
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2020-29

**AN ORDINANCE AMENDING ORDINANCE 85-19, AMENDING
ORDINANCE 88-44, AMENDING ORDINANCE 90-29, AMENDING
ORDINANCE 91-38, AMENDING ORDINANCE 92-81, A
REZONING OF THE SUBJECT PROPERTY, AN AMENDMENT TO
AN EXISTING PLANNED DEVELOPMENT AND GRANTING
APPROVAL OF SPECIAL USE PERMIT TO OPERATE A MICRO-
WINERY AT 103 FESSLER DRIVE;
(MAHAN WINERY)**

FRANCO A. COLADIPIETRO, Mayor

JANE E. MICHELOTTI, Village Clerk

VINCE ACKERMAN
WILLIAM BELMONTE
BILL BOLEN
FRANK BUCARO
PATRICK SHANNON
JUDI VON HUBEN

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 9th day of November 2020

ORDINANCE NO. 2020-29

**AN ORDINANCE AMENDING ORDINANCE 85-19, AMENDING ORDINANCE 88-44, AMENDING ORDINANCE 90-29, AMENDING ORDINANCE 91-38, AMENDING ORDINANCE 92-81, A REZONING OF THE SUBJECT PROPERTY, AN AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT AND GRANTING APPROVAL OF SPECIAL USE PERMIT TO OPERATE A MICRO-WINERY AT 103 FESSLER DRIVE;
(MAHAN WINERY)**

WHEREAS, the Village of Bloomingdale (hereinafter referred to as "Village") is a Home Rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Illinois Constitution of 1970 provides that a Home Rule Unit may exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals and welfare; to license, to tax; and to incur debt;

WHEREAS, the building on the property commonly known as 103 Fessler Drive (the "Subject Property") exists as a part of the Fessler development ("Fessler Parcel") and resides within the Old Town Planned Development District;

WHEREAS, on July 22nd, 1985, the Village approved Ordinance No. 85-19, which rezoned the Fessler Parcel to B-3, General Business District to permit retail and office;

WHEREAS, on October 10th, 1988, the Village approved Ordinance No. 88-44, which rezoned portions of the Fessler Parcel, to allow for the construction and operation of two sit down restaurants;

Whereas, on May 14th, 1990, the Village approved Ordinance No. 90-29, which amended Ordinance 88-44;

Whereas, on August 26th, 1991, the Village approved Ordinance No. 91-38, which amended Ordinance 88-44, which rezoned portions of Fessler Parcel for both residential and

commercial uses;

WHEREAS, on December 14th, 1992 the Village approved Ordinance No. 92-81, which rezoned a portion of the property from B-2, to R-3 and granted construction of twenty-one townhomes (Fessler's Grove);

WHEREAS, no portion of the Subject Property has ever been utilized as a residential property, as required by Ordinance No. 88-44;

WHEREAS, the owners Ann and Phillip Mahan, (hereinafter referred to collectively as the "petitioner") currently operate Structural Technologies ("Existing Business"), which is the Petitioner's full-time business, on the Subject Property.

WHEREAS, Petitioner has requested to change the zoning of the Subject Property from R-3 Single-family residence to B-2 to Community Business to conform to what it was and has been used for;

WHEREAS, while Petitioner still intends to operate the Existing Business on the main level of the building, the property contains an empty basement that they would like to utilize for storage and packaging of wine;

WHEREAS, Title 11 (Zoning Regulations) Chapter 11 (Old Town Preservation District) Section 11-11-4 (Uses); allows for micro-wineries as special uses in the Old Town Preservation District;

WHEREAS, in addition to the rezoning of the Subject Property, Petitioner is also requesting, among other approvals, amendments to several ordinances originally approved to zone and construct the existing building, and a special use permit to allow for the operation of a micro-winery.

WHEREAS, the requested winery on the Subject Property would not be open to the public and would not permit any sales from the building.

