

**Minutes of the Liquor Control Review Board
Tuesday, June 30, 2015 - 7:30 p.m.
Village Hall - Room 130**

1. **Call to Order:** Chair Victoria Scaman called the meeting to order at 7:30 p.m.

2. **Roll Call:**

Present: Chair Victoria Scaman, Members Phil Keeku, Jane Miller and Ron Orzel

Absent: Lynn Conniff

Also Present: Village Attorney Paul Stephanides and Business Services Manager Loretta Daly

3. **Agenda Approval**

It was moved by Member Miller and seconded by Member Orzel to approve the Agenda as presented. A voice vote was taken and the motion was approved.

4. **Public Comment**

Joe Graber and Judith Alexander were in attendance representing the North Avenue Neighbors Association and the North Avenue Zoning and Development Advisory Committee (NAZDAC). Mr. Graber and Ms. Alexander addressed the Liquor Control Review Board's ("LCRB") ongoing review of the establishment of a Tavern Class Liquor License for the sale of liquor on-site without the requirements for the service of food. Mr. Graber and Ms. Alexander both indicated that the potential to have a tavern like establishment in the North Ave area could be beneficial but careful consideration needed to be given to the operational policies of potential operators. As such, they urged the LCRB to only consider this type of license category as a "Special Use" with opportunities for public input.

A written statement from NAZDAC was submitted along with information on both the North Avenue Neighbors Association and NAZDAC. Both documents are attached.

5. **Approval of Minutes**

It was moved by Member Orzel and seconded by Member Miller to approve the minutes of the Liquor Control Review Board ("LCRB") meeting of May 27, 2015 as presented. A voice vote was taken and the minutes were approved as presented.

6. New Business

A. Application of Sugar Beet Food Store Cooperative Application for a Package Class C-1 Liquor License at 812 Madison Street

Business Service Manager Loretta Daly stated that Sugar Beet Food Store Cooperative (“Sugar Beet”) completed its application with the exception of the background check. Daly indicated that the background check was in process and she anticipated receipt of the report within the next few days.

Ms. Emily Reynolds, Grocery Manager for Sugar Beet was in attendance and indicated that it anticipates opening in late July 2015. Ms. Reynolds indicated that the Cooperative anticipated offering a wide variety of locally sourced beer and liquors. In response to a question from the LCRB Ms. Reynolds stated that all liquor would be located against the north wall of the Co-Op and would be visible to the cashiers at all times.

Additionally, the LCRB reviewed the proposed ordinance to amend the Class C-1 classification to reduce the required square footage for the sale of packaged liquor to 5,000 square feet.

A motion was made by Member Miller and seconded by Member Orzel to approve a Package Class C-1 Liquor License to Sugar Beet contingent upon receipt and review of a background check.

The roll call was as follows:

AYES: Keeku, Miller, Orzel and Scaman

NAYS: None

It was moved by Member Orzel and seconded by Member Keeku to approve a revision to the Package Class C-1 Liquor License reducing the required square footage for the sale of packaged liquor to 5,000 square feet.

B. Application of Royale Liquors, DBA Pete’s Fresh Market for a Package Class C-1 Liquor License at 259 Lake Street

Business Service Manager Loretta Daly stated that Pete’s Fresh Market application is complete.

Mr. Carl Mazzone, General Manager for Pete’s Fresh Market was in attendance and indicated that it anticipates opening in early September. Mr. Mazzone assured the LCRB that all managers and cashiers will be BASSET Certified. In response to a question from the LCRB, Mr. Mazzone stated that all liquor would be located so that it would be visible to the cashiers at all times.

It was moved by Member Orzel and seconded by Member Miller to approve a Package Class C-1 Liquor License to Royal Liquors DBA Pete’s Fresh Mart.

The roll call was as follows
AYES: Scaman, Keeku, Miller and Orzel
NAYS: None

C. Urban Spoon, LLC, DBA Spoon and Vine Application for a Class B-1 Liquor License 734 Lake Street, Oak Park, IL 60302

Business Service Manager Loretta Daly stated that Spoon and Vine application is complete with the exception of receipt of the background check for one of the applicants and a fully executed lease. Daly indicated that the background check was in process and anticipated receipt of the report within the next few days.

