

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: July 23, 2019

Time: 7:15 p.m.

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

In Attendance: Anna Markley Bush, Chairperson
Susan Ferry, Commissioner
Joann Lee, Commissioner
Robert Windon, Commissioner
Jeff Anderson, Commissioner

Staff Members: Andrew Binder
Jennifer Tennant

Call to Order

Chairperson Bush called the meeting to order at 7:15 p.m.

Roll call noted the following: Robert Windon, present; Richard Ehrle, absent; Jeff Anderson, present; Susan Ferry, present; Joann Lee, present; Vice-Chairperson Hogan, absent; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

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Old Business

New Business

ZBA 19-01: Academy exceeding 2,000 sq. ft. Special Use (100 W. Main Street)

PETITIONER: Katherine Parungao
33 Olympic Drive
South Barrington, IL 60010

PROPERTY OWNER: Myung Ki Lee (Main & Hough Properties, LLC)
3951 Hidden Hills Court
Long Grove, IL 60047

The Petitioner is requesting approval of a Special Use for an academy, larger than 2,000 square feet, on the first story in the B-4 Village Center District. The proposed business, School of Rock, is a national educational company that offers after-school musical instructions to children and adults alike. The proposed Special Use would be located at the corner of Main Street and Hough Street. Academies with 2,000 square feet gross floor area or less is a permitted use in the B-4 Village Center District, but the proposed academy exceeds the allowable square footage, which is a Special Use on the first story in the B-4 Village Center District. The Petitioner is proposing substantial renovations to the tenant space in order to modify the existing space into instructional/rehearsal rooms. No additional exceptions or variations are requested.

Dan Frommeyer, the attorney representing the petitioner, presented the special use request to the ZBA. Dan presented that the School of Rock is a national company that offers franchise agreements to entrepreneurs who wish to open up a School of Rock. The School of Rock has currently 237 schools and they are in 9 countries. Katherine Parungao is a franchisees for the Barrington area and wants to open up a business within the downtown of the Village. Dan continued to present that the School of Rock is a music lesson business that offers teaching classic rock music lesson with either one-on-one lessons or also group lessons. The programs are for ages 3-18 and there are also some adult programs. As of May of 2019, approx. 76% of students enrolled in School of Rock were under the age of 16. Dan Frommeyer presented that since the School of Rock offers after-school programs, many of the businesses surrounding would benefit from the proposed use as many parents would drop off and wait for their student at the surrounding businesses.

The Commissioners discussed the request with regards to concerns of the dropping off of students with the location of the use being located at the intersection of Hough and Main Street. Chairperson Bush stated that the proposed location will be located at the busiest traffic intersection in the Village of Barrington and Chairperson Bush stressed her concern that the drop-offs occurring will cause a safety hazard. Dan indicated that there are 37 private parking spaces available for parents to park and walk their child into the business for their lesson. Furthermore, there are 27 public parking spaces available nearby that can be used as well.

Mr. Binder presented the staff report and discussed the staff's concerns with the location of the academy on the corner of Main and Hough Street, as parents who would be dropping off or picking up students may cause interference with traffic. The Village of Barrington Police Department did review the Special Use request with Staff on their concerns with potential traffic issues. Mr. Binder did point out that the Barrington Police did concur that this academy use at a high traffic intersection could be an issue if drop-offs are not occurring in available parking spaces. The Barrington Police did make it clear that if any vehicle is interfering with traffic due to illegally stopping in traffic when dropping off passengers, that particular vehicle would be ticketed for the violation. Mr. Binder did also mention that since Main Street and Hough Street are IDOT's jurisdiction, no signage or pavement markings would be allowed or be considered in the future for this business.

Mr. Binder also present Staff's question to the Commissioners on whether the proposed use is appropriate and compatible with the overall intent of the B-4 District and the Comprehensive Plan.

The Commissioners discussed whether the location of the proposed use fits within the B-4: Village Center District and whether the proposed special use is the highest and best use for the corner tenant space. The Commissioners agreed that the proposed use is compatible with the overall intent of the B-4 District.

The Commissioners discussed further on the concern of the potential traffic issues with drop offs occurring in front of the tenant space.

Jeffrey Lindahl, the business owner of Consolidated Music, spoke on the Special Use request. Mr. Lindahl discussed his concern of the location of School of Rock with parking concerns and the potential issues with drop-offs. He felt the proposed School of Rock is located at an inappropriate location within the Village. Additionally, Mr. Lindahl discussed the potential noise issues as it is very tough to sound proof.

The Commissioners discussed on the concern of the potential noise issues with drop offs occurring in front of the tenant space. Commissioner Windon asked Staff if there were any Village Code standards for noise, and Staff stated that there is no Village standards for noise.

Katherine Parungao stated that there are certain standards for sound proofing within the School of Rock franchise agreement that they will have to follow. Chairperson Bush recommended that the high volume drum room/performance room be located away from the demising walls to help with any noise going to the adjacent tenants.

Commissioner Anderson motioned and Commissioner Windon seconded the motion to approve ZBA 19-01 for a special use for an academy for the School of Rock at 100 W. Main Street, subject to the following conditions recommended by Staff and the recommendation imposed by the Commission to change the floor plan to make the higher volume rooms away from the demising walls and be located within the interior of the space.

Roll call Vote: Mr. Windon, yes; Ms. Lee, yes; Ms. Ferry, yes; Mr. Anderson, yes; Mr. Ehrle, absent; Vice-Chairperson Hogan, absent; and Chairperson Bush, yes. The vote was 5-0; the motion carried.

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Minutes

November 13, 2018

Commissioner Windon made a motion to approve, with corrections, the November 13, 2018 meeting minutes. Commissioner Lee seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planners Report

Mr. Binder informs the commission of the upcoming Barrington Animal Hospital project. The project goes to the architectural review commission for preliminary review in two weeks.

Adjournment

Commissioner Windon made a motion and Commissioner Anderson seconded to adjourn the meeting at 8:15 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: October 8th, 2019