WHEREAS, the Petitioner currently owns a vineyard in Michigan, so all fruit will be grown offsite at a remote location and transported as juice, to the Subject Property. The proposed winery

will utilize the empty basement as a cellar to ferment the juice into wine, which would then be bottled, packaged, and picked up for distribution throughout the Chicagoland area to local stores and restaurants;

WHEREAS, the Commission found the request to be reasonable in that the requested zoning relief is appropriate under the standards adopted by the Village in Title 11: Zoning Regulations of the Village Code applicable to the Petitioner's Application;

WHEREAS, the Commission made positive findings of fact dated October 6, 2020, in support of said Application;

WHEREAS, the Commission recommended approval of the Petitioners' request by the Board of Trustees of the Village;

WHEREAS, the Corporate Authorities of the Village of Bloomingdale are of the opinion that the granting of the requested approvals and relief will have no detrimental impact on the health, safety or welfare of the public in general and further finds that the Petitioners have demonstrated practical difficulties or particular hardships in the application of the Zoning Regulations of the Village Code.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Bloomingdale, DuPage County, Illinois, pursuant to the Village's Home Rule Powers, as follows:

Section One: Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to the Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section Two: Adoption of Findings and Recommendations

The Board of Trustees hereby adopts the Findings and Recommendations of the Commission as if fully set forth herein, as EXHIBIT A, which is attached hereto and made a part hereof.

Section Three: Description of Property

The properties subject to the granting of the requested approvals is described in EXHIBIT A, which is attached hereto and made a part hereof.

Section Four: Amend Ordinance No. 85-19

Subject to the terms and conditions set forth in this Ordinance, the Village Board hereby amends Ordinance No. 85-19, which rezoned portions of the Fessler Parcel to B-3, General Business District to permit retail and office, as it relates to the operation of micro-winery at the Subject Property.

Section Five: Amend Ordinance No. 88-44

Subject to the terms and conditions set forth in this Ordinance, the Village Board hereby amends Ordinance No. 88-44, which rezoned portions of the Fessler Parcel, to allow for the construction and operation of two sit down restaurants, to eliminate the requirement to use the top floor as residential, and as it relates to the operation of a micro-winery at the Subject Property.

Section Six: Amend Ordinance No. 90-29

Subject to the terms and conditions set forth in this Ordinance, the Village Board hereby amends Ordinance No. 90-29, which was adopted on May 22, 1990, amended Ordinance No. 88-44, as it relates to the operation of a micro-winery at the Subject Property.

Section Seven: Amend Ordinance No. 91-38

Subject to the terms and conditions set forth in this Ordinance, the Village Board hereby amends Ordinance No. 91-38, which amended Ordinance 88-44, which rezoned portions of Fessler Parcel for both residential and commercial uses, as it relates to the operation of a micro-winery at the Subject Property.

Section Eight: Amend Ordinance No. 92-81

Subject to the terms and conditions set forth in this Ordinance, the Village Board hereby amends Ordinance No. 92-81, which rezoned a portion of the property from B-2, to R-3 and granted construction of twenty-one townhomes (Fessler's Grove), as it relates to the operation of a micro-winery at the Subject Property.

Section Nine: Grant of Requested Application

The Board of Trustees hereby grant the following pursuant to certain requirements of Title 11 (Zoning Regulations) of the Village Code, to allow a the use of a micro-winery on the Subject Property, as set forth in the petitioner's exhibits and the testimony presented during the public hearing:

- a) Rezoning from R-3, Single-Family, to B-2, Community District;
- b) Approval of a special use permit to allow for a micro-winery;
- c) Amendment to existing Planned Development, to allow for the operation of a micro-winery on the Subject Property.

Section Ten: Additional Requirements

Approval of the Application granted by this Ordinance is further subject to the following conditions and the Petitioner's compliance therewith:

- a) Amendment to Ordinance 88-44 to eliminate the requirement to use the Subject Property as a residence.
- b) The number of virtual tours and tastings shall be limited to appointment or invitation only and shall be limited to no more than twelve (12) persons, excluding business owners.
- c) Hours of virtual tours and tastings Monday through Friday shall begin no earlier than what is permitted for Class MW Liquor License as provided by Village Code or whenever the existing business on the Subject Property closes for the day, whichever is later; and not to extend past the hours of 11 p.m., Sunday through Thursday and 12 a.m. (midnight) on

Friday and Saturday. For the purpose of clarification and the avoidance of doubt, virtual tours and tastings shall be prohibited during the hours of operation of the Existing Business.

