

*Village of Barrington  
Zoning Board of Appeals  
DRAFT Minutes Summary*

Date: April 2, 2013

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Vicki Perille, Commissioner  
William Fitzpatrick, Commissioner  
David Holtermann, Commissioner  
Ryan Julian, Vice Chairperson  
Patricia Pokorski, Chairperson

Staff Members: Kevin Kramer, Planner  
Jean Emerick, Recording Secretary

**Call to Order**

Chairperson Pokorski called the meeting to order at 7:07 PM.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; Michael Sepe, absent, David Holtermann, present; Vice Chairperson Ryan Julian, present; Chairperson Patricia Pokorski, present.

**Chairperson's Remarks**

Chairperson Pokorski gave the order of business and explained the process and duties of the ZBA. She swore in those members of the audience that may speak during the meeting.

**Old Business**

**New Business**

**ZBA 13-01:** 102 N. Cook Street – Special Use

**Applicant:** Bill Tarsitano  
625 Orchard Pond Drive  
Lake Zurich, IL 60047

**Owner:** Edmund McGibbon  
Executive Center of Barrington, LLC

The petitioner seeks approval of a Special Use to allow a tavern at 102 North Cook Street (Chapter 7, Section 5-E). No other variations from the Zoning Ordinance were requested. The property is zoned B-4 Village Center District.

Mr. Bill Tarsitano, 625 Orchard Pond Drive, Lake Zurich, said he is requesting a special use for the Executive Center Building. It has been empty for almost 3 years. It has no rest rooms on the main floor. Mr. Tarsitano owns Ciao Baby and is not planning to expand the restaurant. They would like to use the Executive Center Building as a waiting area for the restaurant. They will call it a new business (classified as a tavern). It will be electronically connected to the restaurant. It is 200 feet west of Ciao Baby now. They plan to modernize the building, put on a new façade, and add two handicapped bathrooms and handicapped accessibility. He is hoping to increase the revenue of the existing business.

Mr. Kevin Kramer, Planner, said that ZBA 13-01 is a special use for a tavern at 102 Cook Street. In the B-4 District, restaurants are a permitted use but it cannot be classified as restaurant because they will not prepare food on site. It would have to be classified as a tavern because there will be alcohol served. They will not add a kitchen area. There are no additional exceptions or variations. The second floor is an office and Bataille Danse Academy is in the back. The proposed use is consistent with Zoning Ordinance and Comprehensive Plan, and is appropriate with the character of the neighborhood. Mr. Tarsitano will replace the front window and the front door and the new space will allow patrons a place to gather. It has adequate parking. There are no additional expenses to public facilities. The hours of operation will be the same as other bars, restaurants, and taverns in the area. All nearby land uses are commercial. Staff recommends approval to the Zoning Board of Appeals with no conditions.

Commissioner Fitzpatrick asked if there would be a maximum number of people allowed to be on the premises.

Mr. Kramer said it is less than 50 based on the square footage.

Commissioner Fitzpatrick asked if no food meant no appetizers or cold food.

Mr. Tarsitano said that the primary reason for this space is for a waiting room. He wants to keep similar hours to Ciao Baby. They may add desserts at some point.

Vice-Chairperson Julian asked if the distinction of the tavern is that they just cannot prepare food on site.

Mr. Kramer said that they have a catering license, so they can bring the food over that is prepared at Ciao Baby but cannot prepare or clean up any food on-site.

Commissioner Holtermann asked if the customers have to cross Cook Street to get to the restaurant.

Mr. Tarsitano said he is conscious of liability. He does not think there is a problem with safety. The restaurant will close at 11 pm and the tavern at 12 am.

Mr. Kramer said that Staff does not see a problem with liability. Right now customers are crossing Main Street to go to McGonigal's.

Commissioner Perille asked if the handicapped ramp would be taking up part of the space.

Mr. Tarsitano said it is on private property and it will be on the south side of the building. It will start at the curb and rises about 28 inches in about 40 feet. It is easier to make improvements while the space is torn up so he would like to add the ramp now.

Commissioner Fitzpatrick moved and Commissioner Julian seconded the motion to approve staff recommendations for ZBA 13-01, a Special Use to allow a tavern at 102 North Cook Street (Chapter 7, Section 5-E).

*Roll Call Vote: Ms. Perille –aye; Mr. Fitzpatrick – aye; Mr. Julian – aye; Mr. Sepe – absent; Mr. Holtermann – aye; Ms. Pokorski – aye; the vote was 5 to 0. Chairperson Pokorski declared the motion approved.*

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#### Other Business

None

#### Approval of Minutes

##### June 1, 2010

Commissioner Fitzpatrick moved to approve the minutes of the June 1, 2010 meeting; Commissioner Perille seconded the motion. Voice vote recorded ayes. Commissioner Julian and Chairperson Pokorski abstained. The minutes were approved.

##### October 2, 2012

Commissioner Perille moved to approve the minutes of the October 2, 2012 meeting; Commissioner Fitzpatrick seconded the motion. Voice vote recorded all ayes. The minutes were approved.

#### Planner's Report

Mr. Kramer said there are no petitions coming up.

Adjournment

As there was no additional business to come before the Board, Commissioner Fitzpatrick moved to adjourn; Commissioner Perille seconded the motion. Voice vote recorded all ayes. Chairperson Pokorski adjourned the meeting at 7:41 PM.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



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Ms. Patricia Pokorski, Chairperson  
Zoning Board of Appeals

Approval Date: