

VILLAGE OF ROUND LAKE
442 NORTH CEDAR LAKE ROAD
ROUND LAKE, IL 60073

PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES
September 27, 2016
7:00 P.M.

1 CALL TO ORDER

The meeting was called to order at 7:01 p.m.

Roll Call: Duax-present, Monaco-absent, Kristan-absent, Boyk- present, Waller-present, Silvestri-present, Gutknecht-present

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of May 31, 2016

Motion by Duax, seconded by Silvestri, to approve the minutes as presented.

Roll Call: Duax- yes, Boyk- yes, Waller-yes, Silvestri- yes, Gutknecht-yes

Motion passed.

4 PUBLIC COMMENT: None

5 OLD BUSINESS: None

6 NEW BUSINESS

6.1 Public Hearing: Zoning Case 16-10, Petition by Ahmed Alam for a Special Use to allow liquor sales at Bella's Bistro, located at 744 Fairfield Road, Round Lake, IL (pin 06-19-310-001)

Motion to open the public hearing by Silvestri, seconded by Waller.

Roll Call: Duax- yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

The certificate of publication was presented.

The Village Attorney swore in Rocky Bhalla of 11S. Meadow Court, South Barrington, Illinois, 60010 and Ahmed "Alex" Alam of 4 Arden Ct. Oak Brook, IL 60523

Village Attorney Glisan explained the special use process.

Mr. Bhalla provided a background of the business partnership with Alex Alam, including ownership of more than 20 truck stops, in which they employ over 200 employees. He explained they want to expand into the food business, chose Round Lake due to Mr. Bhalla's family connections with the community.

Mr. Bhalla gave an overview of the proposed business. He stated they are proposing an upscale bistro/wine bar which would provide a relaxing environment for it's patrons to enjoy Italian wine and offerings from a small plate food menu. Mr. Bhalla also stated there would also be a grocery section where people can purchase wines and grocery to go.

There was no public comment.

It was asked if the request is for sale of alcoholic beverages, on premise and to go. Mr. Bhalla answered yes, depending on what licensing is allowed. Mr. Bhalla stated in addition to the wine bar, they will also offer grocery and eventually would like to offer a monthly wine membership.

It was asked if the unit has enough space for what is proposed. Mr. Bhalla answered yes, and stated they may expand to additional units if they become available and the need is there. Mr. Bhalla stated the floor plan included is conceptual and no structural changes will be required at this time.

It was asked what the expected capacity is. Mr. Bhalla confirmed this question was in regards to parking and stated they are expecting 10-15 patrons at a time.

It was asked what the hours of operation will be. Mr. Bhalla stated 9:00 a.m. to 11:00 p.m., later on the weekends. Chairman Gutknecht stated hours of operation will be determined by liquor license regulations.

Motion to close the public hearing by Silvestri, seconded by Waller.

Roll Call: Duax- yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

PCZBA Comments

The parking was discussed. Chairman Gutknecht stated when the building was built the parking was determined by code as if the building were at full capacity. He also stated he recalled a previous potential tenant whose needs would have exceeded parking capacity.

Motion by Silvestri to approve the Special Use for sale of liquor to Ahmed Alam, seconded by Duax.

Roll Call: Boyk- yes, Waller-yes, Silvestri- yes, Duax- yes

Motion passed.

Motion by Waller, seconded by Silvestri to direct the Village Attorney to prepare the Facts and Findings to the Mayor and Board of Trustees.

Roll Duax- yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

7 COMMISSIONER'S COMMENTS:

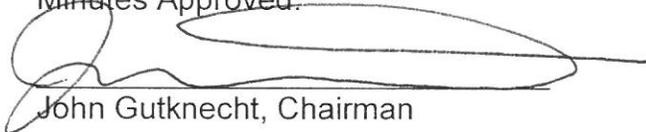
Chairman Gutknecht welcomed new commissioner, John Boyk. Mr. Boyk provided a brief statement of his background.

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN

Motion by Silvestri, seconded by Duax to adjourn at 7:24 p.m. All ayes, motion passed.

Minutes Approved:



John Gutknecht, Chairman