- d) The uses for the Subject Property shall be restricted to allow the operation of a professional office, on the main floor and the operation of a micro-winery, subject to any and all restrictions and regulations, as contained and required in this document and any of its Exhibits.
- e) Prior to the issuance of any business license to operate, the Petitioner this requirement to install a new exhaust fan in the basement of the Subject Property, which would be required to be a minimum of 200 cubic foot per minute rating or the minimum required to satisfy the building code, whatever is more.
- f) Compliance with all plans and testimony presented at the Planning and Zoning Commission meeting of October 6, 2020.

Section Eleven: Conditions to Zoning Relief and Conflict Clause

The Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village, including, without limitation, zoning ordinances, building codes, subdivision regulations and regulations concerning the construction and design of antennas and satellite stations; provided, however, the specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there may be any conflict. The grant of these special uses and additional approvals are limited to the specific business operation described herein.

Section Twelve: Penalty

Any person violating the terms and conditions of this Ordinance shall, following prior notice thereof by the Village to such offending person and such opportunity to correct such violation(s) as the Village may determine appropriate, be subject to a penalty not exceeding \$1,000.00, with each

and every day that such violation of this Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other actions they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees of the Village.

Section Thirteen: Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law; provided, however, this Ordinance shall not take effect until the Consent (a copy of which is attached hereto and made a part hereof as EXHIBIT B) is executed by the Petitioner and by the owner, thereby memorializing its agreement to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within forty-five (45) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Board of Trustees by motion prior to the expiration of said forty-five day (45) period. If the Consent is not executed within forty-five (45) days after passage and approval of this Ordinance or within an extension of time granted during said forty-five (45) day period, this Ordinance shall be void and of no force or effect, and the request for relief identified herein shall be deemed abandoned.

Section Fourteen: Recording

This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees.

[Remainder of Page Intentionally Left Blank; Roll Call to Follow]

DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen	X			
Frank Bucaro	X			
Patrick Shannon	X			
Judi Von Huben	X			
Franco A. Coladipietro (only if necessary)				
TOTAL	6	0	0	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 9th day of November 2020.



Franco A. Coladipietro
Village President

ATTEST:



Jane E. Michelotti
Village Clerk

EXHIBIT A
Findings and Recommendations



Planning, Zoning and
Environmental Concerns

A

Village of Bloomingdale
Planning and Zoning Commission

201 S. Bloomingdale Road
Bloomingdale, IL 60108
Tel: 630-671-5694
Fax: 630-893-1596

MEMORANDUM

To: President Coladipietro & Board of Trustees

From: Len Jaster, Chairman
Bloomingdale Planning and Zoning Commission

Date: October 6, 2020

Subject: Planning and Zoning Commission's Findings of Fact and Recommendations
("Petitioner")
Text Amendment to Allow Micro-wineries in the Old Town Preservation District, a special use to operate a micro-winery and rezoning from R3/OT/PD/SP to B2/OT/PD/SP
103 Fessler Drive
PC Case No. 2020-108

I. PROJECT SUMMARY AND REQUESTED RELIEF

The Petitioner, Ann and Phillip Mahan, plan to operate a micro-winery at 103 Fessler Drive, in the Old Town District. The Village's Zoning Ordinance currently allows microbreweries as special uses in Old Town, but that would not include a micro-winery. The building is currently the home to Structural Technologies, which is the Petitioner's full-time business. While they still intend to operate their existing business on the main level of the building, the property contains an empty basement that they would like to utilize for storage and packaging of wine. The winery would not be open to the public and there would be no sales from the building. It would operate as a cellar to ferment the juice, into wine, which would then be bottled, packaged and picked up, for distribution throughout the Chicagoland area to local stores and restaurants.

