

Everything You Need!

Phone 309-852-2611
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January 27, 2017

Honorable Mayor and City Council
Kewanee City Hall
401 E. Third Street
Kewanee, Illinois 61443-2365

RE: Report from Plan Commission for January 26, 2017 Meeting.

The Plan Commission convened at 7:00 p.m. on January 26, 2017 Kewanee City Hall, Council Chambers. Commission members Costenson and Reynolds were absent. For business there was one Special Use Permit application upon which to conduct a public hearing.

Case Number 1:

150 E. South St., Suite J. which is located in the 100 block of East South Street on the North side of the street. Suite J is the furthest most Suite in the existing strip mall. Special Use Permit Petition to serve alcohol by the drink in the proposed bistro.

Hardeep Bhalla is petitioning for a Special Use Permit to serve alcohol by the drink in a proposed new business (Bella's Bistro) at this location.

Address(es): 150 E South St.

Legal Description: Lot 158, Ex N 145 of E150 Original town of Wethersfield, Now City of Kewanee, Henry County, Illinois.

Location: On the North side of the 100 block of E South St. Suite J located in the East most portion of the strip mall.

Dimensions: 330 feet West to East along the South, 184.04 South to North along the East, 150 feet East to West along the North East, 145 feet South to North, 180 East to West along the North West, 292.22 North to South along the West.

Area: 83862.3 Sq Ft. (1.93 Acres)

Existing buildings or uses: Main building consisting of 9 mercantile suites.

Current Zoning District: M-1 Manufacturing District - Limited.

Existing Zoning: B-2 Business District General Retail & B-3 Business and Wholesale District to the West, M-1 Manufacturing District Limited to the Northwest, B-3 Business and Wholesale District to the North, R-1 One-Family Dwelling District to the Northeast.

Existing Land Use: Commercial.

Proposed Land Use Map: Commercial.

Background Information:

The proposed location is currently vacant and was previously The Game Stop video game retail store. There is a liquor license for package sale of alcohol at another suite in this same strip mall (Kewanee Liquor and Tobacco).

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Bella's Bistro has supplied a thorough summary and business plan. According to this plan, included with this packet, Bella's Bistro appears to be an upscale wine bistro that will also have "small plate food menu items" along with a broad selection of wines.

The Public Hearing:

At 7:00 p.m. on January 26, 2017, the hearing on the proposed Special use Permit to serve alcohol by the drink in a proposed new business (Bella's Bistro) at 150 E. South St., Suite J. was held. **Hardeep Bhalla** of South Barrington, Illinois, was absent due to weather related traffic reasons. Bhalla did arrive about 5 minutes after the meeting adjourned. **Rick Reardon** of Indianapolis, Indiana, was present to represent the landowner Sandor Development and the application for Bhalla.

- Reardon stated that there will be games, food and alcohol at the bistro.
- Reardon stated that he represents the land owner on the deal and that Sandor did their homework on the project and that Sandor feels comfortable with the operation.
- Reardon stated through his research that most customers that come to Bella's Bistro are in the Bistro for about one hour to 90 minutes.
- Reardon stated that Sandor has about 7 or 8 properties in the state of Illinois and that wine bistros seem to be one of the uses that is popping up and doing well.
- Commission member Sayers questioned the floor plan only having one bathroom. Director of Community Development Keith Edwards advised that he had already spoke with Reardon on this topic. Reardon acknowledged that he was aware that there will need to be 2 bathrooms and that they will need to be ADA compliant as well as there may be other plumbing requirements through the IDPH. The plans that were sent are not finalized plans.
- Commission member Hughes asked what the experience background of Bhalla was in operating a Bistro. Reardon stated that Bhalla and his team have over ten years of experience.
- Hughes asked about what games will be on site. Reardon stated that Bhalla plans to have the video slot gaming machines through the state of Illinois that are allowed with a liquor license.

No others were present to speak in support of the petition.

Commission Chairman Morrison asked if there were any persons to speak in opposition to the petition.

Cynthia Looney (625 Willard St) Looney stated that her property is adjacent to the Sandor shopping center property. Looney stated she was curious to what the hours of operation would be specifically how late at night they would be open because their bedroom is on the side of

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the house closest to the shopping center. Looney also had a question about garbage control and whether or not they would have the garbage collected regularly to keep the smell under control.

Commission Chairman Morrison reviewed the hours of operation for a liquor license. Being 10:00 a.m. to 10:00 p.m., Monday through Thursday, 9:00 a.m. to midnight on Friday and Saturday, and 9:00 a.m. to 10:00 p.m. on Sundays.

Commission Member Mirocha stated that those hours are the stipulations for the special use permit but are not necessarily the hours of operation.

Terry Looney (625 Willard St) Looney questioned the hours of operation and being able to serve alcohol before 12 noon on Sunday. Edwards advised that the hours would be double checked with the City Clerk and corrected if needed. Looney again questioned the trash collection issue.

Reardon replied to the Looney's that Sandor requires their tenants to have their own dumpster if they create a lot of garbage otherwise the tenant can use Sandor's dumpster. Reardon stated that Sandor is very particular with concerns over trash especially with food usage. Reardon also stated that he didn't believe the Bistro would be open on Sunday Mornings.

Reardon stated that as members of the community that they welcome calls to his office with any concerns with the property and encourage the Looneys and anyone else with concerns to call his office anytime. Reardon stated that Sandor is very particular on who they lease too and want to make sure that their tenants are all first class operations.

Plan Commission Chairperson Steve Morrison did remind the Plan Commission members and the audience members that if the Plan Commission makes the recommendation to grant the Special Use Permit and the City Council Passes the recommendation that the Special Use Permit can be revoked if the stipulations are not followed.

Recommendation:

After discussing the facts and testimony presented, the Plan Commission recommends, by a vote of seven in favor of the application, none opposed to the application, two absent, that the application to grant a Special Use Permit to serve alcohol by the drink be approved by the City Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing the serving of alcohol by the drink at 150 E. South St. Suite J. be granted to Hardeep Bhalla and Bella's Bistro.

Additionally, the Plan Commission recommends by a vote of seven in favor, none opposed, two absent that the following six stipulations be placed on the Special Use Permit.

1. The Special Use Permit is granted to Hardeep Bhalla, owner, Elite Restaurant Group III Inc, only, and is not transferable to any successor property owners and/or operators of a restaurant, bistro or bar serving alcohol on the site.

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2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. to 10:00 p.m., Monday through Thursday, 9:00 a.m. to midnight on Friday and Saturday, and 12:00 p.m. to 10:00 p.m. on Sundays. These hours are subject to further restrictions that may be imposed by any liquor licensing requirements.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit. Which would include one additional bathroom.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the restaurant shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
7. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan Commission and City Council.

There being no further business, the meeting adjourned at 7:24 p.m.

Respectfully yours,



Steve Morrison, Chairman