size of the existing building and parking lot will limit the number of persons able to be at the site at any one time.
3. Future expansion will require rezoning of additional land area in order to increase the size of the building and parking lot.

Attachments: Location Map  
Township Map

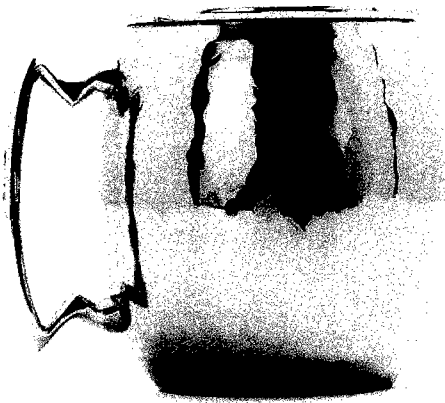


# Examples & Inspiration



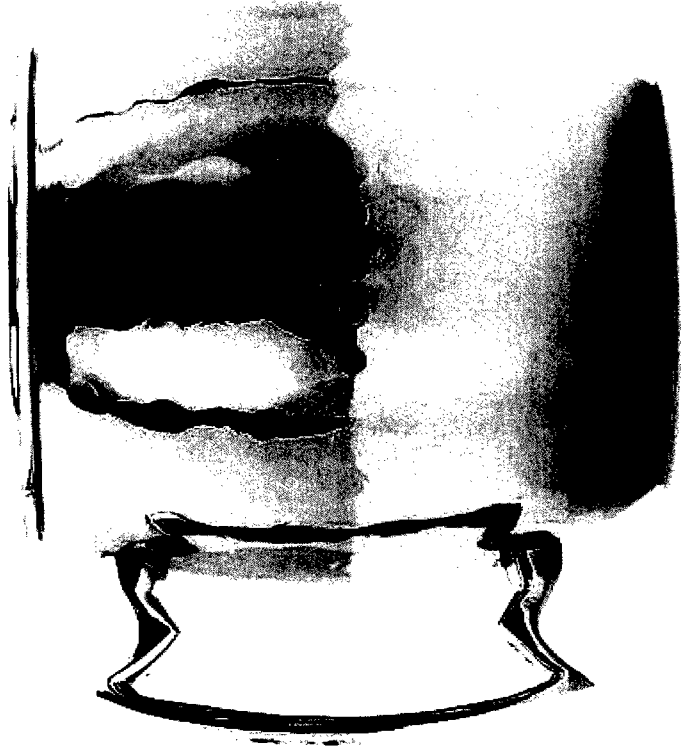
Odell Tap Room - Ft. Collins, Co

## Plank Road Mug Club



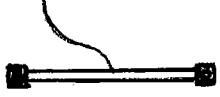
For a one-time fee, customers can have their very own copper mug waiting for them when they come in. The mug will be kept clean at Plank Road Tap Room and have their own number etched in to it.

# Plank Road Mug Club



For a one-time fee, customers can have their very own copper mug waiting for them when they come in. The mug will be kept clean at Plank Road Tap Room and have their own number etched in to it.

CURRENT  
SIGN LOCATION  
(DOUBLE SIDED  
GROUND LIGHTED)



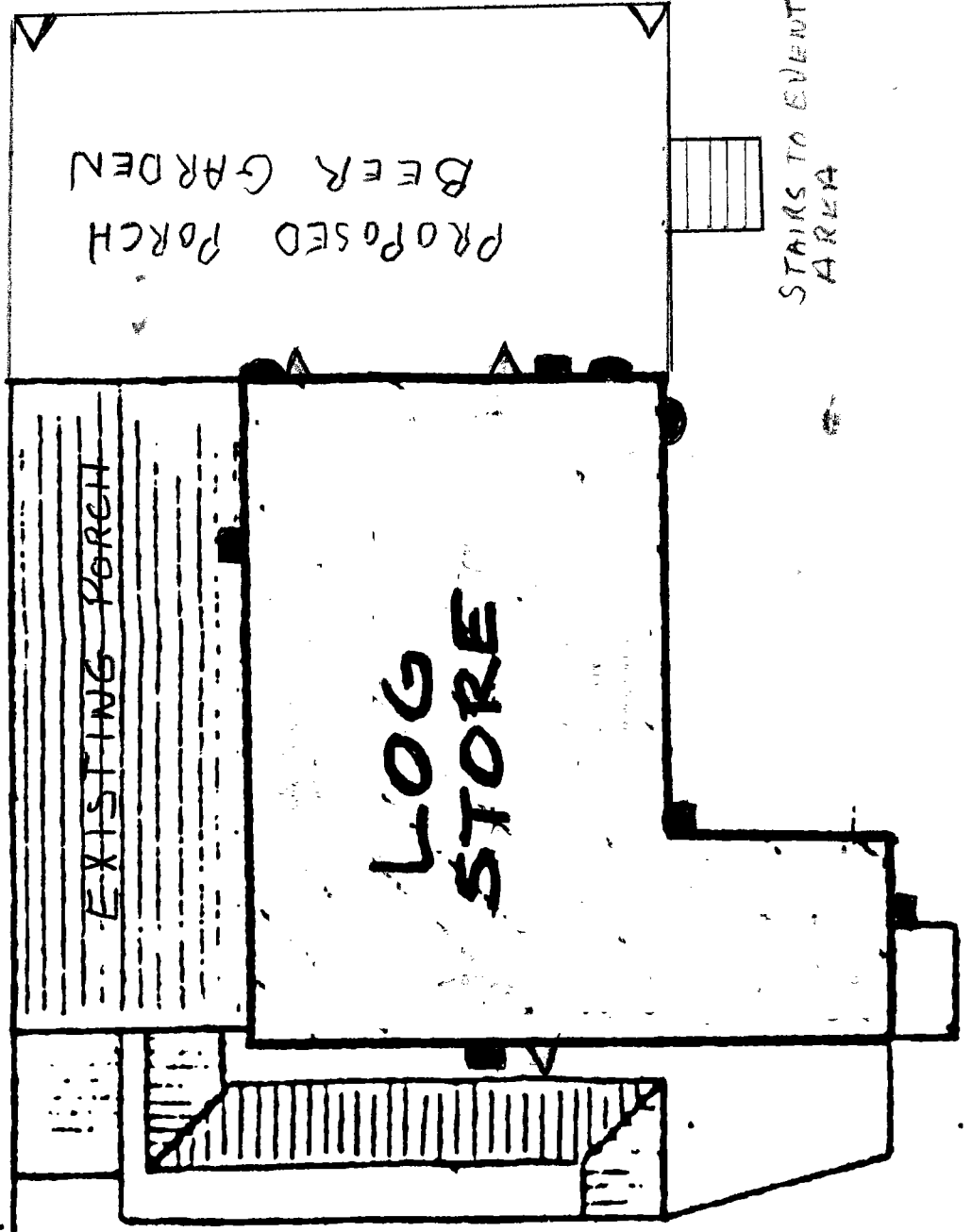
OUT DOOR SPEAKERS



LIGHTING



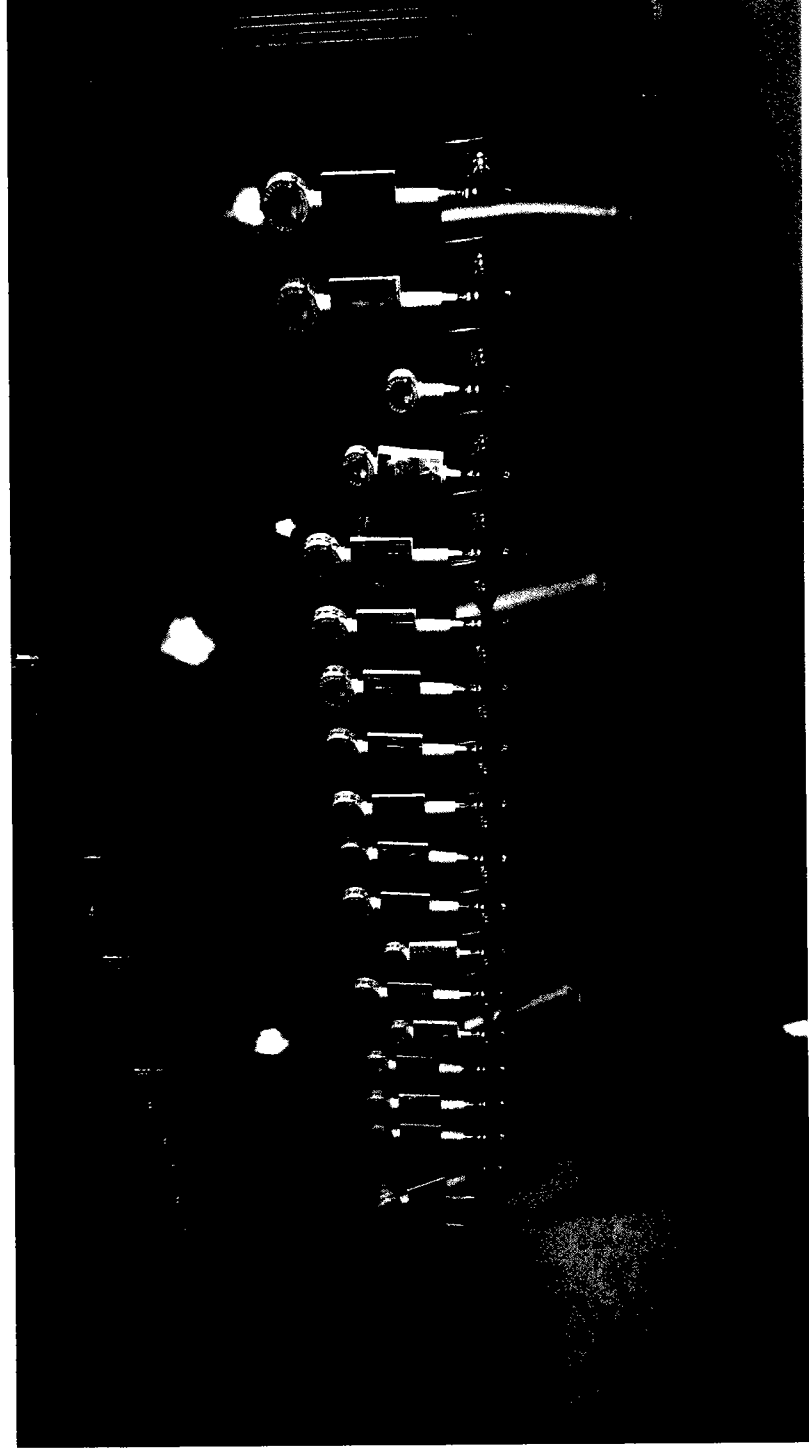
CAMERAS



STAIRS TO EVENT  
AREA

# Examples & Inspiration

Here are just a few examples of the tap rooms in Colorado that lent inspiration to our business.



Avery Tap Room - Boulder, Co

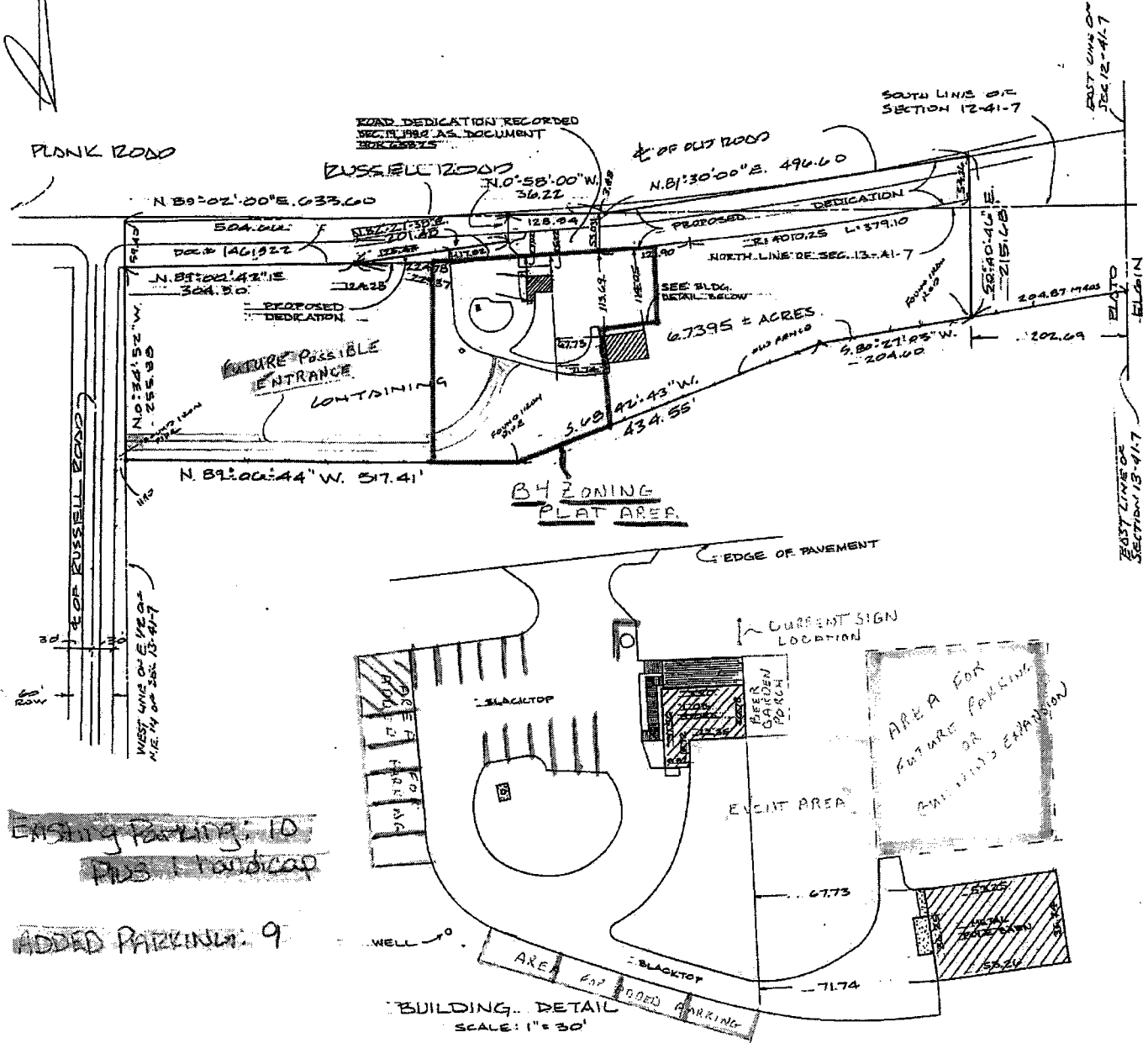
# ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

## Plat of Survey

OF PROPERTY DESCRIBED AS:

