

My name is Frannie Kempisty
I live at 1008 W Elliott Ave, I share the west side property line of Coonrods bar.

I bought my home over 30 years ago. I bought it knowing that the tavern was small, quiet, and well taken care of. Prior to Greg Petitt purchasing in the property, **it was ALWAYS OWNER OCCUPIED!!!**

The owners respected the neighborhood and the neighbors as they were welcomed and respected residents of the neighborhood which they continued to improve year after year with proper zoning applied, granted and implemented.

There were very few behavioral issues with the patrons, and when there was the owner took care of it. We never had to call the police, the Mayor's office or zoning to file complaints.

They operated as proper business owners following the laws, procedures and zoning restrictions in place.

Earlier this year I called into zoning in regard to an incident that occurred. Coonrod's had been working on an enclosure for a great deal of time. The neighbors and I had assumed that the bar was granted permission to enclose the area due to covid restrictions.

The evening before I called zoning to inquire about the legality of what was going on, the bar was operating a karaoke enabled TV on the beer garden deck. It was so loud I tried calling the bar, the number I was given by Myron was disconnected. I stuck my head out my kitchen window and told them to shut it down or I was calling the police.

I was promptly called vulgar names by the participants. Someone came out from the bar and shut it down. Quite frankly if I hadn't of been disrespected with the vulgar name calling I probably would not of called in and would have directly addressed it with Myron.

In June of 2018, Coonrod's had expanded its operations beyond what had been permitted by the City of Springfield. Rather than correct those operations, the owner pressed for zoning changes that would allow him to do what he had been doing illegally in the past. The neighborhood strongly opposed those changes, and Coonrod's petition for a zoning change was denied by both the Zoning Board of Appeals and by the City Council. I had hoped at that time this matter was closed for good at that time.

It's a repeat of the past, do what enriches the bar without following the laws in place.

Now, Coonrod's is again operating beyond the scope of the law by enclosing the "removable" (per Gregg Petitt's statement at the city council meeting in 2018) roof over the beer garden between the main building and garage. Yet again the garage is being illegally used for business.

The noise generated by patrons on the OPEN beer garden area just a few feet from my house gives me little rest or quiet enjoyment of my property.

The smoking in the beer garden is vented in a way it directly enters my home thru AC windows. I have serious pulmonary disease which requires intense medical attention. I chose to live in this residential neighborhood because it was quiet, friendly neighbors and a clean environment. The zoning changes which approval is sought will degrade our residential neighborhood into an unpleasant and unhealthy environment. It is already at issue currently.

Expanding the hours of usage for the beer garden from 10 PM to 11:30 directly impacts the entire neighborhood. As it is now when the weather is nice I personally can not wait for 10 PM to come for the noise and smoking to stop. It is so loud I can hear every conversation and obnoxious behavior that goes on.

Which brings my next concern. It's loud and obnoxious now, the one time they put a TV on the beer garden for karaoke it was unbearable. Whether the usage of TV is for karaoke or sports events, etc, the TV's have speakers which violates the no music, no speaker etc zoning currently in place. What prompted this complaint was because of a noise issue, doorway open, windows open on the beer garden deck.

How will anyone control the patrons from opening and closing with doorway and windows when its too hot or too smoky. That places the noise directly pointed at my home, inside my home with no relief.

For the reasons set forth above and the reasons giving by me in 2018, I ask that the City of Springfield deny any request by Coonrod's that would allow this bar to expand its operations. I also ask that the City strictly enforce its ordinances that pertain to this bar. My neighborhood went through a lot of trouble to encourage the City to bring Coonrod's into compliance in 2018. Please help me and my neighborhood enjoy the quality of life we fought so hard to achieve four years ago.

These are my questions for all to consider including the Zoning Board and City Council:

1. If the zoning is approved to accept the current illegally constructed and operation of enclosed beer garden deck:
 1. Will a door be put up to keep the noise and smoke inside the beer garden area
 2. Is it legal to allow smoking on the beer garden deck if it is enclosed.
My understanding is smoking is permitted 15 feet away from a business entrance.
So is it going to be legal for the smoking to continue on the beer garden deck.
Will the area be properly ventilated with an industrial air filtration system as required with other enclosed dedicated smoking areas
 3. If the approval of this expansion prohibits smoking does that mean they will be smoking on the the sidewalk in front of my home thus prohibiting me from having doors and windows open in my home due to noise and smoke
2. If zoning is approved for storage in the garage who will police and enforce the zoning to prohibit the future usage of gaming machines and other bar activities (as has happened in the past)
3. Expanding the hours on the beer garden to 11:30 is truly a hardship to the neighborhood.
How will the loud and obnoxious noise be policed. Calling the police every time is not effective for any one.
4. The usage of TV's (it does say plural in application) on the beer garden deck is unthinkable
The noise the noise the noise. Is this a fair and equitable situation for me or the neighborhood.
5. Without increase of parking areas is at issue with the expansion of the zoning requested
How will this be handled
6. The request for zoning changes asks that setback requirements of §155.061(C) and §155.061(D) be reduced from 20 feet to zero feet and from 12.5 feet to one foot. How will the loss of setbacks impact neighboring property, especially mine?

This would allow Myron to expand the business footprint in a manner that puts his activities and patrons **SIX (6) feet from my home.**

More importantly

HOW DO I SELL MY HOUSE WHEN THE BAR OPERATES DIRECTLY ON OUR SHARED PROPERTY LINE?

The current owner and contract holder Greg Pettit operated the bar directly on the shared property line in violation of zoning codes, my life was unbearable. People would stand and lean on the fence smoking, talking, drinking with **music blaring at loud volumes**. Live bands played in the garden area, a dunk tank contest was run, motorcycle events were held in the area, I could go on and on with the mass violations....

It got to the point I couldn't take it any more after countless calls to the police I took direct action with the zoning board to get some type of relief. Now it looks like its returning to that unlivable situation AGAIN.

I have attached two photos so all concerned can see how the bar is literally on top of my home. Anything that goes on at the bar goes on in my home. This is taken from my kitchen window which I can no longer leave open due to the noise and smoke issues.

The second picture shows on a warm day the windows and doorway open.

I would like to encourage everyone to remember this is a quiet residential neighborhood not a downtown night club. We all deserve a good nights sleep and the expected usage of our homes. We bought homes well before all this occurred with those expectations to continue forward.

I wanted to participate in the meeting but due to my failing health I can not. I hope these issues are adjudicated in a fair and respectful way to the neighborhood. I was unable to get a petition to the board due to this. Please don't hold that against us.

Respectfully yours
Frannie Kempisty