Mr. Nebojsa Mrvaljevic and Ms. Emily Winter, co-owners of Spoon and Vine, were in attendance and indicated that they were excited to open at 734 Lake Street in the former Klay Oven space. Mr. Mrvaljevic stated that they would be operating a full service restaurant and would at a future date apply for an additional liquor license to allow the sale of wine and spirits for off-site consumption. Ms. Winter indicated that they anticipated opening in early September.

A motion was made by Member Keeku and seconded by Member Orzel to approve a Class B-1 Liquor License to Urban Spoon, LLC, DBA Spoon and Vine contingent upon the receipt and review of a background check for Mr. Mrvaljevic, and a fully executed lease for the space at 734 Lake Street.

The roll call was as follows:
AYES: Scaman, Keeku, Miller and Orzel
NAYS: None

D. July 2015 Renewals

It was moved by Member Keeku and seconded by Member Miller to approve the annual renewals for July 2015.

The roll call was as follows
AYES: Scaman, Keeku, Miller and Orzel
NAYS: None

7. Old Business:

A. Oak Park Micro Brew and Food Review event procedures

Ms. Daly reported that she had reached out the sponsor of this event, Seven Generations Ahead to reiterate the LCRB's concern about the lack of oversight for the distribution of alcohol at the 2014 Micro Brew Review. Daly stated that they are aware of this and that they are taken appropriate measures to ensure this concern is addressed.

8. Administrative Report

Next Meeting: The LCRB agreed that they would not meet in July and that the next meeting of the Liquor Control Review Board would be scheduled for August 25, 2015.

9. Board Member Comments

None

10. Adjournment

It was moved by Member Miller and seconded by Member Orzel to adjourn. A voice vote was taken and the motion was approved. The meeting adjourned at 8:42 p.m.

Respectfully Submitted,

Paul L. Stephanides, Board Liaison and Recording Secretary

DATE: June 30, 2015

TO: Oak Park Liquor Control Review Board

FROM: North Avenue Zoning and Development Advisory Committee (NAZDAC)

SUBJECT: Taverns on Oak Park's perimeter streets

We come as members of the North Avenue Zoning and Development Advisory Committee (or NAZDAC) to speak in favor of permitting taverns on North Avenue (and, by extension, Oak Park's other perimeter streets) only as a Special Use. NAZDAC works for the revitalization of North Avenue, representing the interests of residents living on either side of this commercial corridor in Oak Park and Chicago's Galewood neighborhood. NAZDAC's mission statement and fact sheet are included with our written statement for your reference.

NAZDAC's goal is a North Avenue business district that truly serves the adjacent neighborhoods. Together with North Avenue Neighbors Association of Oak Park and Galewood Residents Organization, we promote existing quality businesses and help recruit new ones, working toward a North Avenue that provides a safe, inviting place to shop, dine and walk. It's possible that a tavern—i.e., an establishment serving alcohol but not food—would be compatible with our vision for North Avenue. For example, Tiny Tap on North Avenue in Elmwood Park does not itself serve food, but pizza and sandwiches are provided by a restaurant next door. Establishments similar to the craft brewery and craft beer tasting room recently opened in Oak Park would be welcome on North Avenue as well.

Unfortunately, NAZDAC is challenged by the proliferation of negative uses on North Avenue. There are five pawn shops and multiple operations like payday loan stores, currency exchanges, and so forth. Negative uses discourage the success of neighboring stores, services and offices. For example, one Belmont Avenue retailer reports that the appraised value of her business dropped \$80,000 when a pawn shop opened next door.

It is also part of NAZDAC's mission to oppose negative uses, and taverns potentially fall into this category as well. They were identified as such in two separate North Avenue studies for Oak Park and Chicago, respectively.¹ One commercial real estate broker tells us that taverns will make it harder for him to recruit positive businesses to North Avenue, many of which simply will not locate in their vicinity. Two North Avenue taverns on the Chicago side created so much havoc that the precinct where they were located was eventually voted dry. We already have a big problem with drunk driving on North Avenue and more people who drive after drinking on an empty stomach probably would make matters worse. It's worth noting that Forest Park has not issued a new tavern liquor license for the last 15 years

¹ *Market and Economic Analysis and Policy Recommendations for the North Avenue Commercial Corridor*. Report to the Village of Oak Park by Gruen Gruen & Associates, April 1995, page ix. *Corridors of Opportunity*. Commercial Revitalization Study. Macondo Corp., March 2005, Section 5.1.4.

North Avenue Zoning and Development Advisory Committee (NAZDAC) At-a-Glance

- Founded in 2013
- Purpose: To promote the revitalization of the North Avenue commercial corridor between Austin Avenue on the east and Harlem Avenue on the west. (See attached mission statement.)
- Independent committee in communication with Chicago and Oak Park residents' groups. Politically neutral. No candidate endorsements.
- NAZDAC members:
 - Judith Alexander, Chair. For 12-years, director of sales and marketing for Beacon Research, an Internet publisher of financial data. Handled business-to-business marketing and sales for several other companies. Also has a background in market research and PR. Resident of north Oak Park.
 - David Cwik. Zoning attorney with offices on North Ave. in Chicago. Chaired the zoning advisory committee under Alderman Sposato. Galewood resident.
 - Eric Davis. Architect specializing in public projects. Commissioner of the Oak Park Housing Authority. Former Oak Park Township board member. Resident of north Oak Park.
 - Tom Drebenstedt. Background in commercial construction management. Long-time volunteer with Chicago Architecture Foundation; has helped create programs in several neighborhoods including Austin. Co-founded Galewood Residents Organization (GRO). Serves on Rutherford Sayre Park Advisory Council. Former board member, North Avenue Business Association. Galewood resident.
 - Earl Manning. Vice President, Arcadis North America. Works in construction/project/program management consulting, feasibility analysis, and strategic planning. Was previously an executive at the Chicago Department of Buildings. Galewood apartment building owner, Austin resident.
 - Neal Wankoff. President, Prairie IT Services. Previously worked for Alter Group (commercial/industrial real estate developer). Co-founded GRO; writes for its Facebook page and Galewood.net. Galewood resident.

Contact:

Judith Alexander, Chair, North Avenue Zoning and Development Advisory Committee

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North Avenue Zoning and Development Advisory Committee

Mission Statement

Preamble:

The North Avenue Zoning and Development Advisory Committee (NAZDAC) is a committee of the Northwest Side Community Coalition, an umbrella organization of community groups in northwest Chicago and near-west suburbs. NAZDAC was formed to promote the revitalization of North Avenue, from Austin Avenue on the east to Harlem Avenue on the west, representing the interests of residents living on either side of this commercial corridor.

NAZDAC'S membership will consist of concerned residents living north and south of the corridor in the Chicago neighborhood of Galewood and in the Village of Oak Park. The committee will meet regularly to review requests for zoning changes or special use permits and to advise relevant government entities regarding the desirability of such changes/uses and gather/provide community feedback. We also will address revitalization planning.

We welcome responsible commercial ventures to join this effort for our mutual benefit. It is therefore a goal of the committee to help establish/provide current and potential commercial neighbors with a community-based vision and plan for North Avenue.

Statement:

It shall be the mission of NAZDAC to work toward a North Avenue business district that serves the residents living in proximity and provides a safe, inviting place to shop, dine and walk. To accomplish this, NAZDAC will promote North Avenue's revitalization, and will also address the concerns of residents regarding its underperformance.

NAZDAC will work with government, businesses and community/business organizations in Chicago and Oak Park to promote existing quality businesses, and to recruit new businesses that will serve the needs of the community and reflect the character and quality of the adjoining neighborhoods.

NAZDAC will advocate to both local and state government officials and work with zoning/planning administrators in Chicago and Oak Park to address the concerns of the community regarding safety, economic development and other quality of life issues. This may include dealing with businesses that do not serve residents and degrade/lower the appeal of North Avenue, as well as seeking to prevent such businesses from opening.

NAZDAC will keep the community informed through all forms of communication, including e-mail and social media, local and regional media.

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and reportedly regards them as negative uses. Most north Oak Parkers appear to be against taverns, at least in the abstract, based on their responses in emails and on social media.

Since 2002, Oak Park zoning has recognized that perimeter streets are more vulnerable to negative uses. This is why North Avenue is part of a perimeter overlay district that prohibits many uses that may be permissible on interior streets. Unfortunately, this came too late to prevent the many negative uses already operating on North Avenue that were "grandfathered" in.

Let's avoid making the same mistake again. Special Use zoning will give concerned residents and business interests a fighting chance to stop the kind of taverns that would have a negative impact while also offering the flexibility to support those that would be a true asset for North Avenue.