



VILLAGE OF
ROSEMONT

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ZONING BOARD OF APPEALS
BOARD MEETING MINUTES
APRIL 5, 2022
3:00 P.M.

CALL TO ORDER

The Zoning Board of Appeals Meeting of the Village of Rosemont, was called to order at 3:00 p.m. on Tuesday, April 5, 2022 in the municipal building of the Village of Rosemont, located at 9501 W. Devon Avenue, Rosemont, IL.

ROLL CALL

In attendance: Chairman - Ron Holtman
Members - Larry Cullerton, Christopher Stephens, David Houston, Augie Sansone Jr.

QUORUM PRESENT

Others in attendance: Village Attorney John Donahue
Secretary Kathryn Lawler

Tiffany Kuta, representing Target
Kayla O'Sullivan, representing Target
Christopher Placek, Daily Herald

APPROVAL OF MINUTES

1. A Motion was made by Christopher Stephens, seconded by Larry Cullerton to approve the Zoning Board of Appeals Minutes of February 8, 2022. A vote on the motion was unanimous. MOTION CARRIED.

AGENDA ITEMS

PLAT OF SUBDIVISION – HIGGINS ROAD PROPERTIES

1. Public hearing on the Village's request for the approval of a Plat of Subdivision resubdividing property located south of Higgins Road between Willow Creek Drive and the existing Giordano's restaurant parcel that are presently identified by PINs 12-03-102-032-0000, 12-03-102-010-0000, 12-03-102-046-0000, 12-03-102-045-0000, 12-03-102-041-0000, 12-03-102-048-0000 and 12-03-102-106-0000.

Village Attorney John Donahue briefly explained the resubdivision of the Higgins Road properties. Chairman Holtman asked if anyone had any questions or comments. There were no questions or comments.



A Motion to recommend approval of the Higgins Road Subdivision was made by Dave Houston, seconded by Augie Sansone, Jr. A vote on the motion was unanimous. MOTION CARRIED.

SPECIAL USE AND SIGN VARIANCES – STAN’S ROSEMONT LLC
D/B/A STAN’S DONUTS AND COFFEE

1. A public hearing on an application by the Village of Rosemont, as owner, and Stan’s Rosemont LLC. d/b/a Stan’s Donuts and Coffee, as tenant, for: (1) a special use in the D Commercial zoning district to allow the establishment and operation of an approximately 2,000 sq. ft. Stan’s Donuts and Coffee shop restaurant with a drive-through at a proposed address of 9433 West Higgins Road, Rosemont, IL on property that includes portions of existing PINs 12-03-102-010-0000, 12-03-102-046-0000, 12-03-102-045-0000, 12-03-102-041-0000, 12-03-102-048-0000 and 12-03-102-106-0000 as shown on the site plan, construction drawings and other documents on file with the Village; and (2) a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit the signage as depicted in the drawings and renderings submitted to the Zoning Board of Appeals, if any.

Village Attorney John Donahue confirmed no sign packages have yet been submitted. He proposed approving the special use and deferring the sign variance request. Attorney Donahue briefly explained the staff memorandum of findings of fact regarding the special use request.

A Motion to recommend approval of the special use for Stan’s Rosemont LLC d/b/a Stan’s Donuts and Coffee, and the memorandum of findings of fact was made by Christopher Stephens, seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

SPECIAL USE AND SIGN VARIANCES – SHUFFLES FC 1, INC. D/B/A
BIG CHICKEN

1. A public hearing on an application by the Village of Rosemont, as owner, and Shuffles FC 1, Inc. d/b/a Big Chicken, as tenant, for: (1) a special use in the D Commercial zoning district to allow the establishment and operation of an approximately 2,520 sq. ft. Big Chicken restaurant at a proposed address of 9437 West Higgins Road, Rosemont, IL on property that includes portions of existing PINs 12-03-102-010-0000, 12-03-102-046-0000, 12-03-102-045-0000, 12-03-02-041-0000, 12-03-102-048-0000 and 12-03-102-106-0000 as shown on the site plan, construction drawings and other documents on file with the Village; and (2) a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit the signage as depicted in the drawings and renderings submitted to the Zoning Board of Appeals, if any.



Village Attorney John Donahue confirmed no sign packages have yet been submitted. He proposed approving the special use and deferring the sign variance request. Attorney Donahue briefly explained the staff memorandum of findings of fact regarding the special use request.

