



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
April 17, 2019
6:00 P.M.**

Colonial Warehouse Conference Lounge, 212 3rd Ave N

1. April Planning & Zoning Meeting was called to order at 6:04 P.M.
2. 8 of 13 committee members were in attendance: Jackie Peacha, Mark Huting, Francesco Parisi, Irina Brown, Jo Vos, David Miller, Joe McErlane, and Zachary Schaaf.
3. **Motion is made by Mark, seconded by Francesco, and unanimously approved by the Board to approve the March meeting minutes with no changes.**
4. THR3 Jack – Lucy Robb and Bo Massopust, co-owners and siblings
 - a. New restaurant being developed at the back of the “B” Building in The Nordic. Concept combines three things: Good food, drinks, and golf. The restaurant will include several indoor golf simulators that are approachable and fun for non-golfers, but can also be technical and challenging for golf pros. Golf simulations will vary based on skill level and the desired virtual experience. For example, you can choose to swing and hit into solo cups or you can golf on the beach.
 - b. Using the same architect as Smack Shack and targeting a late August open.
 - c. Tentative hours: 7a – 11p Sunday- Thursday; 7am – 1a Friday and Saturday. They won't be serving breakfast, only lunch and dinner. However, they will have a weekend brunch in addition to coffee and pastries in the mornings. The early hours are to accommodate golfers who like to use simulators on their way to work.
 - d. They will have a group rental space (with a simulator) available for 15-20 people. You can call or reserve simulators online in 1-4 hour time slots. \$50/hour for the simulator (not per person), though rate may vary depending on time of day. Takes about 45 min for one person to play 18 holes. Some simulators will be available for walk-ins.

- e. Security: Plan to have outdoor and indoor security systems, including 14-15 cameras, panic buttons, etc.
 - f. Designing a 1,000 sq. ft. patio off of the green space, to be partitioned with planter boxes. Will keep in touch with the Board about ideas for additional greenery.
 - g. Parking is being worked out between the A + B buildings and THR3 Jack's space, in terms of designated parking spots.
 - h. Approximately 80-90 seats will be available for dining only. In the process of doing food tastings, haven't selected a chef yet. The menu will be contemporary-American elevated bar favorites and comfort foods. Will have vegan options. Menu is inspired to be a cross between Red Cow and Bachelor Farmer.
 - i. Requesting letter of support from the P+Z Committee.
5. The Field Irish Pub, 323 N Washington – Mike Mulrooney, owner of Blarney Pub and Pog Mahone's
- a. Irish Pub going into Dalton and Wade's old space in the T3 building. Not going to do a whole lot of design change other than painting and furnishing.
 - b. Hoping to open early to mid-June.
 - c. Hours: technically 8am – 2am, but typically will close by midnight particularly during the week due to demand patterns. Will serve breakfast, lunch, and dinner. Mike is a chef at his other two locations, so he will be creating the menu. Will have vegan options. P+Z Committee member suggests that they create lunch boxes on-the-go for employees in that building.
 - d. 200+ parking spaces available behind the building. Signage is needed for those parking spots – not immediately obvious to customers.
6. Love Your Melon will be painting the utility boxes located next to their building on 3rd Ave. Selected artist is proposing the design to include outlines of North Loop monuments and buildings. Already approved by the City.
7. Neighbor Comments
- a. Renaissance on the River representative:
 - 1. ROR residents have not felt informed or engaged by the Fed project. Fed presented to them last week where residents voiced concerns about the height, distance, appearance of the building, and shade from the building. Presentation was a bit of a stand-off, and ultimately ROR wants to keep voicing their concerns and have influence over the final design. ROR has submitted letters to Fed Reserve and the HPC. A P+Z Committee member suggested they submit a letter to city planner about moving the building back some distance (~5 ft) and adding some greenery to buffer. Also suggested that they testify at the HPC meeting.
 - 2. NLNA Board did "approve" the project, but if ROR can organize and get a drafted letter, NLNA can help them communicate with the Fed.

3. Though Fed and NLNA communications efforts about the project were exhaustive, there was a lack of communication between the ROR Board and their residents.
 - b. Rock Island representatives:
 1. Concerned about height of new TMBR development. They feel that there are inconsistencies between the City plans for the neighborhood and what's actually being developed, as well as conflicting/overlapping zoning and planning districts. They feel that TMBR has taken none of these plans into consideration, and that their building does not fit the character of the neighborhood. Specifically, the area shouldn't have a 10-story building and the design doesn't keep with the old industrial character of other existing buildings. Concerned that the "looming wall of terracotta" would wall off that district from the rest of the city. Rock Island will be meeting with the developer before the NLNA Board meeting next week. They would be supportive of a building under 6 stories.
 2. P+Z Committee reminds them that the City Comprehensive Plan is only policy guidance, while zoning plans are legal requirements. The proposed TMBR development technically fits within the zoning requirements and meets historic guidelines. NLNA can try to work with the developers to drop the number of stories, just like they worked with the 310 developers. The best strategy is to appeal to sense of design and community, because legally there is no argument. NLNA does approve of the materials and façade of building, and also resonates with condos vs apartments.
 3. Rock Island asks P+Z to not recommend this project at that scale.
8. Committee Business
- a. **Motion is made by David, seconded by Jo, and unanimously approved by the Board to write a letter of support for the THR3 Jack development.**
 - b. **Motion is made by David, seconded by Mark, and unanimously approved by the Board to write a letter of support for The Field Irish Pub.**
 - c. **Motion is made by Francesco, seconded by Mark, and unanimously approved by the Board to appoint Jackie Peacha and Irina Brown as Co-Chairs of the P+Z Committee.**
 - d. Aiyana Ruggiero, Chris Lang, and Eric Mann have left the Committee. Neil Reardon and Fritz Kroll are potential candidates to fill these spots. Need to confirm if Fred Dawe is still on Committee.
9. The next meeting will be held on Wednesday, May 22, 2019.

Adjourned at 7:37 P.M.