That part of Sections 12 and 13, in Township 41 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of East Half of Northeast Quarter of said Section 13; thence South 0 degrees 34 minutes 52 seconds East along the West line thereof 59.40 feet to the South line of property conveyed to the State of Illinois for Highway purposes for the point of beginning; thence North 89 degrees 00 minutes 42 seconds East along said South line 304.90 feet to an angle point in said South line; thence North 82 degrees 27 minutes 38 seconds East along said South line 201.48 feet; thence North 0 degrees 58 minutes 00 seconds West along the East line of said conveyed property 36.22 feet to the North line of said Section 13; thence North 89 degrees 02 minutes 00 seconds East along said North line 128.94 feet; thence North 81 degrees 30 minutes 00 seconds East along the center line of the Old Road 496.60 feet to a line that is 202.69 feet West of and parallel to the East line of said Section 12 and 13 (as measured at right angles thereto); thence South 0 degrees 40 minutes 46 seconds East along said parallel line 235.68 feet; thence South 80 degrees 27 minutes 03 seconds West 204.60 feet; thence South 68 degrees 42 minutes 43 seconds West 434.55 feet; thence North 89 degrees 06 minutes 44 seconds West 517.41 feet to the West line of the East Half of Northeast Quarter of said Section 13; thence North 0 degrees 34 minutes 52 seconds West along said West line 255.88 feet to the point of beginning, containing 6.7395 Acres, in Plato Township, Kane County, Illinois.



EXISTING PARKING: 10  
PUB. HANDICAP

ADDED PARKING: 9

STATE OF ILLINOIS  
COUNTY OF KANE    JUNE 11, 1997

This is to certify that the plat hereon drawn correctly indicates the above described property.

*Alan J. Coulson*

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

STAKER: JAN. 14, 1987  
THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

ALAN J. COULSON, P.C.  
PROFESSIONAL LAND SURVEYORS  
ILLINOIS - WISCONSIN  
205 W. MAIN ST.  
W. DUNDEE, I. 60118    PHONE 847-428-2911

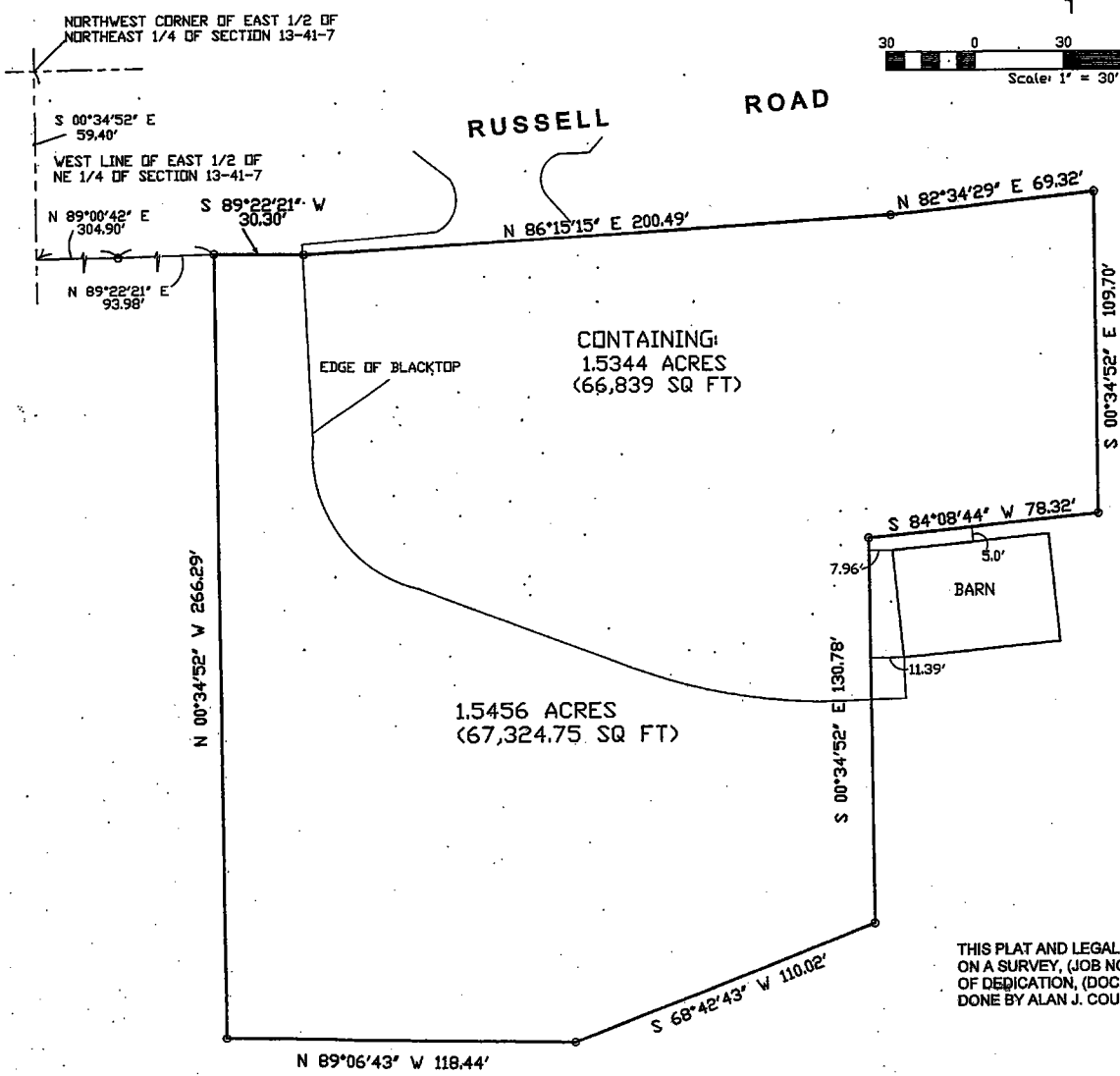
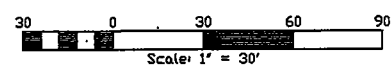
Scale: 1"=100'  
Ordered: I. Christiansen  
Owner:  
Page: 3-N/6-G  
Drawn: JH  
Job: 849-7898  
City: Elgin

