

ALTON PLAN COMMISSION MINUTES  
CITY COUNCIL CHAMBERS  
JULY 21, 2015 – 1:15 p.m.  
(As unapproved by the Plan Commission)

PRESENT: Mark Hackworth (Chairman), John Rain, Bill Stoutenborough, Joe Blair, Barry Clayton, Anne Doucleff, Gary Doerr, Terry Dooley, Todd Harpole, Martha Kane

OTHERS PRESENT: Matt Asselmeier (Deputy Director of Development and Housing), Jim Schrempf (Corporation Counselor), and Michelle Heinold (Secretary)

Chairman Hackworth called the meeting to order and asked for a roll call. Roll call was taken with 10 present and 0 absent. Motion was made by John Rain and seconded by Terry Dooley to approve the minutes of the regular meeting of June 9, 2015. Vote was 10 to 0 in favor.

Rick Blevens (representing Templar Brewing Company) and Joel and Meredith Elliott (representing the Vivant Project LLC) petitioned for a text amendment adding microbreweries to the list of special uses within the C-2 General Commercial zoning district and for a special use permit to operate a microbrewery at 1320 Milton Rd.

**Motion was made by Bill Stoutenborough and seconded by Terry Dooley to open the public hearing.  
Vote was 10 to 0 in favor.**

Richard Blevins, representing Templar Brewing Company, is requesting to operate a microbrewery at 1320 Milton Road. They have been operating at Mac's Time Out on Belle Street for 2 years. They wish to expand and are not borrowing any money to do so. They wish to be an asset to the neighborhood and will add more jobs to the community.

Questions for the Plan Commission:

- They are now operating at Mac's since 2013. They have outgrown their space so are seeking this new location to grow larger and have a retail setting too.
- Will they apply for a liquor license? Yes, a C-2 license for draft beer, wine, and packaged liquor. The beer will be sold on site or purchased to take off premises. They will fill the bottle with beer, seal, and the customer can take it with them. It is legal transport, like at a store.
- They want to be respectful to the neighbors and will be open until 10:00 p.m. The establishment can accommodate 20 to 30 customers. It will not have loud music.
- There will be no food at this time, but maybe in the future.
- The business will occupy 20 x 20 in the side building and the liquor license area will be 600 to 700 sq ft. Matt showed photos of the building.
- Capacity of barrels? Approximately 1,200 barrels a year.

Mr. Blevens stated he has meet with at least 60 neighbors and talked to them.

Jim Schrempf stated we are just meeting today on the amendment to the ordinance regarding micro-brewing, not the liquor license.

Matt Asselmeier read the definition of a microbrewery, see attached memorandum.

Alderman Boulds, 7<sup>th</sup> Ward, was present and stated the neighbors are concerned if there will be loud music? No, maybe acoustic guitar.

The landlord, Joel Elliott, lives upstairs. He said he wants the businesses to be neighborhood friendly. He stated improvements are in progress including:

- A patio for the small bakery on the east side
- Improvements to the sidewalk
- Improvements to the window wells
- Install a handicap ramp

- Paving the parking lot
- Roofing
- Warehouse cleaning

He has already been working on the building for 6 years. 15% to 20% of the building is being used now, a lot of the warehouse is still vacant.

In opposition:

Carol Bouyea, 1305 Milton Road, has lived at her house across the street since 1979. She said the area is very quiet right now and wants to keep it that way. She does not want anyone to sell liquor there and she stated that she is speaking for other neighbors who work and could not be there.

Mr. Elliott stated he appreciates her concerns. He lives upstairs and watches the area all the time and is committed to keeping it quiet. The hours of operation will be weekdays from 4:00 p.m. to 10:00 p.m., Saturday from 12:00 p.m. to 11:00 p.m., and Sunday from 12:00 p.m. to 8:00 p.m.

**Motion was made by Gary Doerr and seconded by Terry Dooley to adjourn the public hearing.**

**Vote was 10 to 0 in favor.**

**Motion was made by Barry Clayton and seconded by Terry Dooley for a text amendment adding microbreweries (a use within NAICS Code 312120) to the list of special uses within the C-2 General Commercial zoning district.**

**Vote was 10 to 0 in favor.**

**Motion was made by Terry Dooley and seconded by Joe Blair for a special use permit on the property identified by permanent parcel number 23-2-08-07-16-405-001, Township 5 North, Range 9 West, Section 7 of the Third Principal Meridian, also known as 1320 Milton Rd, Alton, Illinois, to operate a microbrewery.**

**Vote was 10 to 0 in favor.**

**Election of chairman:**

Motion was made by Terry Dooley and seconded by Bill Stoutenborough to nominate Mark Hackworth as Chairman.

Vote was 10 to 0 in favor.

Attachments

Adjourned 2:00 p.m.