

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

PLAN COMMISSION/ZONING BOARD OF APPEALS
AGENDA

September 27, 2016

7:00 P.M.

- 1 CALL TO ORDER
- 2 PLEDGE OF ALLEGIANCE
- 3 APPROVAL OF MINUTES
 - 3.1 Approve the Meeting Minutes of May 31, 2016
- 4 PUBLIC COMMENT
- 5 OLD BUSINESS
- 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)
- 7 COMMISSIONER'S COMMENTS
- 8 ADMINISTRATOR COMMENTS
- 9 ADJOURN – Next Scheduled Meeting is October 25, 2016 at 7:00 p.m.

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

PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES
May 31, 2016

1 CALL TO ORDER

The meeting was called to order at 7:00 p.m.

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

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of March 29, 2016

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

Roll Call: Kristan-yes, Monaco-abstain, Mazzanti-abstain, Silvestri-yes, Duax-yes

Motion passed.

3.2 Approve the Meeting Minutes of April 26, 2016

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

Roll Call: Kristan-yes, Monaco-abstain, Mazzanti-abstain, Silvestri-yes, Duax-yes

Motion passed.

4 PUBLIC COMMENT: None

5 OLD BUSINESS: None

6 NEW BUSINESS

6.1 Public Hearing: Zoning Case 16-08, A Text Amendment to the Village of Round Lake Zoning Code, Section 17.52.040 - Special Uses – add a new subsection to allow for the outdoor parking and storage of boats

Motion to open the public hearing by Kristan, seconded by Monaco.

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

The certificate of publication was presented.

Village Attorney Glisan explained the text amendment and special use process.

Attorney Glisan swore in the petitioner Patrick Bicianic of 31559 Tallgrass Court, Lakemoor, IL.

Mr. Bicianic provided a background of his career and gave an overview of his business operations expressing the need of outdoor parking and storage of boats.

PCZBA Comments:

It was asked about the number of boats to be parked and stored outdoors. Mr. Bicianic stated that it would be 2-3, depending on the job size. The size of the boats are limited because the garage bays will not allow for larger sized boats.

It was asked how long had the business been in operation. The answer given was since February of this year.

It was asked if work was being done outside. Mr. Bicianic stated that there is minor work being done such as the removal or replacement of fabric and other non-mechanical components. Business hours are 10:00 a.m. – 6:00 p.m.

It was asked how many employees are currently employed and how many future employees are expected. Mr. Bicianic responded saying that there are 3 current employees, and 3-5 if business grows. Parking for employees and customers would be shared with the apartment complex when needed.

Discussion occurred on the asphalt parking area and how that was approved in the past. Variations from the required setbacks might have been granted. A petition for a variance was not submitted and was unknown that it might have been required by the applicant. If the setbacks for the C-2 district are to be complied with, it would leave an area of approximately 8' for the outside parking and storage of boats. Mr. Bicianic stated that if that is the case, he would have to relocate.

Discussion occurred on the Building Department's review memo of the special use application.

In response to the complaint from the neighboring property regarding noise from working on the boats for late hours – Mr. Bicianic stated that there was another neighboring property that had installed a fence and were the ones making that noise at night, not him. Also, he pointed out that there should be a police report on the noise complaint.

In response to the impact on the neighboring properties, Mr. Bicianic spoke in regards to the impact that has occurred already, whereby a teenage boy inquired about employment, and also, a mother and young daughter asked him to repair the child's bicycle seat.

He also spoke about the impacts from other neighboring businesses, for comparison purposes, but was told that the business type is not in question.

It was stated that if a fence were required for screening, the fence would have to be at the property line.

In response to the work done outside, Mr. Bicianic clarified that there would be no repairs at all to boats or painting, but only the sewing of fabrics. He also stated that it is necessary to perform certain tasks outside and understands that if after this process, if the direction is to not allow the outdoor parking and storage of boats and the minor (non-mechanical) work done outside, he must move to a community that would welcome his business.

Mr. Bicianic stated that since there were no members of the public nor opposing public for the hearing, it may reflect that his businesses' impact is not negative.

Mr. Bicianic stated that when he spoke with the landlord, both the landlord and he assumed that his business would be permitted since in the past a car detailing business operated there. He further stated that his intention is to locate elsewhere in Round Lake such as the Industrial Park if his business grows as he intends to work on RV's

eventually. He would be looking for a larger facility with a building big enough to be able to do all work inside.

The zoning of C-2 was discussed, being that it is generally retail uses that are seen in C-2. Mr. Bicianic stated that the zoning is not right for that property.

Motion to close the public hearing by Kristan, seconded by Mazzanti.

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

Chairman Gutknecht asked Attorney Glisan if the yard requirements would need to be applied to this parcel. Attorney Glisan responded that the any zoning relief should have been addressed with a variance petition.

Motion by Kristan, seconded by Silvestri to approve the text amendment to the Village of Round Lake Zoning Code, Section 17.52.040 - Special Uses – add a new subsection to allow for the outdoor parking and storage of boats.

Roll Call: Kristan-yes, Monaco-no, Mazzanti-no, Silvestri-yes, Duax-no

Motion **not** passed.

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

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-no

Motion passed.

6.2 Public Hearing: Zoning Case 16-09, A Special Use Permit Petition to allow for the outdoor parking and storage of boats at 306 W. Park Road, Round Lake, IL (pin #s 0620401014,0620401013)

Motion to open the public hearing by Kristan, seconded by Mazzanti.

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

The Village Attorney swore in the applicant, Mr. Bicianic.

Chairman Gutknecht asked Mr. Bicianic asked if he had any other statement. Mr. Bicianic said that he will be in full compliance regardless of the decision made tonight.

Motion by Monaco, seconded by Silvestri to include the testimony of the public hearing for item 6.1 in 6.02

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

Motion to close the public hearing by Kristan, seconded by Duax.

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

PCZBA Comments

It was stated that there should be a limit of the number of boats to be parked and stored.

Mr. Bicianic stated that the total he is requesting is 3, and that he has 2 bays where he can place boats under 20 feet in.

Motion by Silvestri, seconded by Kristan subject to following 3 conditions:

1. Any approval of a special use permit would be subject to all existing village codes, and if necessary, to require a variance.
2. No more than 3 boats shall be parked outside at any one time.
3. The Special Use Petition only mentions the parking and storage of boats outside, not the performance of any work to be done outside.

Roll Call: Kristan-yes, Monaco-no, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

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

PC/ZBA MEETING MINUTES 5/31/16

Roll Call: Kristan-yes, Monaco-yes, Mazzanti-yes, Silvestri-yes, Duax-no

Motion passed.

7 COMMISSIONER'S COMMENTS: None

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN

Motion by Kristan, seconded by Silvestri to adjourn at 7:58 p.m. All ayes, none opposed.

Date Minutes Approved:

John Gutknecht, Chairman

PUBLIC HEARING NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that on September 27, 2016 at 7:00 p.m., the Plan Commission/Zoning Board of Appeals of the Village of Round Lake will hold a public hearing on a Special Use Petition, as required by Chapter 17.52.040(B) of the Village of Round Lake Zoning Code, for the Sale of Alcoholic Beverages for the property commonly known as 742 Fairfield Road, Round Lake, IL. (Pin# 0619310001)

Time and Place of Hearing:
Round Lake Village Hall, Council Room – 2nd Floor, 442 North Cedar Lake Road, Round Lake, Illinois 60073, 7:00 p.m.

Petitioner: Elite Restaurant Group II, Inc./Ahmed Alam

The Plan Commission/Zoning Board of Appeals will hear testimony from Village Staff and the public, and will consider any evidence presented related to this matter. Written objections and other comments, if any, relating to the petition, may be made in writing and filed with the Village Administrator prior to 4:00 p.m., the day of the public hearing. All persons in attendance at the hearing shall have an opportunity to be heard. The public hearing may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act. All interested parties are invited to attend

Village of Round Lake
John Gutknecht, Chairman
Plan Commission/Zoning Board of Appeals
9/9/2016 4446668

4446668

**Village of Round Lake
Special Use Permit Application**

Please Type or Print



VILLAGE OF ROUND LAKE
442 North Cedar Lake Road
Round Lake, IL 60073
(847) 546-5400 - PHONE
(847) 546-5405 - FAX

OFFICE USE ONLY	
Date Received:	_____
Hearing Date:	<u>9-27-16</u>
Case Number:	<u>16-15</u>

PETITION FOR A SPECIAL USE PERMIT

Applicant: Ahmed Alam Date: 7/16/16
Address: 5042 Golf Rd Phone: (847) 917-6794
Skokie, IL 60077 Email: elitetailcompany@gmail.com

Property Owner: Georgios Karovilas
Address: 744 Fairfield Rd Phone: _____
Round Lake, IL 60073

PIN: _____

Detailed zoning relief being requested (please specify applicable Section of the Zoning Ordinance):
requesting special use for liquor sales at Bistros

Current Zoning Classification of Property: C2
Current Use of Property: Vacant
Requested Use of the Property: Wine bistro
Related Section of the Ordinance: _____ Lot Sq. Ft. _____
Bldg. Sq. Ft. Approx 1200 sq ft
Address of Property: 744 Fairfield Rd Round Lake, IL
Area of Subject Site: _____

(Stated in square feet if the area is less than one acre, and in acres and fractions thereof if one acre or more.)

Legal Description of Property: Please attach to this application.

Filing Fee: \$500.00/acre and \$200.00 each additional acre. Must be submitted with the application. Please make checks payable to the Village of Round Lake.

**Village of Round Lake
Special Use Permit Application**

PLEASE ANSWER ALL QUESTIONS THOROUGHLY. FAILURE TO PROVIDE DETAILED INFORMATION WILL RESULT IN A DELAY IN PROCESSING YOUR APPLICATION

A. Background information

1. Statement of the circumstances, factors and arguments that the petitioner offers in support of the proposed special use permit (Please be specific, state the ordinance in which you are requesting a special use, the reasons why the special use should be granted, and if the special use is granted, state the changes that will be made in the property):

The wine bistro will provide a relaxing, upscale atmosphere for patrons to enjoy fine Italian wine and offerings from a small plate menu.

If granted the special use license, we will not be changing the building structurally. We will be adding a kitchen, bar and seating.

2. Explain the reasons why the granting of this Special Use Permit will not be contrary to the public interest; character of the existing zoning of the area; and the proposed use will not detract from the desirability of using adjoining properties for their present uses due to the following conditions (Please be specific by explaining how the special use will effect the existing structure and will conform to the adjoining properties):

public will embrace the unique bistro

3. Will additional utilities or roadway improvements need to be provided to service the special-use permit? Please explain why or why not. Please submit any detailed information regarding ingress/egress from the property.

N/A

no additional utilities are needed

4. Will special design features be included in the plans to prevent any detrimental effect on abutting properties or the general vicinity of the site in question, including but not limited to increased density? If so, please explain:

NO

**Village of Round Lake
Special Use Permit Application**

5. Will the special-use generate any odor, noise, vibration, light or particulate that will negatively impact surrounding land-uses or individuals? (Please explain why or why not)

N/A

no negative impact to the community

6. What type of goods and services, manufacturing, or processing will the special-use entail?

imported wine

B. Additional Information

1. Attach a Site Plan of the property drawn to scale and pictures showing the dimensions and square footage of the proposed use. The accuracy of the Site Plan is vital to the effectiveness of the plan review and will not be accepted if it cannot be easily read and evaluated.

2. **Exhibits:** Provide the application, and copies of any other plans or materials submitted as exhibits. The aforementioned information is requested to assist Village staff, Plan Commission/Zoning Board of Appeals, and the Village Board in determining the impact appropriateness of the requested special use. Please type or neatly write as much detailed information to ensure an effective evaluation of the petition. If additional space is necessary, please write on the back of the appropriate sheet.

3. The application fee must be submitted with the aforementioned to cover administrative costs associated with the petition review. All checks must be made payable to the Village of Round Lake.

**Village of Round Lake
Special Use Permit Application**

I (We) hereby affirm that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.-

I (We) hereby acknowledge my (our) obligation to reimburse the Village of Round Lake for all necessary and reasonable expenses incurred by the Village in the review and certification of any documents submitted in conjunction with this application.

[Signature]
Applicant

[Signature]
Applicant

Property Owner (mandatory)

see attached email

Signed and subscribed before me on
this 3rd day of August, 2016

[Signature]
Notary Public



Office Use Only	
Staff Checklist:	
_____	Completed application (all fields have entries)
_____	Required Fee has been paid
_____	Date of Publishing the Public Hearing Notice in the Newspaper
_____	This application was filed with the Village Administrator on _____.

Baker, Christine

From: George Korovilas <drkorovilas@gmail.com>
Sent: Wednesday, September 21, 2016 1:33 PM
To: Rocky Bhalla; Baker, Christine
Cc: Stephanie Hatten
Subject: Re: Round Lake

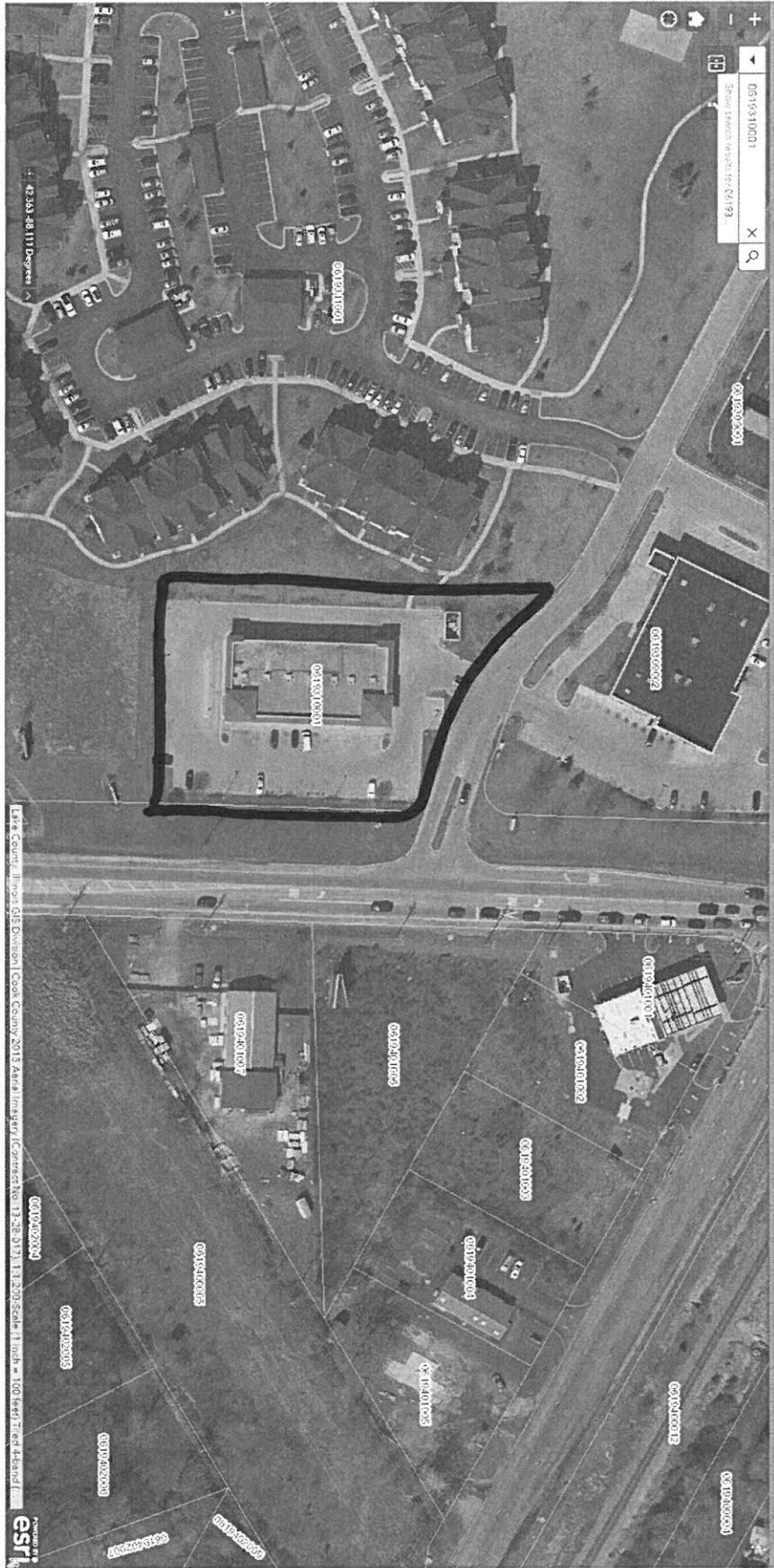
Hi Christine,

I am following up with an email based on our conversation today that we are aware as owners of the property that Bella's Bistro is applying for a special use permit. If you need anything else, please feel free to email me or call me (773-339-7660 is my mobile and 847-740-4100 my office number here in Round Lake). Thanks!

Thank you,
Dr. George Korovilas

On Wed, Sep 21, 2016 at 12:42 PM, <rockybhalla81@gmail.com> wrote:

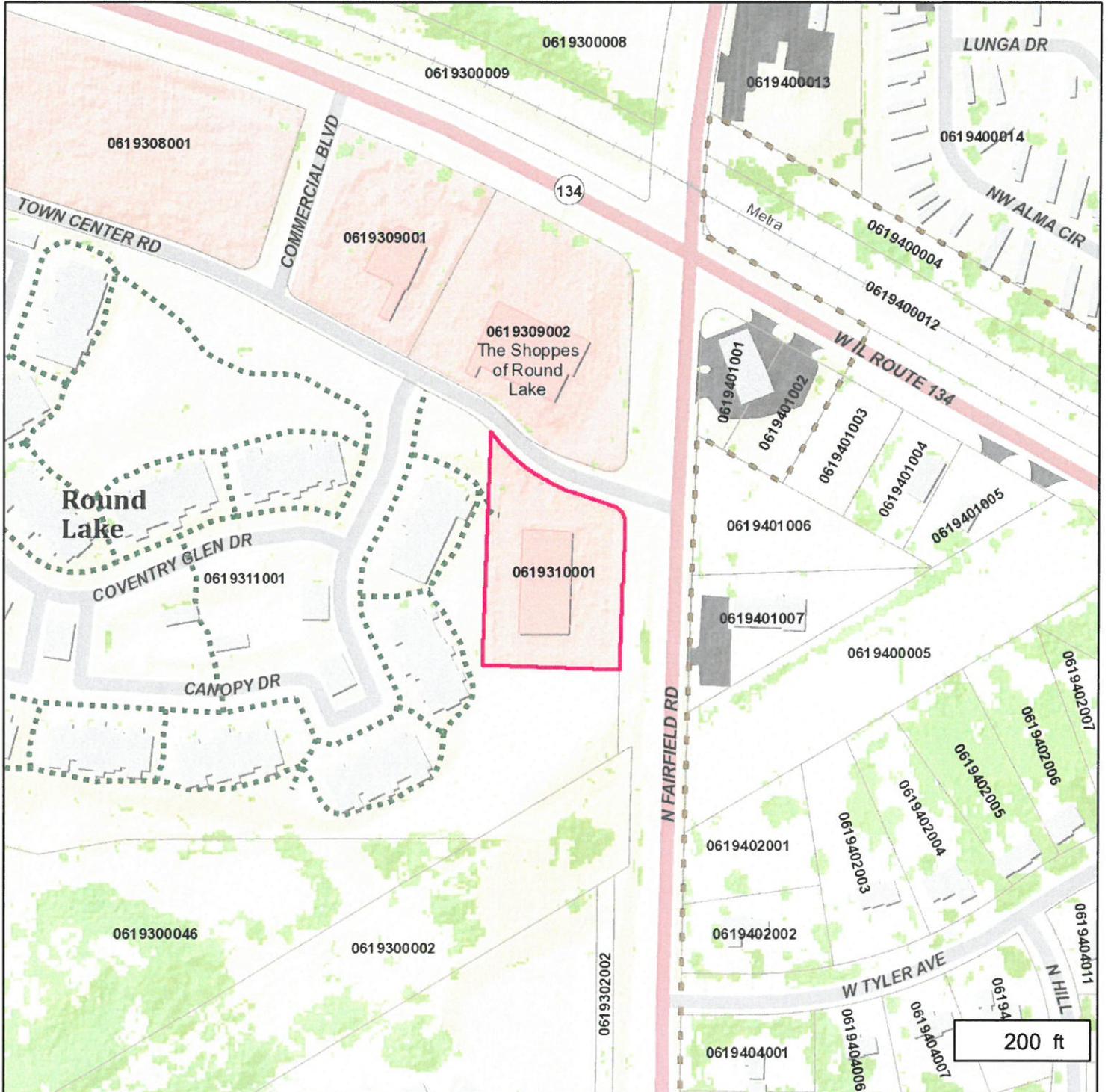
6610310001
Show/Hide Layers: 0/1/2



Lake County, Illinois GIS Division Copyright 2015 Aerial Imagery Courtesy 13-28-0171 1:1,200 Scale 11 inch = 100 feet Tiled Aerial



Lake County, Illinois







Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 9/8/2016
Parcel 0619310001 is outlined.

N



- Tax Parcels
- Tax Parcels
- Municipalities
- Trails

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



BUSINESS PLAN

Bella's Bistro
Round Lake

Illinois

July 13, 2016



Business Plan

Executive Summary

The Ownership

Alex Alam and Rocky Bhalla are the founders of Bella's Bistro. This team ensures success of Bella's Bistro, an upscale wine bar, due to their prior success in customer service with their Elite Oil business.

The Management

Rocky and Alex are sole owners of the business. They will be hiring a locally trained member to run the day-to-day operations of the bistro. They will be readily available and involved in all decision making. The trained team members will be empowered with critical decision making.

The Goals and Objectives

We plan to accomplish a very unique experience for our clientele with our wine bistro concept. Bella's Bistro will have small plate menu items which will pair with our various blends of Italian wines. We plan to start with one location per market and based on our company's sales performance we will look to expand in different surrounding markets.

The Product

Bella's Bistro is a concept for customers to come in and enjoy various selections of wines with small plate food menu items. Our selections of wines will include Chardonnay, Pinot Noir, Pinot Grigio, Reisling, Cabernet Sauvignon, Malbec, Chianti and Sparkling Wines. (Subject to Change). We will also carry various blends of Italian wines imported from Italy.

We will create an ambiance of an exquisite wine bistro with soft music playing and also live entertainment from time-to-time. Bella's Bistro is a place for kicking back and unwinding from a days work or even a relaxed evening on the weekend for great wine and conversation with an appealing food menu.

Our vision with Bella's Bistro is to take the best blends from around the world and offer them in a space that feels like a combination of Napa Valley winery and the finest city restaurant. We believe the worlds best restaurateurs are missing out by only focusing on large urban city centers. We plan to deliver an experience only currently available at the finest restaurants in the worlds largest markets.



Business Plan

The Target Market

Our target market is set for young middle-aged adults to seniors who enjoy our concept. We are intending to appeal to most of the town we will be opening our establishments in. Whether you enjoy relaxing with your spouse or spending time with your best friends. Bella's Bistro is the place to be.

Pricing Strategy

Our menu will be priced very moderately along with our pricing on wines served per glass. We also plan to have specials throughout the month on various days. Our small plate offering will add to our communal experience. Sharing small plates amongst friends and family over a glass of fine wine is our vision.

The Competitors

The cost to design our concept is substantial. This entry cost typically drives restaurateurs to the largest market possible. Typically, this type of upscale wine bar can only be found in metropolis' with over 500,000 residents. We believe, smaller cities and towns across Illinois deserve this same experience, we believe the market exists and are excited to deliver an unparalleled experience.



Business Plan

Business Plan - Bella's Bistro

The Company

Business Sector

The owners would like to start a business in the wine, food, entertainment, and recreation sector.

Ownership Background

Alex Alam (shareholder):

Alex has a sales and retail background of over 19 years. He currently owns and operates a chain of 15 gas station/convenience stores in the central IL region.

Rocky Bhalla (shareholder):

Rocky has a retail background of over 17 years. He currently owns and operates a chain of 15 gas station/convenience stores in the central IL region. This will be the partners first venture in a food concept outside the programs they run with their chain of stores.

Company Management Structure

Rocky and Alex are sole owners of the business. They will be hiring a locally trained member to run the day-to day operations of the Bistro. They will be readily available and involved in all decision making. The trained member will also be involved in hiring additional local help for the bistro.

Organizational Timeline

Upon approval of licensing from the municipality and state, we plan to proceed with our architects and contractors to build out at the location selected. During this process we will continue to go through the hiring process as well. We hope to be open for business within 60 days of receiving all licenses.



Business Plan

Marketing Plan

The Target Market

Our target market is set for middle-aged adults to seniors who enjoy our concept. We are intending to appeal to most of the town we will be opening our establishments in.

Location Analysis

We will look to be in a location that has good exposure to the public on high traffic roads.

Pricing

Our menu will be priced very moderately along with our pricing on wines served per glass.

Advertising

We plan to advertise on our store front and possibly billboards. We also will be doing mailers to reach all patrons in town. We are big believers in organic word of mouth marketing. Our customer service will win our patrons over. We plan on providing happy hour specials in accordance with Illinois Liquor License Happy Hour laws.

Operations

Staffing

Bella's Bistro will employ one full-time employee in the initial startup phase. One employee allows us to keep the cost of the product we deliver affordable.

Suppliers

We will be working very closely with Battaglia Distributing Corp. out of Chicago, IL.

Bella's
BISTRO

Meats _____

CULATELLO PROSCIUTTO

Hand-rubbed, salted & air dried for a perfect melt-in-your-mouth texture

CAPOCOLLA (HOT)

A traditional, air-dried pork, mildly flavored with pepper, nutmeg and allspice

SOPRESSATA

A coarse ground salame with rich ingredients, crisp flavor and a smooth, clean finish.

PISTACCHIO MORTADELLA

A traditional, slow roasted and uniquely mild, Italian recipe sausage

GOURMET PEPPERONI

Spicy, smoky and rich flavor, perfect for slicing thick or thin.

MILANO SALAME

Rich and flavored with peppers, this finely ground salame has a smooth satiny texture.

Cheeses _____

White Cheddar, Yellow Cheddar, Provolone, Mozzarella, Munster, Swiss

Dessert _____

Tiramisu, Cheesecake

Servings _____

* 2oz. of any meat and 2oz. of any cheese - \$4.99

* 4oz. of any meat and 4oz. of any cheese - \$7.99

* All meat/cheese plates served with Italian Pepperoncinis

Bella's
BISTRO

Wines

PINOT GRIGIO \$4/\$12

Hand-rubbed, salted & air dried for a perfect melt-in-your-mouth texture

CHARDONNAY \$4/\$12

A traditional, air-dried pork, mildly flavored with pepper, nutmeg and allspice

CABERNET SAUVIGNON \$4/\$12

A coarse ground salame with rich ingredients, crisp flavor and a smooth, clean finish.

CHIANTI \$4/\$12

A traditional, slow roasted and uniquely mild, Italian recipe sausage

PINOT NOIR \$4/\$12

Spicy, smoky and rich flavor, perfect for slicing thick or thin.

PROSECCO \$4/\$12

Rich and flavored with peppers, this finely ground salame has a smooth satiny texture.

Beer

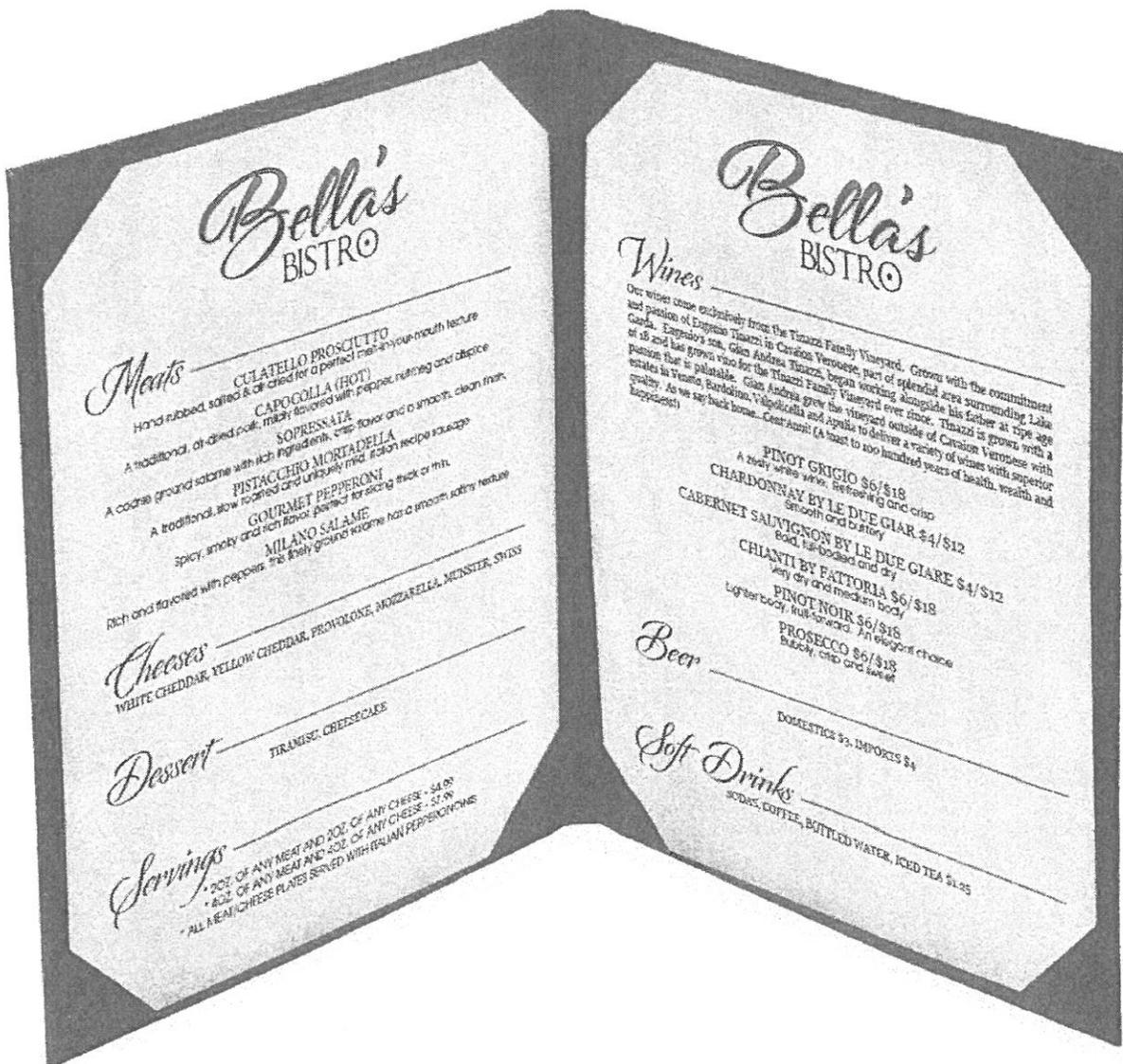
DOMESTICS \$3, IMPORTS \$4

Soft Drinks

SODAS, COFFEE, BOTTLED WATER, ICED TEA \$1.25

Bella's BISTRO

Menus



Bella's BISTRO

Meats

- CULATELLO PROSCIUTTO**
Hand rubbed, salted & air-dried for a perfect melt-in-your-mouth texture
- CAPOCOLLA (HOT)**
A traditional, air-dried pork, mildly flavored with pepper, nutmeg and olive
- SOPRESSATA**
A coarse ground salami with rich ingredients, crisp flavor and a smooth, clean taste
- PISTACCHIO MORTADELLA**
A traditional, slow roasted and uniquely mild Italian recipe sausage
- GOURMET PEPPERONI**
Spicy, smoky and rich flavor, perfect for slicing thick or thin
- MILANO SALAME**
Rich and flavored with peppers. This finely ground salami has a smooth, soft texture

Cheeses

- WHITE CHEDDAR, YELLOW CHEDDAR, PROVOLONE, MOZZARELLA, MONSTER, SWISS

Dessert

- TIRAMISU, CHEESE CAKE

Servings

- * 2OZ. OF ANY MEAT AND 2OZ. OF ANY CHEESE - \$4.99
- * 4OZ. OF ANY MEAT AND 4OZ. OF ANY CHEESE - \$7.99
- * ALL MEAT/CHEESE PLATES SERVED WITH ITALIAN PEPPERONIS

Bella's BISTRO

Wines

Our wines come exclusively from the Tinazzi Family Vineyard. Grown with the commitment and passion of Eugenio Tinazzi in Carasso, Veronese, part of splendid area surrounding Lake Garda. Eugenio's son, Gian Andrea Tinazzi, began working alongside his father at the age of 18 and has grown into the Tinazzi Family Vineyard ever since. Tinazzi is grown with a passion that is palpable. Gian Andrea grew the vineyard outside of Carasso Veronese with a focus on quality. Gian Andrea grew the vineyard outside of Carasso Veronese with a focus on quality. As we say back home...Cent'anni! (A least to 100 hundred years of health, wealth and happiness)

- PINOT GRIGIO \$6/\$18**
A zesty white wine, refreshing and crisp
- CHARDONNAY BY LE DUE GIARE \$4/\$12**
Smooth and buttery
- CABERNET SAUVIGNON BY LE DUE GIARE \$4/\$12**
Bold, full-bodied and dry
- CHIANTI BY FATTORIA \$6/\$18**
Very dry and medium body
- PINOT NOIR \$6/\$18**
Lighter body, full-flavored. An elegant choice
- PROSECCO \$6/\$18**
Bubbly, crisp and sweet

Beer

- DOMESTIC \$3, IMPORTS \$4

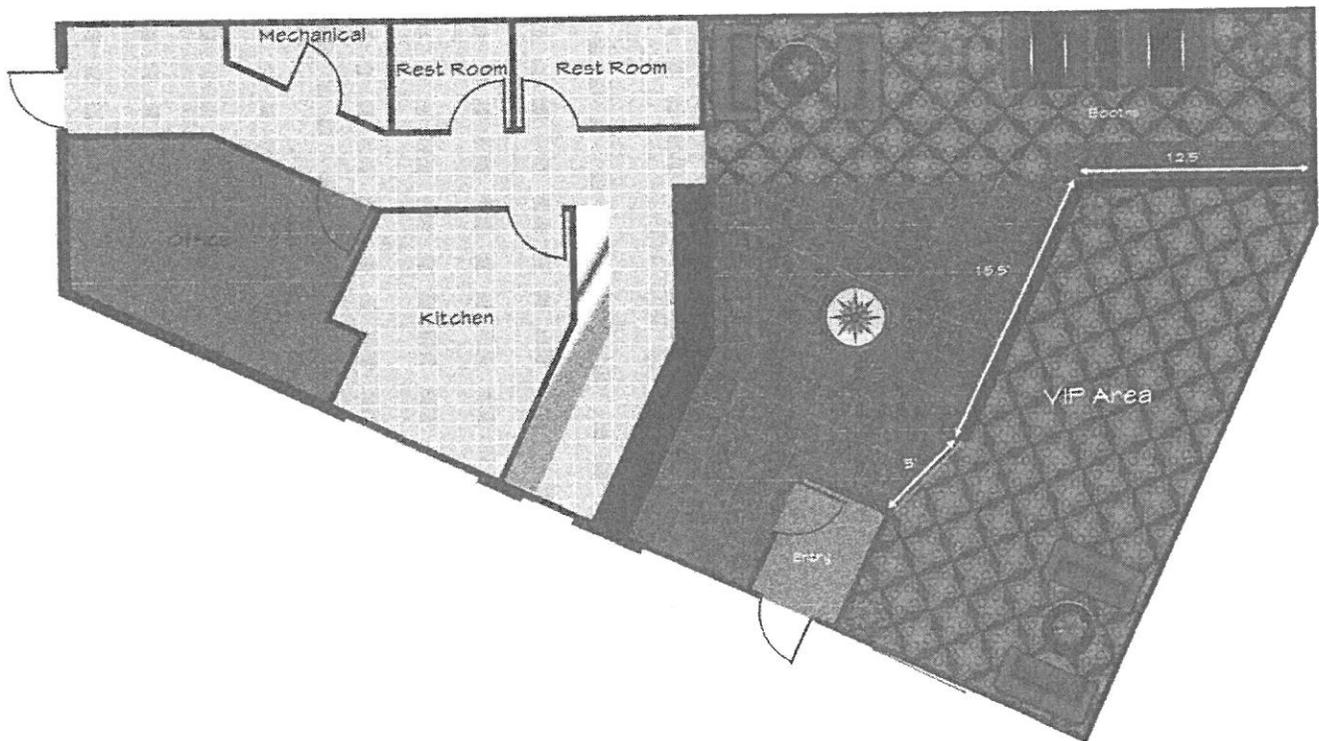
Soft Drinks

- SODAS, COFFEE, BOTTLED WATER, ICED TEA \$1.25

Menu Mock Up

Bella's BISTRO

Floor Plan



Floor Plan Concept

Bella's BISTRO

3D Plan



3D Concept

Bella's
BISTRO

Branding

Bella's
BISTRO

Logo/Brand Identity