

Good Neighbors Report

To: PS&L Committee

From: Attorney Nhu H. Arn

RE: **KMO Diversified Holdings, LLC., dba Hillside Lanes, Kevin Orlakis, Agent**

GN meeting date: Monday, November 15, 2021

PS&L agenda date: Monday, November 29, 2021

Departments attended: Attorney, Police, Building, Health, and City Development

License requested: Class "B" and "Class B" (beer and liquor)

Topics Discussed:

- Modification of hours. Mr. Orlakis requested an amendment of the operating hours from those stated his original application, to close at 2:00 a.m. (rather than 12:00 a.m.) Sunday through Thursday, and at 2:30 a.m. (rather than 2:00 a.m.) on Friday and Saturday nights. Mr. Orlakis states he does not have any current plans to stay open that late, but would like the flexibility to do so in the future. The premises will include the first floor, along with part of the basement for alcohol storage.
- Agent experience. Mr. Orlakis has no experience with selling or serving alcohol. Accordingly, he was provided a brief overview of the city and state regulations pertaining to alcoholic beverages. Mr. Orlakis's background is in social work. He plans to continue working a social worker while managing the premises.
- Police issues discussed. Given the large size of the premises and the adjacent parking lot, Sgt. Ortiz discussed the importance of having adequate security, surveillance and lighting in and around the building. According to his application, Mr. Orlakis does have security plans in place.
- Building and City Development process pending. In order to operate a bowling alley and entertainment center, and build a watchmen's quarter at this location, Mr. Orlakis will first need to obtain a Conditional Use Permit from the Planning, Heritage and Design Commission and Common Council. He will then need to obtain various building permits in order to construct the watchmen's quarters.
- Conditional grant of the license. Mr. Orlakis has started the permit process with both the Building Department and City Development, but final approval may not come for months. As such, if the committee were to recommend approval of the application, it should be a "conditional grant" of the license, which would require Mr. Orlakis to operate within six months of the common council approval. Mr. Orlakis states he understands this and plans to open/operate before that time.

Overall summary:

Mr. Orlakis plans to operate a bowling alley, general entertainment venue, and special events rental at this premises. He does not have any experience in this industry, but is taking steps to educate himself. As for the premise location, there is no history of nuisance issues under the prior licensee. Mr. Orlakis seems to be very responsive to city staff, although he has a lot of work ahead of him in order to obtain a conditional use permit.