

VILLAGE OF ROSEMONT  
ZONING BOARD OF APPEALS  
BOARD MEETING MINUTES  
FEBRUARY 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, February 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: None

APPROVAL OF MINUTES

1. A Motion was made by Christopher Stephens, seconded by David Houston to approve the Plan Commission Meeting Minutes of December 1, 2022. A vote on the motion was unanimous. MOTION CARRIED.
2. A Motion was made by Christopher Stephens, seconded by Larry Cullerton to approve the Zoning Board of Appeals Minutes of October 4, 2022. A vote on the motion was unanimous. MOTION CARRIED.

AGENDA ITEMS

SMALL CHEVAL SIDE AND REAR YARD VARIANCES

1. A public hearing on an application by the Village of Rosemont, as owner, and 9421 W Higgins Small Cheval, LLC., as tenant, for variances in the D Commercial District from the 6 foot side yard and

15 foot rear yard requirements of Village Code Section 12-6A-7 for drive-thru canopy structures on a lot abutting a dwelling district to permit a minimum side yard of 1 foot, 10.5 inches and a minimum rear yard of 5 feet, 6 inches. The common address of the property that is the subject of this hearing is 9421 W. Higgins, Rosemont, IL.

Attorney John Donahue explained the variance for the rear yard is necessary, but the side yard may not be because it is not abutting to a dwelling district as required in the statute governing the “D Commercial Zoning District.”

A motion was made by Christopher Stephens, seconded by David Houston to approve the findings of fact. A vote on the motion was unanimous. MOTION CARRIED.

A motion was made by Christopher Stephens, seconded by David Houston to approve the rear yard variance as requested for Small Cheval, LLC located at 9421 W. Higgins Road. 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 3:07 p.m.

Respectfully submitted,

Kathryn Lawler  
Secretary