Mahan Wines is seeking a text amendment to allow micro-wineries as special uses in the Old Town District, as well as a special use to operate a micro-winery out of the existing building at 103 Fessler Drive. As stated in the Petitioner's materials, the winery maintains a vineyard in Michigan. To that extent, none of the production process will be conducted at the property. The Petitioner intends to transport the unfermented grape juice, to the location here in Bloomingdale. From here, the Petitioner will transfer the juice to the basement of the subject property, where it will be stored in barrels and left to ferment. Once fermented, the wine will be bottled and packaged in the basement of the subject property, and shipped to consumers and businesses throughout the area. The Petitioner has indicated that if all goes as planned, they intend to produce approximately 350 cases of wine in the fall and another 350 cases in the spring. Should they get to this point, they would transport juice 1-2 times a month in the fall and another 1-2 times a month in the spring. As it relates to distribution, they could expect a delivery vehicle, for the purpose of distribution, at approximately the same frequency, since they would be distributing 350 cases of wine in the fall and 350 cases in the spring, given that they anticipate that each of those deliveries would be 100 cases at a time. As an alternative and should they never reach that capacity, the intention would be to deliver the wine via UPS (or a similar package delivery company), which would translate to the potential to have a daily pick up of just 1-2 cases at a time. They intend to employ only family members and even if they produce the maximum

wine intended, would have no more than 8 people there at a time. Should that happen, it would only be at the time of bottling, which would occur outside of normal business hours.

While the Petitioner will not have a tasting room and generally will not permit visitors to the site, they are asking that the special use allowances include the ability for the business to host virtual tours of the vineyard, while allowing small groups to attend a tasting and virtually tour the vineyard in Michigan, from the subject property on Fessler. They have indicated that the tastings would be infrequent and by appointment only, but they would still like the opportunity to offer the experience.

II. PLANNING AND ZONING COMMISSION DELIBERATION AND FINDINGS:

Please refer to the staff report dated October 6, 2020 for a full discussion of the issues addressed at the public hearing. The Planning and Zoning Commission (“Commission”) also considered the presentation from staff and testimony of the Petitioner. Following is a summary of issues reviewed by the Commission and their findings for each:

A. Text Amendment

The Commission expressed no issues with the request for the text amendment to allow micro-wineries within the Old Town Preservation District. Staff explained that while the use at 103 Fessler would be a more restricted allowance, per the special use ordinance, the proposed language was intended to provide the opportunity for an expanded micro-winery at a more appropriate location within Old Town. The Commission acknowledged that eventually having a more expansive micro-winery to complement the restaurants and brewery already within the district, would be a positive.

B. Rezoning

The Commission identified no concerns with rezoning the property from R-3, Single-Family Residence to B-2, Community District. The Commission acknowledged that the property was previously B-2, and that the properties to the north and south of the subject property were also B-2. While they didn't have an issue with the rezoning, due to its proximity to the Fessler Grove Townhomes they agreed that as a condition of the rezoning, the special use ordinance should restrict the uses within the subject property to allow only a professional office on the main floor and the operation of a micro-winery on the lower level, subject to any of the restrictions included in any adopting ordinance for the use.

C. Special Use

Following their support for the text amendment, the Commission stated their support for the special use request specific to this property and suggested that certain restrictions and conditions be linked to the subject property, due to the subject property's proximity to the Fessler Grove residential development. Given the nature of the use and the science behind fermentation, and after a detailed explanation from the Petitioner, the Commission recommended that they install a new exhaust fan in the basement, which would be required to be a minimum of 200 cubic foot per minute rating or the minimum required to satisfy the building code, whatever is more. The Petitioner indicated that they had intended on doing this anyway, so that this was not an issue.

D. Residential Use

As a condition of ordinance 88-44, the subject property had a condition that the upstairs be required to be used as a residential unit. As the property has never contained a residence, staff recommended that this provision be removed. The Commission also questioned the reasoning and logic for having this requirement in place and agreed that it should be removed.

E. Parking

Given that the proposed activities for the micro-winery would operate outside of the hours of the Petitioner's existing business, the Commission felt that the existing parking was adequate for the micro-winery. The Petitioner confirmed that they wanted to have virtual tours on nights and weekends, to the extent that parking would allow. Acknowledging that the existing structure had five parking spaces (which includes one handicap space), it was agreed that the virtual tours should be limited to appointment and invitation only, and should be limited to no more than twelve people, which excluded the business owners. While Fessler Grove and the business to the north provided opportunity for additional parking, both the Petitioner and the Commission agreed that they did not want to request or grant approval for a capacity larger than what the onsite parking could accommodate, as there were no guarantees as to the availability of any shared parking in the future.

