

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: August 2, 2016

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

In Attendance: Victoria Perille, Commissioner
William Fitzpatrick, Commissioner
David Holtermann, Commissioner
Kate Duncan, Commissioner
Ryan Julian, Vice-Chairperson
Patricia Pokorski, Chairperson

Staff Members: Natalie Ossowski

Call to Order

Chairperson Pokorski called the meeting to order at 7:00 p.m.

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.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, present; Kevin Connolly, absent; Kate Duncan, present; Vice-Chairperson Ryan Julian, present; Chairperson Patricia Pokorski, present.

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New Business

ZBA 16-04: 200 Applebee Street - Public Hearing

Applicant: William O'Brien
13014 Pleasant Valley
Woodstock, IL 60098

Owner: James C. & Eleanor Nelson
200 Applebee Street
Barrington, IL 60010

The petitioner (William O'Brien) seeks approval of a Special Use to allow a Tavern at 200 Applebee Street (Chapter 7, Section 5-E). The property is zoned B-4 Village Center District.

Mr. James O'Brien, co-owner with William O'Brien, said they started their company about 3 ½ years ago in Lombard. They wanted to bring craft beer to the suburbs. They looked for a larger facility and found the space in the Ice House. They do not plan to have food in their facility, but they want the ability to have customers order from area restaurants for delivery or carry in. They are not going to be just a bar. The idea is to have craft beer cocktails, craft beers, wine, and ciders. The brewing equipment will be behind the bar where customers watch the brewing process.

Ms. Ossowski said this use is a little different because it has brewing on site. It will not be a blanket special use for the entire address. This use is tenant specific, so if another brewery would come in and want to use this space, they would have to come before the Commission. The days and hours of operation will be determined by the liquor license. The plan does not show the bathrooms, only the common bathrooms in the Ice House Mall. As a condition, bathrooms will need to be included in their plan.

Ms. Ossowski said the site is a mixed use in the Comprehensive Plan. A tavern use is consistent with the mixed use in the Village Center. The Ice House is in a mixed area, so Staff feels that it is consistent with the neighborhood. They will be installing their own enclosed refuse containers that should minimize odors and fumes that might otherwise affect the neighborhood. There are no changes to the exterior of the building. They will add signage later that will need to be compliant with the Zoning Ordinance. The space has been vacant for a long time, at least five years. Parking is adequate for the entire Mall. Staff believes that all the Standards have been met and recommends approval to the Village Board.

Mr. Ron Flubacker, 418 Valencia Avenue, is the architect for the petitioner. Originally, the petitioner had intended to use the Mall's bathroom facilities. They will build bathroom facilities within their space as a condition of their permit. They have shown signage to Staff which looks to be compliant with the Zoning Ordinance.

Chairperson Pokorski questioned the intention of the O'Briens to only brew and serve beer, beer cocktails, wine, and cider. Will there be anything in the liquor license that will limit them to these items?

Ms. Ossowski believes that their liquor license will allow them to serve all types of liquor.

Commissioner Duncan does not believe that the Commission can limit types of liquor. It would be up to the liquor commissioner.

Vice-Chairperson Julian said that even if they had the ability to limit the liquor license, he would rather not; it should be up to the liquor commissioner.

Vice-Chairperson Julian said they have approved most of the tavern uses that have come before the Commission. He asked if there has been a rise in complaints from neighbors or incidents requiring the police.

Ms. Ossowski answered that she was not aware of any.

Commissioner Duncan asked Mr. O'Brien about the operation. Will they also be distributing beer to other places?

Mr. O'Brien said just on site, but they will allow customers to fill a growler from the tap that would be capped and sealed to be taken off site, but nothing prepackaged. They are looking to secure a Brew Pub License that does not allow them to distribute beer. They will only be allowed to brew enough to be consumed and sold at the site except for growlers.

Commissioner Duncan asked if there was a way to limit this, as she would not want them to turn into a manufacturing facility.

Ms. Ossowski said if they wished to expand, they would have to come back before the Commission. Their space is limited and their liquor license will be limited.

Commissioner Duncan said she saw that they had a warehouse. Do they manufacture and distribute craft beer through this site?

Mr. O'Brien said they are moving out of that facility. The market currently is too competitive. It does not work for them. They do not have the space at the Ice House to include more production.

Ms. Ossowski said that if they wanted to expand, this would not be the site for it. They would need to be in the warehouse district.

Commissioner Duncan asked what their hours of operation would be.

Mr. O'Brien said they intend to be open 7 days a week. Monday through Thursday 4 pm – 11 pm, Friday and Saturday noon – midnight, and Sunday 10 am – 10pm.

Commissioner Duncan asked if they were intending to have live music and will they have outdoor seating.

Mr. O'Brien said they will possibly have live music on Friday nights. There is no space for outdoor seating.

Commissioner Perille asked what type of odors might be generated at the site.

Mr. O'Brien said that during the brewing process, when they are boiling is when there may be odor coming out of the stack. It would smell like cereal. They will be brewing only two days a week and the boiling would only be over a 90-minute period each time.

Commissioner Holtermann asked how the waste would be handled.

Mr. O'Brien said the spent grain would be given to farmers as feed. They would generate about 800 pounds a week.

Chairperson Polorski said identification of the space seems vague; it should be more specific.

Ms. Ossowski said that the ordinance would include the square footage of the space as well as an exhibit outlining the affected space.

Commissioner Holtermann asked whether the special use is approved, is it limited to the applicant.

Ms. Ossowski said yes, it would be limited to this applicant as well as this space.

Commissioner Holtermann asked if there were any other limitations. What if they continued and decided to change their business model?

Ms. Ossowski said if the business model changed and it was not a tavern or any other permitted use, they would have to come back to the Commission again. The Petitioner could sell growlers, and if other products were manufactured elsewhere by the Petitioner, such as bottles, cans, kegs, they would be able to sell them at this site.

Commissioner Fitzpatrick moved to approve ZBA 16-04, a Special Use to allow a Tavern at 200 Applebee Street (Chapter 7, Section 5-E) with the condition that bathroom facilities are included in the plan. Commissioner Duncan seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, aye; Mr. Connolly, absent; Ms. Duncan, aye; Ms. Pokorski, aye; the vote was 6 to 0. Chairperson Pokorski declared the motion approved.

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Minutes

June 7, 2016

The June 7, 2016 meeting minutes were approved by a voice vote, which recorded all ayes. Chairperson Pokorski declared the minutes approved.

Planners Report

A multi-family residential apartment building on Hough Street was approved by the Plan Commission, and that petition will go before the Board for approval this month. There is another more controversial multi-family residential complex in the Roslyn neighborhood that has been continued after two meetings with no decision yet. There is a setback variation for the expansion of a garage on Harriett Lane that was approved by the Village Board.

Adjournment

Commissioner Fitzpatrick moved to adjourn the meeting and Commissioner Perille seconded. Chairperson Pokorski adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary

Approval Date: December 6, 2016