A Motion to recommend approval of the special use for Shuffles FC 1, Inc. d/b/a Big Chicken and the memorandum of findings of fact was made by Augie Sansone Jr., seconded by Christopher Stephens. A vote on the motion was unanimous. MOTION CARRIED.

SPECIAL USE AND SIGN VARIANCES – 9421 W. HIGGINS SMALL CHEVAL, LLC

1. A public hearing on an application by the Village of Rosemont, as owner, and 9421 W Higgins Small Cheval, LLC as tenant, for: (1) a special use in the D Commercial zoning district to allow the establishment and operation of an approximately 4,560 sq. ft. Small Cheval restaurant with drive through lanes at a proposed address of 9421 West Higgins Road, Rosemont, IL on property that includes portions of existing PINs 12-03-102-032-0000 and 12-03-102-010-0000 as shown on the site plan, construction drawings and other documents on file with the Village; and (2) a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit the signage as depicted in the drawings and renderings submitted to the Zoning Board of Appeals, if any.

Village Attorney John Donahue confirmed no sign packages have yet been submitted. He proposed approving the special use and deferring the sign variance request. Attorney Donahue briefly explained the staff memorandum of findings of fact regarding the special use request.

A Motion to recommend approval of the special use for 9421 W Higgins Small Cheval, LLC and the memorandum of findings of fact was made by Christopher Stephens, seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

SIGN VARIANCE – TARGET

1. A public hearing on an application by Target Corporation to allow a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit additional signage on the Target Store located at 7000 Mannheim Road (PIN 09-32-201-037-0000) depicting a rear open car hatch and a Target shopping bag within a 50.5-inch diameter circle background and adjacent “drive-up” verbiage to be located on the front (east) elevation as depicted in a drawing dated September 29, 2021 submitted to the Zoning Board of Appeals.



Tiffany Kuta explained the request for the additional signage is due to the increase in drive-up orders.

A Motion to recommend approval of the sign variance for Target was made by Christopher Stephens, seconded by Augie Sansone, Jr. A vote on the motion was unanimous. MOTION CARRIED.

SIGN VARIANCE – MOBIL GAS STATION LED MESSAGE BOARD

1. A public hearing on an application by the Mobil gas station located at 9401 W. Higgins Road to allow a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit the addition of a 2-sided LED message board with dimensions of 6 feet by 4 feet to the existing pole sign as depicted in documentation submitted to the Zoning Board of Appeals.

Member Stephens asked if the proposed sign fits into the existing one; Attorney Donahue confirmed it does.

A Motion to recommend approval of the sign variance for the Mobil gas station was made by Christopher Stephens, seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

SIGN VARIANCE – LA QUINTA

1. A public hearing on an application by La Quinta, 6810 N. Mannheim Rd. to allow variances from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit 2 wall signs and 1 monument sign as depicted on pages 1 through 7 of the drawings prepared by Image National Signs dated February 3, 2021 and submitted to the Zoning Board of Appeals.

A Motion to recommend approval of the sign variance for La Quinta was made by Dave Houston, seconded by Augie Sansone, Jr. A vote on the motion was unanimous. MOTION CARRIED.

SPECIAL USE – BH 6810 MANNHEIM RD. LLC

1. A public hearing on an application of BH 6810 Mannheim Rd. LLC., as tenant, for a special use to authorize the establishment and operation of a restaurant within the Hyatt Place O'Hare located at 6810 Mannheim Rd., Rosemont, IL. (PIN: 09-32-203-005-0000) pursuant to the floor plans and documents submitted to the Zoning Board of Appeals.

Village Attorney John Donahue briefly explained the memorandum of findings of fact regarding the special use request. He stated that the applicant will be



taking over existing space in the hotel with minimal renovation and will be its 3rd party food and beverage operator.

A Motion to recommend approval of the special use for 9421 W Higgins Small Cheval, LLC and the memorandum of findings of fact was made by Augie Sansone, Jr., seconded by Dave Houston. A vote on the motion was unanimous. MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Christopher Stephens, seconded by Larry Cullerton to adjourn the meeting. A vote on the motion was unanimous. MOTION CARRIED.

The meeting was adjourned at 3:18 p.m.

Respectfully submitted,

Kathryn Lawler
Secretary