

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 HELD AT VILLAGE HALL ON:

October 11, 2017

Project Title: Hey Nonny
Address: 10 S. Vail Ave.
Petitioner: Christopher Dungan
 1211 W. Noyes
 Arlington Heights, IL 60005

Requested Action:

- Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
- A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Attendees: Christopher Dungan, Petitioner
 Chip Brooks – Hey Nonny
 Bruce Green, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the southwest corner of Vail Avenue and Campbell Street and is part of the larger Metropolis PUD, which was originally approved in 1998. Current tenants within the subject property include the Metropolis Ballroom, Big Shots Piano Bar, and Armand's Restaurant, as well as the subject unit which is 3,974 square feet in size and currently vacant. The applicant is proposing the occupancy of this vacant unit with Hey Nonny, a music venue and accompanying restaurant. The restaurant would feature "farm-to-table" food options including locally sourced meat, fish, and produce from around the Midwest. Cocktails and beverages would also be available from local breweries and distilleries. The space would be essentially split in half, with one side devoted primarily for the restaurant function, and the other side would provide overflow space for the restaurant (when needed), but would primarily function as the space for the music entertainment portion of the business.

Meeting Discussion:

Mr. Brooks stated that the petitioner and himself were looking to create a restaurant and music venue space in downtown Arlington Heights in the former bank space underneath the Metropolis Ballroom. Neither of them have a background in food, but they both have a little background in music. He explained that Chris was on the board of directors for the Metropolis Theater, and he was on the board of the Northwest Community Concert Association, which presents concerts at Forestview. He said that they have purchased the space and plan to build it out into two rooms, with one room being more the restaurant room, and other room being the music venue room. The rooms would be separated by the bar, which may have a moveable wall that can physically close the two rooms off from each other, if the budget can afford it. He said at no time will there be less than 76 seats in the establishment, which conforms to liquor license requirements. He said there would be a wide variety of different music offered. In most cases he estimated that they wouldn't have more than 120 people listening to music.

Commissioner Green asked about the potential wall separation that would close the two rooms off from each other.

Mr. Brooks responded that they've looked at several options. Ideally, they would have the wall fold up rather than across, which would be better for space savings (since the space was really tight), but more expensive. Ultimately, he did not know if it was in the budget to accommodate for this feature.

Commissioner Sigalos mentioned that there were a number of different acoustical panel manufacturers.

Commissioner Jensen asked about outdoor dining.

Mr. Brooks replied that there would be limited outdoor dining.

Commissioner Sigalos asked if the windows opened.

Mr. Brooks responded that currently they did not, but that they would like to have windows that opened, similar to Shakou which just recently opened in downtown this year. He said that if the windows were going to be openable, it would have to be designed to meet the Health Department standards.

Commissioner Sigalos asked about potential sound impact outside of the restaurant if the windows could be opened.

Mr. Brooks replied that they didn't want to run programming that would compete with events in Harmony Park.

Mr. Hubbard stated that the property was part of the Metropolis PUD, which was approved in 1998. A PUD amendment was needed to accommodate for this use and floorplan. The "music venue" portion of the business was determined by staff to fall under the "auditorium" use classification, which requires a special use permit in the B-5 District where the property was located. The restaurant, being under 4,000 square feet in size, qualified for a special use permit waiver. However, since the business involved the music venue portion which required its own special use permit, the restaurant would be required to obtain special use permit approval along with the music venue portion of the business and therefore could not qualify for the waiver.

Mr. Hubbard said that this type of use was what made the downtown vibrant and successful, and so staff was supportive of the general concept of the use. That being said, staff wanted to make sure that the business did not create any nuisances for the existing business within downtown. In order to address sound overflow outside of the subject unit, staff may recommend restrictions on the ability to open the windows at certain times. In order to minimize and impact on the other tenants within the building, staff may require the installation of sound buffering equipment to be incorporated during the build-out of the space.

Mr. Hubbard outlined potential parking issues, noting that there was no on-site parking and that all customers will have to parking on the street or within the Vail Avenue garage. He referenced a recent Plan Commission hearing where there was a lot of testimony alleging that the Vail Avenue garage was at capacity. Staff would continue to do more research, including additional parking surveys within the garage during evening times, to ensure that adequate capacity exists. Current data shows that there is capacity, so there may in fact be sufficient capacity although there is a perception that the garage is full. This would be evaluated during the Plan Commission review process. He pointed out that this space was already constructed and so there was no way to add any parking on-site, and the only way to control the parking impact of this space would be to restrict what businesses could locate there.

Commissioner Green stated that Circa '57 had previously been approved to locate in this space, which was a larger restaurant but did not have the music portion.

Mr. Hubbard confirmed that Circa '57 had been approved to locate in this space but had never actually built the space out and occupied it.

Commissioner Jensen asked about the approved parking for Circa '57.

Mr. Hubbard replied that they had done some analysis of parking when Circa '57 was approved in 2013, but that the downtown was different now and may have less parking capacity due to the number of new businesses in downtown since 2013.

Mr. Brooks mentioned that they had retained an acoustical engineer to analyze what can be done about sound overflow, and they were looking into the possibility of installing additional sound buffering material on their ceiling to prevent sound from impacting the Metropolis Ballroom.

Commissioner Cherwin asked about potential condo association restrictions.

Mr. Brooks said he was not aware of any restrictions in the governing condo documents and that he had been to condo meetings and made the other owners aware of their project. He clarified that the condo association only included the Metropolis Ballroom, Armand's, and Big Shots. The Metropolis Theater was a separate condo association.

Commissioner Sigalos stated that working with an acoustical sound engineer was a good idea. He asked about the restaurant side of the business.

Mr. Brooks said they were trying to do something that people liked, but that he wasn't trying to create a fine dining atmosphere.

Commissioner Jensen asked about the market for a new restaurant in Arlington Heights.

Mr. Brooks said that the profit margin was very close when they ran their numbers on whether the food side would be successful. He said that while they are not in the business to lose money, their desire to create a music venue space in Arlington Heights was a primary driver for this project and they didn't expect that they were going to get rich off of the concept.

Mr. Dungan said that they have a chef on board and that the food would be interesting and creative, but it didn't necessarily have to be expensive.

Commissioner Jensen asked about other locations with this type of business model.

Mr. Brooks replied that there were similar businesses in Hyde Park, Highwood, and Pilsen.

Commissioner Cherwin said he thought that just about every college town would have a place like this, too.

Commissioner Jensen said he thought that this was a great idea for a new use in the community.

Commissioner Green commented that he also thought this was a good idea.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder