



**MEMORANDUM**                      **Transportation & Development – CC Memo No. 11-091**

**DATE:**            AUGUST 23, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                          PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                          R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:**        LUP11-0010 HOB NOB SPORTS GRILL

**Request:**        Liquor Use Permit approval to allow the addition of live entertainment at an existing restaurant/bar in conjunction with the request to sell liquor as permitted under a Series 6 Bar License indoors and within an outdoor patio

**Location:**        Northeast corner of Chandler Blvd and 54<sup>th</sup> Street, 7200 W. Chandler Blvd., Suite 14

**Applicant:**        Ioannis Spentzos, business owner

**RECOMMENDATION**

The request is for Liquor Use Permit approval to allow the addition of live entertainment at an existing restaurant in conjunction with the request to sell liquor as permitted under a Series 6 Bar License indoors and within an outdoor patio. Planning Commission and Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

**BACKGROUND**

The application requests liquor Use Permit approval to sell liquor as permitted under a Series 6 Bar License within an existing establishment with an outdoor patio. A Series 6 Bar License allows the on-site sale of beer, wine, and spirits for on-site consumption without a limitation on gross revenue from the sale of food. The restaurant currently has a Series 12 Restaurant License.

Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food.

A Use Permit for liquor as permitted under a Series 12 was first issued in 1989 for First Round Draft and renewed in 1991 with no time limit. Restaurants that took over this location include Even Par and Johnny Gee's Sports Bar & Grill. The business has obtained a Series 6 Bar License and would like to operate under this license versus a Series 12.

In addition to the request to operate under a Series 6 Bar License, the business wants to provide live entertainment. The prior Use Permits did not permit live entertainment. Live entertainment is represented as live bands only for special events such as charity events and special occasions. Karaoke and a disc jockey would occur on a regular basis each week. The establishment currently has a pool table, two dart boards, a jukebox, and a shuffle board table as well as televisions and speakers inside.

The business is approximately 3,900 square feet in size with an outdoor patio approximately 530 square feet in size. The interior seats approximately 125 people, and the patio seats approximately 15 people. The patio is located on the east side of the building directly across from Just Brakes auto service. The bay doors for Just Brakes directly face the patio.

North of the property is covered parking spaces associated with light industrial businesses. The tenant west and adjacent to Hob Nob is Kaotic Kustom Audio and vacant tenant space. South of the business is the main parking area for the retail center and a Jiffy Lube auto service. The far east end of the center is a daycare business, Triple R Child Care. Triple R is licensed with Arizona Department of Health Services as a child care center. The location of Hob Nob with a Series 6 License meets the State's requirements. Hob Nob does not have to meet separation requirements from the daycare facility, as daycare is an exempted use. A 300-foot separation is required from schools that are public and private with kindergarten programs or any grades one through twelve and any fenced outdoor recreational area adjacent to the school building. The daycare is not defined as a school under State statute. There is no residential zoning surrounding this retail center as it is located adjacent to an industrial business park.

Hob Nob's hours of business is 11 a.m. to 2 a.m. Monday through Sunday, and opens early at 9 a.m. Saturday and Sunday for football season. There are currently 10 employees.

### **DISCUSSION**

Planning Commission and Planning Staff are of the opinion that the sale of alcohol as a retail commodity ancillary or incidental to the sale of other retail products occurring in a commercially zoned area does not establish a land use conflict. The sale of alcohol from a land use compatibility analysis is a typical retail transaction in commercial districts throughout the City.

Planning Commission and Planning Staff recommend approval with a one-year time limit for the Series 6 Bar License and live entertainment to ensure compatibility with surrounding businesses. There is no residential surrounding the property.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on July 26, 2011. No one attended other than the applicant.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff is not aware of any opposition to this request.

**RECOMMENDED ACTION**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit LUP11-0010 HOB NOB SPORTS GRILL, subject to the following conditions:

1. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
3. The liquor Use Permit is granted for a Series 6 license only, and any change of licenses shall require re-application and new liquor Use Permit approval.
4. The liquor Use Permit is non-transferable to other restaurant locations.
5. The site shall be maintained in a clean and orderly manner.
6. The patio shall be maintained in a clean and orderly manner.
7. Live entertainment is permitted indoors only.
8. No noise shall be emitted from amplified instruments, speakers, microphones, or the musician(s) from the business so that it exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residential areas.
9. The rear door to this business shall remain closed and not propped open during business hours and shall not be used as a customer entrance or exit.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

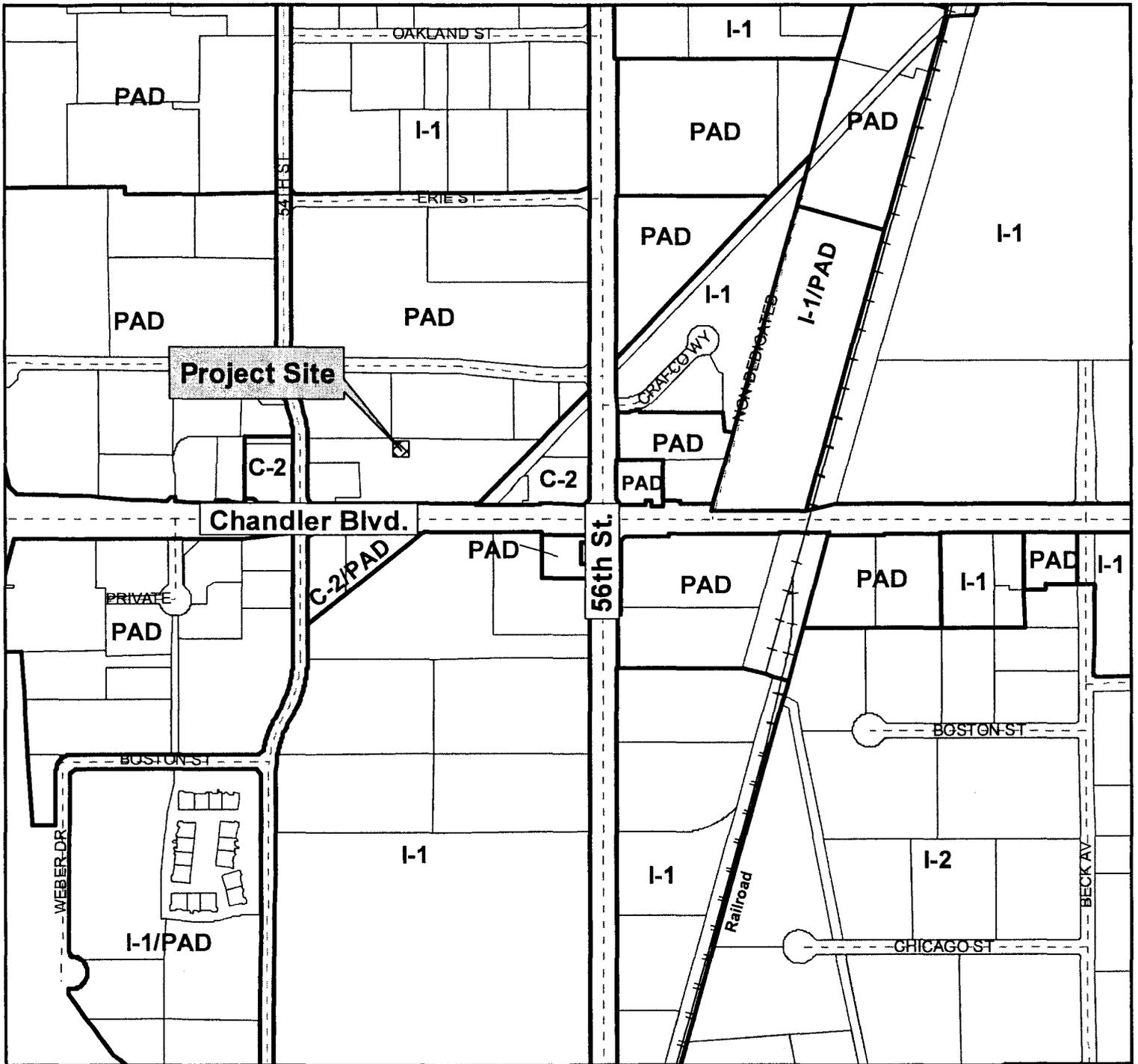
In Favor: 7    Opposed: 0

**PROPOSED MOTION**

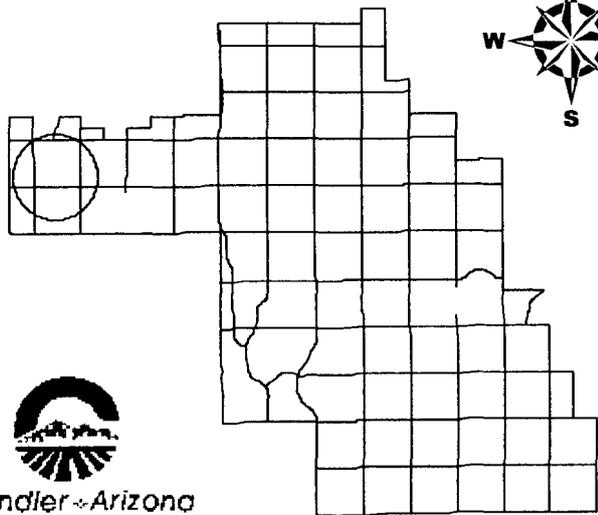
Move to approve liquor Use Permit case LUP11-0010 HOB NOB SPORTS GRILL, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Menu



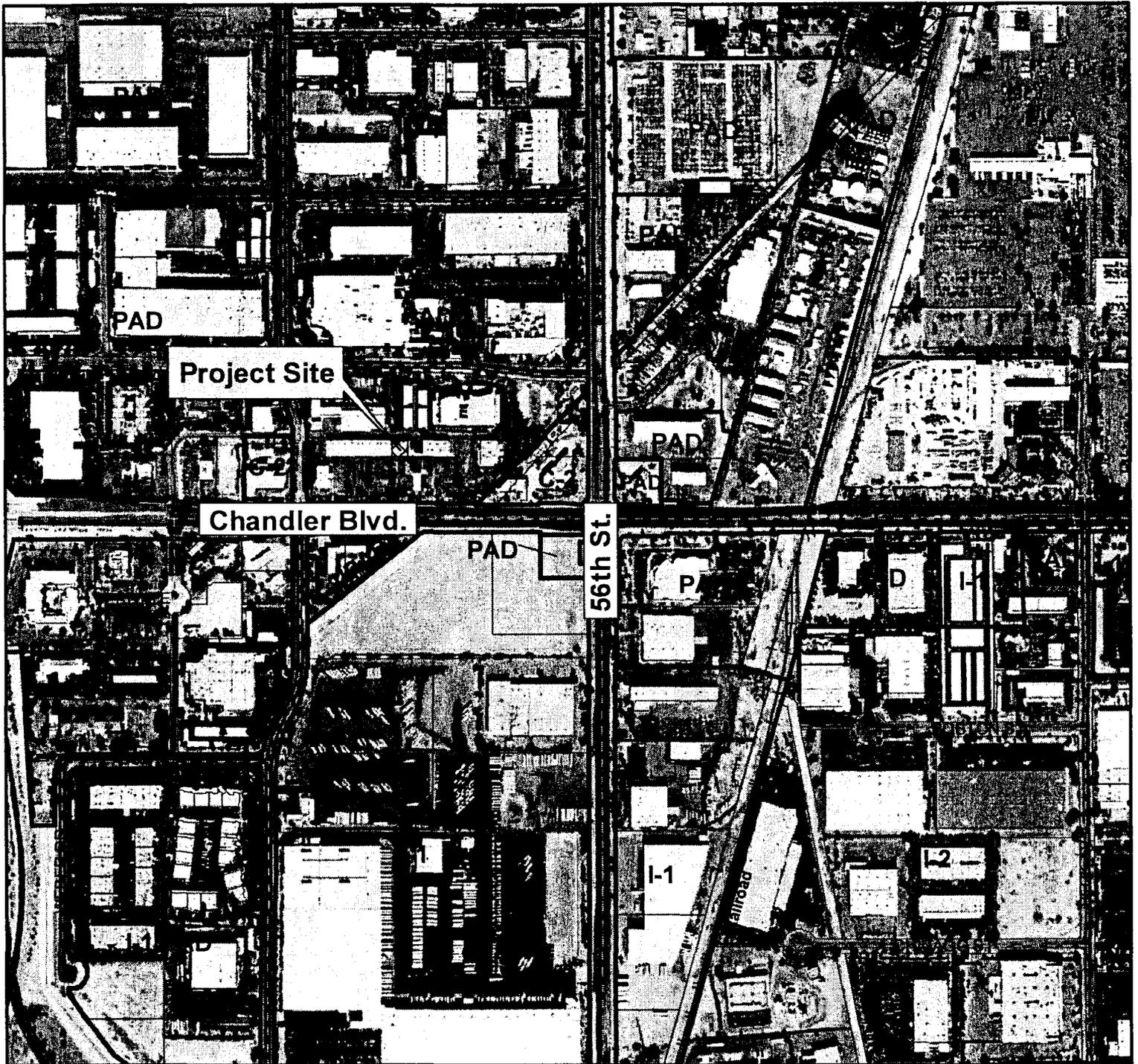
## Vicinity Map



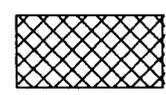
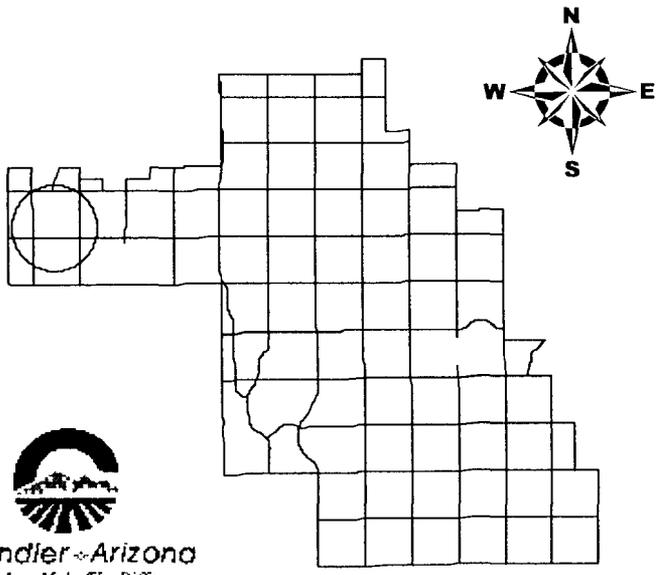
LUP11-0010

**Hob Nob Sports Grill  
Liquor Use Permit**





## Vicinity Map



LUP11-0010

**Hob Nob Sports Grill  
Liquor Use Permit**

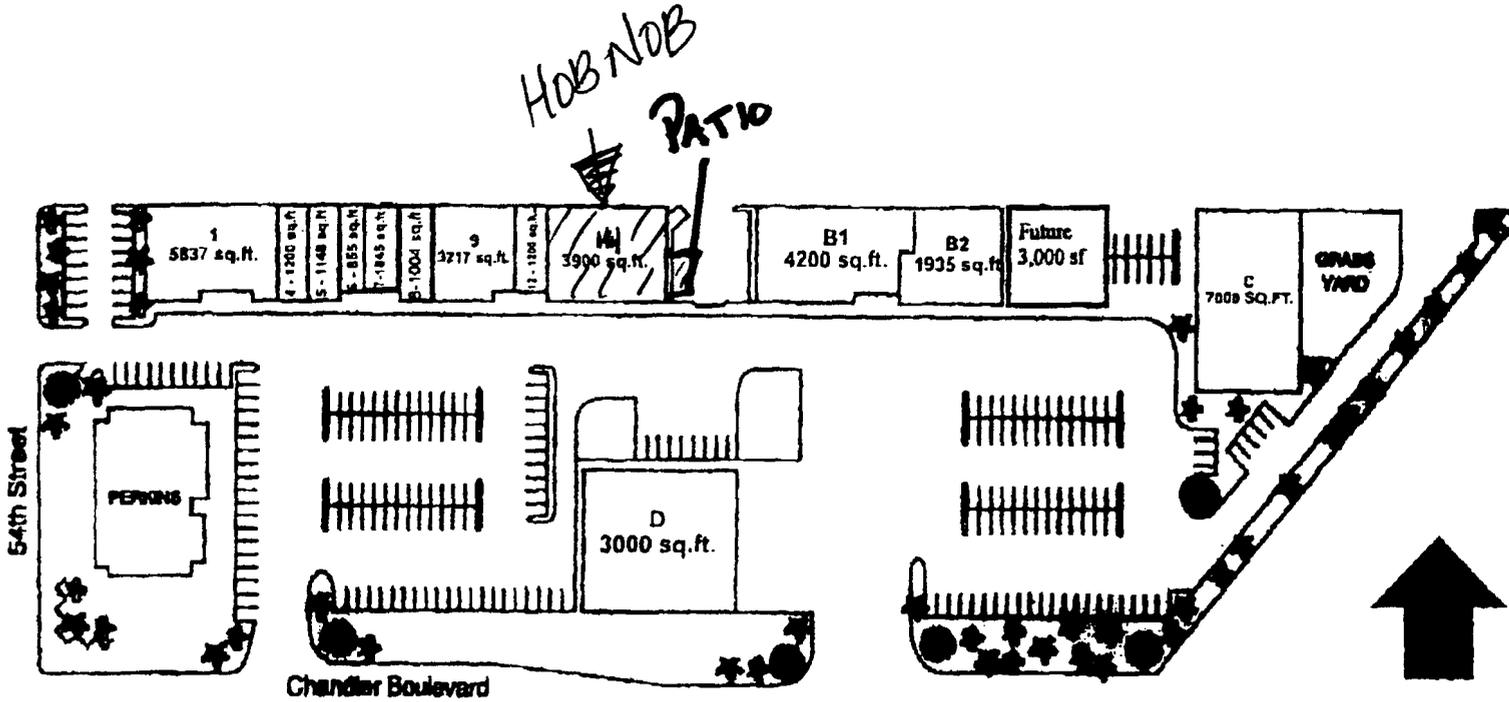


Hob Nob Sports Grill  
7200 W. Chandler Blvd. Suite 14  
Chandler, AZ 85226  
Main (480)940-4745  
Fax (480)940-2051

The Hob Nob Sports Grill is requesting a series 6 liquor license (06070350) which is purchased and waiting to be activated upon approval from city and state. Hob Nob Sports Grill is located on the NE corner of Chandler Blvd. and 54<sup>th</sup> St. in the Chandler Village shopping center. Hours of Operation are from 11am to 2am Monday thru Sunday and open early at 9am Sat and Sun for NFL and college football. There are currently 10 employees. Entertainment as in live bands would be for special events such as charity events and special occasions, but karaoke and a dj will be weekly events. There is currently a pool table, two dart boards, a jukebox, and a shuffle board table provided for entertainment. There are 16 televisions and about 16 speakers for televisions and FM radio. Tenant space is 3,900 sq ft. There is an out door patio for smoking which complies with Smoke Free Arizona law because it is an open area and it is 20 feet from the my entrance/exit. There is seating for 15 outside and seating for about 125 inside which includes the booths but about 85 chairs and stools. There will be no drastic changes made. The series 6 license request is so that the Hob Nob Sports Grill can continue to serve the community.

# CHANDLER VILLAGE SHOPPING CENTER

05/15/00

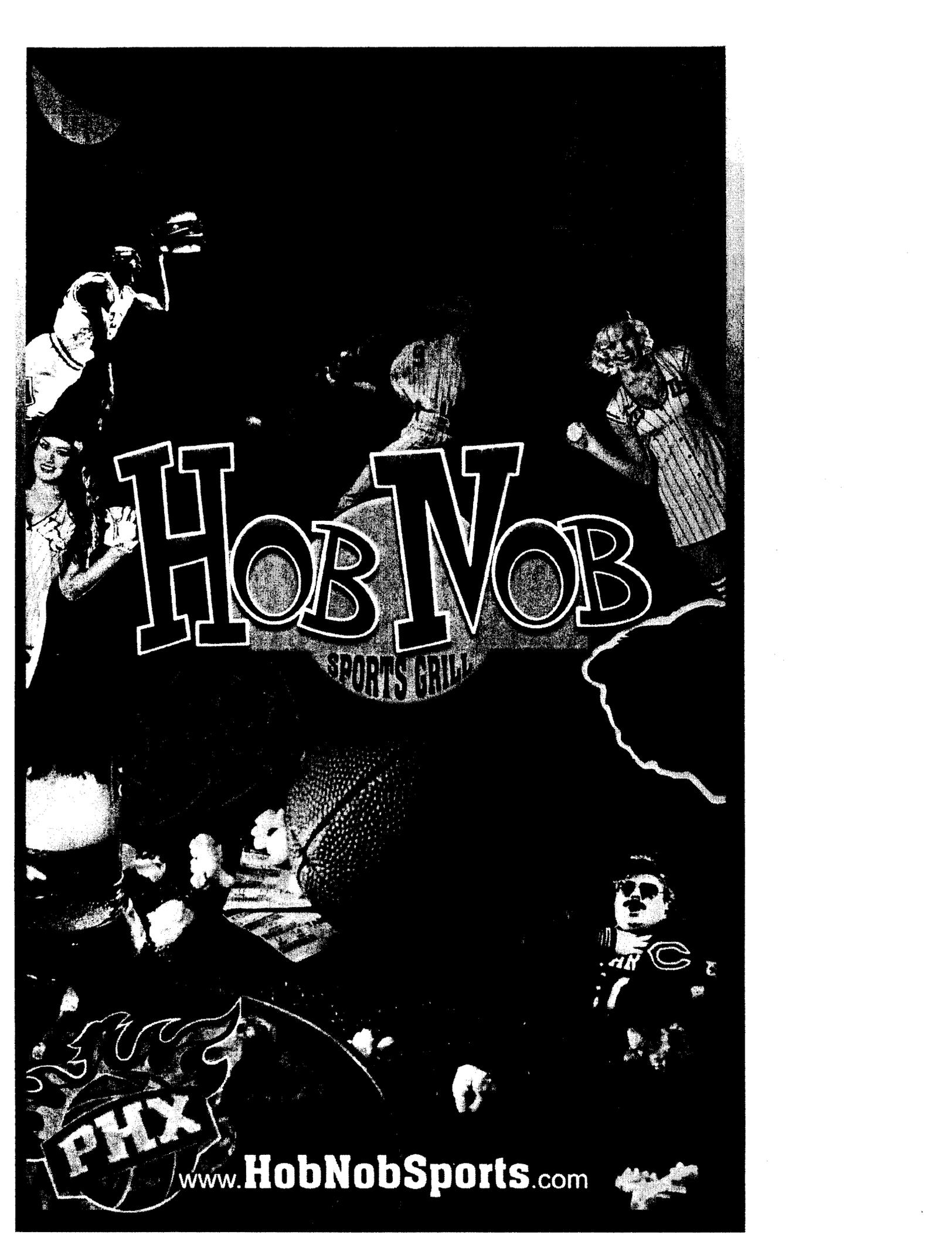


**SUITES:**

1	Frazer Paint	9	Simpson Norton	D	Grease 'N Go
4	The Mustard Seed	12	Solar Shield	PAD	Perkins (NOT A PART)
5	Entemann's	11	<del>First Round</del> <i>HOB NOB SPORTS GRILL</i>		
6	State Farm Insurance	B1	Just Brakes		
7	VACANT	B2	Kush Chiropractic		
8	Nancy's Nails	C	Triple R		

- OCCUPIED
- VACANT
- MONTH TO MONTH





# HOB NOB

SPORTS GRILL

PHIX

[www.HobNobSports.com](http://www.HobNobSports.com)

# APPETIZERS

**Onion Rings** - Whole slices of sweet onions lightly breaded and fried to crispy perfection, served with ranch. **4.95**

**Mozzarella Sticks** - Hand breaded mozzarella sticks fried and served with marinara sauce. **5.95**

**Chicken Tenders** - Tender strips of chicken, lightly breaded and deep-fried with honey dijon dipping sauce. **5.95**

**Potato Skins** - Potato skins stuffed with bacon bits topped with cheddar cheese and baked until golden. Served with sour cream. **5.95**

**Saganaki OPA!** - A mild creamy semi-hard cheese with a provolone like taste but not as sharp, grilled then flamed with brandy and freshly squeezed lemon. Served with a pitas **6.45**

**Stuffed Jalapeno Poppers** - Jalapeno peppers lightly breaded stuffed with cream cheese and deep-fried. **5.95**

**Nachos** - Fresh tortilla chips topped with firehouse pico de gallo, melted colby and jack cheeses, pickled jalapenos, sour cream and fresh salsa. Regular Size - **6.95**

**Ginormousize Nachos** - **9.95** - Add toppings of pulled pork, chicken or beef for **2.00**

**Pulled Pork Sliders** - Succulent pulled pork mixed with BBQ sauce and topped with mixed cheese in Hawaiian rolls. - **6.95**



**Shrimp Basket** - Hand breaded shrimp fried crisp served with cocktail sauce and freshly cut lemons.

**7 Shrimp - 8.95, 14 Shrimp - 16.95, 21 Shrimp - 23.95**

**Baked Spinach Artichoke Dip** - A creamy blend of spinach and artichokes melted together with cream, mozzarella and parmesan cheese. Served hot and bubbly with tortilla chips. - **6.45**

**Combo Platter** - Onion Rings, Mozzarella Sticks, Chicken Tenders, Potato Skins, Jalapeno Poppers and chips with all of the accompaniments. - **12.95**

**Loaded Fries** - French fries layered with cheddar and mozzarella cheese, fresh sour cream and tasty bacon bits. - **4.95**

**Hot Wings** - Thick meaty chicken wings, served with ranch or bleu cheese.

Hot, Mild, BBQ, Honey or Teriyaki. **7 Wings - 5.95, 14 Wings - 10.95, 21 Wings - 15.95**

**Bowl of Chili** - Homemade chili topped with chopped onions and shredded cheese. - **4.95**



"My kind of town  
...Chicago is"



= **Happy Hour  
Special**

# SANDWICHES

Served with fries, lettuce, tomato & onion.  
Sub salad, fruit, onion rings or 50/50 (half fries & half onion rings) for fries \$1.50.

**Chicken Cordon Bleu** - Grilled chicken topped with country ham & Swiss cheese, placed on a Kaiser roll and served with honey dijon sauce. **8.95**

**Chicken Bacon Ranch** - Grilled Chicken breast layered with bacon, Swiss cheese and ranch dressing. **8.95**

**Cajun Chicken** - Grilled chicken breast dusted lightly with Cajun seasonings served with lettuce, tomato and mayo on a kaiser roll. **7.95**

**Hawaiian Chicken** - Grilled chicken breast covered in teriyaki sauce, topped with Swiss cheese and a pineapple slice. Served on a kaiser roll. **8.75**

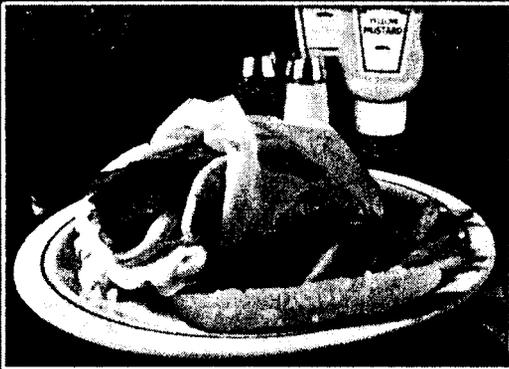


**Buffalo Chicken** - Crispy chicken strips covered in our buffalo hot sauce. served with onion, tomato, lettuce and ranch on a French roll. **8.45**

**Grilled Ryebein** - Corned beef with sauerkraut, Thousand Island dressing and Swiss on our grilled rye. **7.95**

**Double Cheese Tuna Melt** - Albacore tuna grilled with your choice of cheese and bread. **6.95**

**Gyro** - A delicious mixture of minced beef and lamb slowly roasted and served on a pita with tomatoes, onions and tzaziki sauce. **7.95** - **Chicken Gyro**. **8.45**



**Big Country Club House** - Sliced turkey, mayo, bacon, lettuce, tomato and then served on your choice of bread. **7.95** - **Add cheese 1.00**

**Ace of Clubs** - Packed with sliced ham, Swiss and American cheese, tomato, lettuce and mayo on your choice of bread. **7.95**

**Grilled Ham & Cheese** - Thinly sliced ham and American cheese. **5.95**

**Hot Corned Beef** - Thin slices of fine brisket served on a rye bread. Served with a pickle. - **6.95**

**Meatball Sandwich** - Italian meatballs mixed with marinara sauce topped with provolone cheese served on a french roll. - **7.95**

**Souvlaki Wrap** - 1 souvlaki skew on pita with tzasiki sauce along with onions and tomatoes wrapped inside. - **8.95**

**Philly Cheese Steak** - Thin slices of beef grilled with onions and peppers on a French bread topped with melted Provolone cheese. - **7.95**

**Rib Eye Steak Sandwich** - Prime cut rib eye cooked to perfection then placed on French bread. - **9.95**, **Add Cheese - 1.00**

**Italian Beef** - Thinly sliced roast beef & green peppers piled high on French bread. - **7.95**  
**Add cheese - 1.00**



# MLB EXTRA INNINGS ON OUR HDTVs!



# BURGERS

**Hob Nob Burgers** are made with a 1/2 lb. fresh ground sirloin beef, hand packed & char-broiled to your liking. Served with fries, lettuce, tomato & onion. Sub salad, fruit, onion rings or 50/50 (half fries & half onion rings) for fries \$1.50.

**Hob Nobber I - Hamburger** - All natural, never frozen beef, cooked to your liking. 6.75

**Hob Nobber II - Classic Cheeseburger** - An All American burger served with lettuce, tomato and American Cheese. 7.45

**Hob Nobber III - Bacon Cheeseburger** - Ground Sirloin burger, covered with bacon and cheddar cheese. 7.95

**Hob Nobber IV - Patty Melt** - Half pound formed patty on grilled hearty rye with grilled onions and American cheese. 7.95

**Hob Nobber V - Mushroom Swiss** - Ground sirloin, covered with grilled mushrooms and onions, topped with Swiss cheese. 7.95

**Hob Nobber VI - South of The Border** - Sour cream, lettuce, jalapenos, onions, cheddar cheese & salsa. 7.95

**Hob Nobber VII - Hawaiian Burger** - Fresh ground Sirloin covered with teriyaki sauce. Topped with bacon pineapple and Swiss cheese. 8.45



# SALADS



**Chicken Caesar Salad** - Char-broiled boneless strips of chicken breast atop crisp romaine lettuce tossed with traditional Caesar dressing, finished with croutons and parmesan cheese. 8.95 - w/o chicken 6.95

**Greek Salad** - A native Greek salad, topped with Kalamata olives, Feta cheese, onions, tomatoes, green peppers and cucumbers mixed with Greek dressing. 7.95 Add Gyro meat for 2.00

**Julian Salad** - Crisp salad greens topped with turkey, ham, Swiss and American cheese, tomato and cucumber with your choice of dressing. 7.95

**Albacore Salad** - Tuna salad over salad greens with tomato, cucumber, onions and your favorite choice of dressing. 7.95

**Fiesta Bowl** - Grilled chicken breast over salad greens with cheddar and mozzarella cheese, green peppers, onions, refried beans, and tortilla strips tossed with salsa and ranch dressing. Served in a tortilla shell bowl. 8.95

**House Salad** - Iceberg lettuce topped with tomato and cucumber with your choice of dressing. 3.95

## Steak Burger Bill of Rights



Ye have thee right to a fresh, hand-formed burger that hath never been frozen.

Ye have thee right to a minimum burger weight of at least a 1/2 lb.

Ye have thee right to order "rare" but yee have to taketh full responsibility for yees strange behavior.

# MAIN COURSES

Served with a side salad, and your choice of mashed potatoes, rice or fries

**Baby Back Ribs** - Slab of succulent baby back slathered in our secret BBQ sauce. Lean meat that nearly falls off the bone. Full - 14.95, Half - 9.95

**Rib Eye Steak & Fried Shrimp** - Prime cut rib-eye served with 3 hand-breaded shrimp. 13.95

**Chicken Parmesan** - Grilled chicken breast topped with a perfectly zested marinara sauce and mozzarella cheese served over pasta. 9.95

**Fried Shrimp** - Eight hand-breaded JUMBO shrimp served with fries, cocktail sauce and fresh cut lemon wedges. 10.95

**Pork Chops** - 2 Boneless Grilled Center Cut Pork Chops marinated w' Greek seasoning. - 10.95

**Souvlaki (shish-ke-bob)**- 2 Pork loin skewers marinated with olive oil, garlic and herbs grilled and then served over rice. 8.95, Add a skewer - 3.95

**Beer Battered Cod** - Cod covered in our homemade beer batter then served with tartar sauce and golden crispy fries. 9.95



# OMELETS

**Omelets** - All of our omelets are made with 3 large eggs and are served to you with any 3 ingredients from our list. They are also served with hash browns and your choice of toast. 6.95, Add an item - .50

- Mushrooms
- Tomatoes
- Green Peppers
- Bacon
- Ham
- Onions
- Swiss Cheese
- American Cheese
- Cheddar Cheese
- Ask...we might have it.



**ASK ABOUT BOOKING YOUR NEXT PARTY AT HOB NOB SPORTS GRILL!**  
 WE CAN EVEN HOST AND CATER YOUR NEXT CORPORATE MEETING...seating 50!



# KIDS CORNER

**Chicken Tenders & Fries**

**Grilled Cheese Sandwich & Fries**

**3 Mozzarella Sticks & Fries**

**4.95**

# DAILY SPECIALS

**Monday** - Hot Dogs - 3.95

**Tuesday** - 1/2 Priced Hob Nob Burgers

**Wednesday** - Baby Back Ribs - 14.95, 1/2 Slab - 8.95

**Thursday** - 1/2 Priced Chicken Sandwiches

**Friday** - Fish & Chips, All You Can Eat Cod - 9.95

**Saturday** - Rib Eye with Fried Shrimp - 12.95

**Sunday** - 2 Boneless Grilled Center Cut Pork Chops marinated w' Greek seasoning - 8.95

**SPECIALS FOR DINE-IN ONLY!**



## DAILY DOUBLE!

**2 Chicago Hot Dogs w'**  
relish, onions & mustard

**4.95**

## FULL BAR

**DRAFTS** - 16oz., 22oz. - Ask your server for list of Domestic & Imports.

**BOTTLES** - 12oz. bottles of Domestic & Imports

**WINE** - Hob Nob & House

**COCKTAILS** - Ask your bartender or server for your call

**SPECIALTY DRINKS** - Our knowledgeable bartender can help.

*Drink Responsibly...Drive Responsibly.*

*\*Health Warning: Drinking wine, beer and other alcoholic drinks during pregnancy can cause birth defects.*



## DESSERT

**Dessert Chimichangas**  
Deep-fried caramel cheesecake  
drizzled with chocolate syrup  
and whipped cream.

**5.95**

## SOFT DRINKS



### Coca-Cola Products

Coca-Cola

Diet Coke

Sprite

Mr. Pibb

Pink Lemonade

Energy Drink

Iced Teas

Nestea Raspberry Sweet

Nestea Lemon

Unsweetened Black Tea

Sweet Green Tea

Juan Valdez Caff & Decaff Coffee