F. Virtual Tours and Tastings

The Petitioner stated that they were requesting the option of having virtual tours and tastings as part of the winery. They indicated that the tours would be on "off hours" from their existing business and would be on the evenings and weekends. After discussion amongst the Commission, they agreed that given the use, they were fine with the concept, especially if the tastings were going to be by invitation or appointment only, and be comprised of smaller groups. The Commission agreed that given these restrictions, they would be comfortable with the applicant hosting virtual tours and tastings up to 11 p.m., Monday through Thursday and as late as midnight on Friday and Saturdays. The Petitioner agreed and the Commission had no additional concerns relative to this request, including the days and hours of operation.

III. RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION -- No. 2020-108:

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend in favor of the following zoning permission or relief in connection with a Petition to operate a micro-winery, on the property commonly known as 103 Fessler Drive. ("Subject Property"):

-
1. Amend Ordinance No. 85-19, which rezoned the Fessler Parcel to B-3, General Business District to permit retail and office;
 2. Amend Ordinance No. 88-44, which rezoned portions of the Fessler Parcel, to allow for the construction and operation of two sitdown restaurants;
 3. Amend Ordinance No. 90-29, which amended Ordinance 88-44;
 4. Amend Ordinance No. 91-38, which amended Ordinance 88-44, which rezoned portions of Fessler Parcel for both residential and commercial uses;
 5. Amend Ordinance No. 92-81, which rezoned a portion of the property from B-2, to R-3 and granted construction of twenty-one townhomes (Fessler's Grove);
 6. Rezoning of the subject property from R-3, Single-Family Residence, to B-2, Community Business;
 7. Amendment to a Planned Development;
 8. A text amendment to Chapter 2 (Rules and Definitions) and Chapter 11 (Old Town Preservation District) to create allowances for micro-wineries in certain districts, as special uses;
 9. A special use to operate a micro-winery at the subject property.

The Petitioner shall agree to the following requirements or provide the following additional information in

compliance with the Planning and Zoning Commission recommendation:

1. Amend Ordinance 88-44 to eliminate the requirement to use the subject property as a residence.
2. The number of virtual tours and tastings shall be limited to appointment or invitation only and shall be limited to no more than twelve (12) persons, excluding business owners.
3. Hours of virtual tours and tastings shall not extend past the hours of 11 p.m., Monday through Thursday and 12 a.m. (midnight) on Friday and Saturday.
4. The uses for the subject property shall be restricted to allow the operation of a professional office, on the main floor and the operation of a micro-winery, subject to any and all restrictions and regulations, included in any adopting ordinance for this petition.
5. Prior to the issuance of any business license to operate as a micro-winery, the Petitioner shall install a new exhaust fan with a minimum 200 C.F.M. (cubic foot per minute) rating or the minimum required to meet building code requirements.

The Roll Call Vote for #2020-108:

Ayes: Commissioners Flood, Coleman, King, Vitacco and Chairman Jaster

Nays: None

Absent: Commissioners Troiola and Damato

Motion Declared Carried

Other Considerations: None

Minority Report: No

Respectfully submitted,

Len Jaster, Chairman
Planning and Zoning Commission
October 6, 2020

IV. Findings of Fact and Recommendations -- No. 2020-108 – Statutory Requirements

Current Zoning of Subject Property:

R-3/OT/PD/SP

Adjacent Zoning and Land Uses:

North: B-2/OT/SP

South: R-3/OT/PD/SP and B-2

East: B-2/OT/SP/PD

West: R-3/OT/PD/SP

Comprehensive Plan - The updated 2010 Comprehensive Land Use Plan classifies the site as being appropriate for uses contained within the Old Town Preservation District.

IV. Procedural Requirements:

Date of Meeting: October 6, 2020 **Petition No.:** PC No. 2020-108

Supporting Data: See list of exhibits and staff reports, **Attachments "A"**

Yes Statement of compliance and evidence demonstrating that the proposal will conform to the standards established with the special uses and exceptions.

Affidavits:

<u>Yes</u>	Publication	<u>Yes</u>	Compliance
<u>Yes</u>	Disclosure	<u>Yes</u>	Posting

Notice:

N/A Fire Protection District

Yes Notice sent to the persons to whom the current real estate tax bills are sent, if any, as shown on the record of the local real estate tax assessor for all lots lying within 250 feet of the property lines of the lot for which special uses are sought (Copy of list attached).

