

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

Date: April 7, 2015

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

In Attendance: Vicky Perille, Commissioner
William Fitzpatrick, Commissioner
David Holtermann, Commissioner
Kevin Connolly, Commissioner
Kathleen Duncan, Commissioner
Ryan Julian, Vice Chairperson
Patricia Pokorski, Chairperson

Staff Members: Natalie Ossowski
Jennifer Tennant

Call to Order

Chairperson Pokorski called the meeting to order at 7:04 PM.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, present; Kevin Connolly, present; Kate Duncan, 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.

New Business

ZBA 15-02: 107 E. Main – Public Hearing

Applicant: Todd Rhodes
211 Park Avenue
Barrington, IL 60010

Owner: Barrington Investment Company
101 S. Hough Street 6E
Barrington, IL 60010

The petitioner (Todd Rhodes) seeks approval of a Special Use to allow a Tavern at 107 East Main Street (Chapter 7, Section 5-E). No other variations from the Zoning Ordinance have been requested. The property is zoned B-4 Village Center District.

Mr. Todd Rhodes, 211 Park Avenue, is the Grassroots owner, which also has a tavern license. Grassroots is a community driven store. He was looking for another small space for a special use tavern and found a vacant location.

Ms. Natalie Ossowski said the petitioner is proposing to operate a tavern at 107 E. Main Street. He currently occupies that space with the retail store Roots Reclaimed. The proposed tavern would be located in the rear, occupying about 500 square feet. The spaces will be separated but will function as an overall space. The tavern has a separate entrance, but the tavern special use will cover the entire 107 E. Main Street space even the retail portion. They will not be serving food. There will be no exterior changes. They will operate within regular hours permitted by the Village Code.

Tavern is a listed special use for the B-4 District. This petition is consistent with the Comprehensive Plan. They will hold a Class I Liquor License and all regulations are dictated by the liquor license obtained. Remodeling will be compliant with the Zoning Ordinance and the building code. There will be an ADA bathroom, which will be reviewed at the time of permit. This special use granted to this petitioner that will not be passed on to a future tenant. A letter was submitted from a local business owner who was concerned with ADA compliance. ADA compliance is triggered due to remodeling. There was no remodeling for the previous tavern use that was granted to Grassroots, so it did not trigger ADA compliance. This new site will be fully in ADA compliance. Staff recommends approval of this petition.

Chairperson Pokorski asked if there were any comments from the public.

Mr. Todd Sholeen, 437 Washington Street, commented on behalf of the First Church of Christ Scientist at 421 E. Main Street. He said that the Church has no objection to the petition.

No other members of the public wished to speak.

Commissioner Fitzpatrick asked what a Class I Liquor License is. He believes that it does not include carry-out.

Ms. Ossowski said that a Class I Liquor License is for the sale of alcohol for consumption only on the premises where sold.

Chairperson Pokorski said she believed that a liquor license cannot be limited to a only portion of the store.

Ms. Ossowski answered that this was correct.

Commissioner Fitzpatrick asked the petitioner to explain a photograph.

Mr. Rhodes said it was an example of the store. It is a combination of things; they sell barn wood, fixtures, etc. The photo just gives a feeling of what they are after.

Chairperson Pokorski had a question about McGonegal's memo. The notice sent to his establishment was in error.

Ms. Ossowski said that it went to the correct address but had the wrong name on it. Staff gives the petitioner the list of names and addresses. She said there is proof that the petitioner sent out the notices.

Chairperson Pokorski questioned Standard 7, that the proposed special use will not create additional traffic noise, smoke, fumes, or odors. She said even with a small tavern, there will be an increase.

Ms. Ossowski said that it would not be considered significant because there is already a business operating at this location. There will be more noise later in the evening.

Chairperson Pokorski said that while there will be some but it may not be excessive, that the report should reflect this.

Commissioner Perille asked about the steps in the front and back. Will they be ADA compliant?

Ms. Tennant said that the amount of work that they are doing does not trigger this requirement.

Commissioner Fitzpatrick asked if the stairs in the drawing were to the basement.

Mr. Rhodes answered yes, that the basement will be used for storage and there is no access from the exterior.

Commissioner Holtermann asked about the 18th factor on page 5 of the Staff Report, evidence of community need for the proposed use. The report says that there is no evidence that there is a lack of interest. Is there interest?

Mr. Rhodes said that they offer a metropolitan feel in a suburban environment. He gets community support and there is desire for city culture.

Commissioner Holtermann mentioned that the McGonigal's letter brings up the fact that there are three taverns that do not serve food in the immediate area. Is there a saturation concern?

Mr. Ossowski said that Staff does not believe it is an oversaturation.

Mr. Rhodes said he anticipates an overflow from restaurants in the area. He believes it will be successful.

Commissioner Holtermann asked what the total capacity will be.

Mr. Rhodes said probably 30; they have 26 chairs.

Commissioner Connelly asked if it can it overflow into the retail space.

Chairperson Pokorski said there is nothing to prevent that. She said the requested use would complement the surrounding businesses.

Commissioner Perille moved to recommend approval of ZBA 15-02, a Special Use to allow a Tavern at 107 East Main Street (Chapter 7, Section 5-E). Commissioner Holtermann seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, aye; Mr. Connolly, aye; Ms. Duncan, aye; Ms. Pokorski, aye; the vote was 7 to 0. Chairperson Pokorski declared the motion approved.

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Approval of Minutes

March 3, 2015

A voice vote recorded all ayes to approve the minutes of the March 3, 2015 meeting, as amended. Chairperson Pokorski declared the minutes approved.

Planner's Report

ZBA 15-01 will go before the Board on April 13, 2015. There are no applications at this time for a May ZBA meeting.

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 7:46 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary

A handwritten signature in black ink, appearing to read "Catherine Pokorski", written over a horizontal line.

Ms. Pokorski, Chairperson
Zoning Board of Appeals

Approval Date: