

ORDINANCE NUMBER 2011 - 30

GRANTING SPECIAL USE FOR
10842 Ashley Road
Three Angels Brewing, LLC

WHEREAS, Boyd Ingemunson & Jason Leslie d//b//a as Three Angels Brewing, LLC have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 40 acre property located at the northeast corner of Ashley Road and Caton Farm Road, (PIN# 05-26-300-002), in Kendall Township, owned by Patrick Harbour; and

WHEREAS, said petition is to allow the operation of a Nano Brewery; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for a living quarters for an on-site agricultural employee granted on September 21, 2004 as Ordinance #2004-25; and

WHEREAS, said property is legally described as:

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on October 31, 2011; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a nano brewery subject to the following conditions:

1. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.

2. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.
3. Any tasting or sale of beer shall be subject to Kendall County Liquor Control regulations.

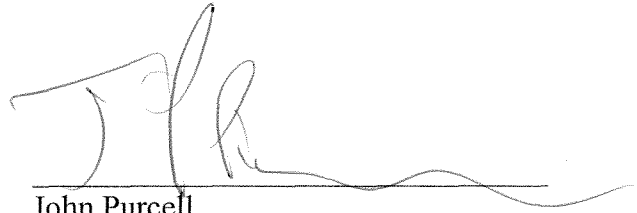
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on November 15, 2011.

Attest:



Debbie Gillette
Kendall County Clerk



John Purcell
Kendall County Board Chairman