Compare the description on this plat with deed. Refer to deed for easements and building lines.

# ZONING PLAT

**OF PROPERTY DESCRIBED AS:**

That part of Sections 12 and 13, Township 41 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the East Half of the Northeast Quarter of said Section 13; thence South 0 degrees 34 minutes 52 seconds East along the West line thereof, 59.40 feet to the South line of Russell Road, (the next 5 courses being along said South line) thence North 89 degrees 00 minutes 42 seconds East 304.90 feet; thence North 89 degrees 22 minutes 21 seconds East 93.98 feet to the point of beginning; thence North 89 degrees 22 minutes 21 seconds East 30.30 feet; thence North 86 degrees 15 minutes 15 seconds East 200.49 feet; thence North 82 degrees 34 minutes 29 seconds East 69.32 feet; thence South 0 degrees 34 minutes 52 seconds West 109.70 feet; thence South 84 degrees 08 minutes 44 seconds West 78.32 feet; thence South 0 degrees 34 minutes 52 seconds East 130.78 feet; thence South 68 degrees 42 minutes 43 seconds West 110.02 feet; thence North 89 degrees 06 minutes 43 seconds West 118.44 feet; thence North 0 degrees 34 minutes 52 seconds West 266.29 feet to the point of beginning, containing 1.5344 Acres, in Plato Township, Kane County, Illinois.



THIS PLAT AND LEGAL DESCRIPTION ARE BASED ON A SURVEY, (JOB NO. B32, 874SL), AND A PLAT OF DEDICATION, (DOC. NO. 98K062900, BOTH DONE BY ALAN J. COULSON, P.C.

7/31/13  
 Date  
  
 Charles J. Hill - I.P.L.S. # 35-2700  
 (My License expires Nov. 30, 2014)

Prepared by:  
**Alan J. Coulson, P.C.**  
 Professional Land Surveyors  
 645 S. 8th Street, (Rte. 31),  
 West Dundee, Illinois 60118  
 Phone: (847) 426-2911

**JOB NO. B 58081 ZON**