

VILLAGE OF ROSEMONT  
ZONING BOARD OF APPEALS  
BOARD MEETING MINUTES  
MARCH 7, 2023  
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, March 7, 2023, 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 and Secretary Kathryn Lawler

Guests present: Temoc Morfin – Cilantro Taco Grill  
Robert Hajdich – Chicago Window Well Covers  
Robert Clark – Gateway Rosemont LLC  
Mike Mele – PSCO Kieffer  
Richard Labriola – Stan’s Donuts  
Phil Wilson – Stan’s Donuts  
Robert Whitehead – Olympik Signs

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 7, 2023. A vote on the motion was unanimous. MOTION CARRIED.

AGENDA ITEMS

CILANTRO TACO GRILL SPECIAL USE & SIGN VARIANCE

1. A hearing on the application of GLIC Real Estate Holding LLC. for: (1) a special use in the D Commercial District for the establishment and

operation of a Cilantro Taco/grill restaurant at 9514 Higgins Road and (2) variances from the Village of Rosemont’s sign ordinance for wall signs and signage on an existing pole sign as depicted in the plans prepared by Parvin-Clauss sign Company and submitted to the Zoning Board of Appeals.

Temoc Morfin, owner of Cilantro Taco Grill, explained their current lease at 9509 Higgins Road expires on July 31, 2023, and they are requesting a special use permit to operate across the street at 9514 Higgins. This location was previously a restaurant, and they would be completing some cosmetic work to the space and constructing a small outdoor patio. They are planning on opening May 5<sup>th</sup>, 2023.

A motion to approve the findings of fact was made by Augie Sansone Jr. and seconded by Christopher Stephens. A vote on the motion was unanimous. MOTION CARRIED.

A motion was made by Christopher Stephens and seconded by Larry Cullerton to approve the special use and sign variance requests for Cilantro Taco Grill located at 9514 Higgins Road. A vote on the motion was unanimous. MOTION CARRIED.

#### IHG HOTELS AND RESORTS SIGN VARIANCE

1. A hearing on the application of IHG Hotels and Resorts (“Applicant”) for variances from the Village of Rosemont’s sign ordinance for the property located at 6600 Mannheim to permit: (1) exterior building signage for the “Land & Lake Rosemont” and “Sky on Nine” restaurant signage; and (2) “Land & Lake” monument signage in substantial conformance with the sign package submitted to the Zoning Board of Appeals by PSCO Kieffer.

Mike Mele of PSCO Kieffer stated the reason for the sign variance request is for secondary signage for Land & Lake, the first-floor restaurant, and Sky on Nine, the 9<sup>th</sup> floor banquet facility. Robert Clark of Gateway Rosemont LLC explained the 284-room hotel renovation began May of 2022 and they are hoping to be complete by May 2023. Land & Lake Restaurant will be a third-party operator leasing the first-floor restaurant and 9<sup>th</sup> floor banquet space of the hotel.

A motion was made by Christopher Stephens, seconded by Augie Sansone Jr. to approve the sign variance request for IHG Hotels and Resorts (Land & Lake

Rosemont/Sky on Nine). A vote on the motion was unanimous. MOTION CARRIED.

#### STAN'S ROSEMONT LLC SIGN VARIANCE

1. A hearing on the application of Stan's Rosemont LLC. d/b/a Stan's Donuts and Coffee, as tenant, for variances from the Village of Rosemont's sign ordinance for the property located at 9421 W. Higgins Road, Rosemont, IL. to permit the exterior building signage and drive-thru signage depicted in pages 1 through 10 of the sign package prepared by Olympik Signs submitted to the Zoning Board of Appeals.

Robert Whitehead of Olympic Signs explained the sign variance request is for the "Stan's Donuts and Coffee" sign and chef logo on the front of the building, and the drive-thru "Stan's Donuts & Coffee" sign and clearance bar. He stated that the signage on the rear side of the building has been eliminated due to lack of visibility.

A motion was made by Christopher Stephens, seconded by David Houston to approve the sign variance request for Stan's Rosemont LLC. 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 Augie Sansone Jr. and seconded by David Houston to adjourn the meeting. A vote of the motion was unanimous. MOTION CARRIED.

The meeting was adjourned at 3:15 p.m.

Respectfully submitted,

Kathryn Lawler  
Secretary