Yes Publication of a notice of the time, place and purpose of the public hearing on the proposed special uses and exceptions by the Village Clerk in a newspaper of general circulation within the Village of Bloomingdale not more than 30 days nor less than 15 days in advance of such hearing (Copy of notice attached). Date of Publication: **September 17, 2020**

Yes Posting by the applicant, for a period of not less than 10 days prior to the public hearing, of the Notice as furnished by the Village Clerk.

The notice shall be posted on the property for which the special uses and exceptions are sought as follows:

Unimproved Lot: Not more than 15 feet from the front lot line and not less than four feet above and not more than six feet above the ground and placed in a manner so as not be obscured from the street

Improved Lot: On the front entrance door of the improvement thereon, or placed in a similar manner as for an unimproved lot.

Written Protest:

No Written protest received which is signed and acknowledged by the owners of 20% of the frontage proposed to be altered

No Written protest received which is signed and acknowledged by the owners of 20% of the frontage directly opposite the frontage proposed to be altered

No Written protest received which is signed and acknowledged by the owners of 20% of the frontage immediately adjoining or across the alley from the frontage proposed to be altered

No Copy of the written protest served by the protestor(s) on the applicant for the proposed requests.

No Copy of the written protest served by the protestor(s) on the attorney for the applicant for the proposed requests.

Public Testimony at the Hearing – None

While no public was in attendance at the hearing, the Village received two memos regarding the request. A memo from the Forest Preserve District of DuPage County, sent on October 2, 2020

expressed no objection to the proposal and a letter from the Fessler Grove Homeowners Association was submitted on October 2, 2020, expressing support for the proposal. Copies of both documents are contained within the case file.

Hearing/Meeting:

- Yes Public hearing/meeting on the proposed special uses, including exceptions.
 Date(s) of hearing/meeting or continuation thereof: **October 6, 2020**
 Date Hearing/Meeting Closed: **October 6, 2020**
- Yes A concurring vote of a majority of Planning and Zoning Commission members present (with a minimum of four concurring votes) recommending granting or denying an application for the proposed special uses and exceptions was had at the meeting held on the following date: **October 6, 2020**
- Yes Report to the Village Board containing the number of Planning and Zoning Commission members present and the names of those voting for or against the motion.
- Yes Written findings of fact and recommendations submitted to the Village President and Board of Trustees by the Planning and Zoning Commission within 45 days after the close of the hearing on the proposed special uses and exceptions.

Attachment "A" - List of Petitioner's Exhibits and Submittals for #2020-108:

No.	Item	Prepared By	Date
1	Rack Cards	Ann Mahan	5/28/2020
2	Business Plan	Ann Mahan	7/7/2019
3	Photo of Grape Juice Transport	N/A	N/A
4	Plat of Survey	Preferred Survey, Inc.	6/22/2000

Attachments "B"

Staff report from the Community and Economic Development Coordinator dated September 11, 2020
 Legal Description and Property Information

Legal Description and Property Information

LOT 1 IN FESSLER RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1993, AS DOCUMENT R93-244385, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 02-15-104-042

COMMON ADDRESS: 103 Fessler Drive

**EXHIBIT B
Consent**

The undersigned, Ann and Phillip Mahan, owner of the Subject Property, described in the foregoing Ordinance 2020-29 ("Ordinance"), having read a copy of the Ordinance, do hereby accept, concur, and agree to develop, use and maintain the Subject Property in accordance with the terms and conditions stated in the Ordinance, to the extent that the Owner has use and control over the Subject Property as of the date of the approval of the Ordinance. This consent shall be binding upon all parties in interest and all successors and assigns to the Subject Property.

Ann Mahan – Mahan Wines

By: Ann Mahan

Its: Agent

SUBSCRIBED AND SWORN to before me
this 9th day of November, 2020.

Nora Saucedo
Notary Public
(SEAL)



Phillip Mahan – Mahan Wines

By: Phillip Mahan

Its: PRESIDENT

SUBSCRIBED AND SWORN to before me
this 9th day of November, 2020.

Nora Saucedo
Notary Public
(SEAL)

