

**ZONING BOARD OF APPEALS
VILLAGE OF ROSEMONT**

AGENDA

**October 4, 2022 MEETING
3:00 P.M.
9501 DEVON AVENUE, 2ND FLOOR
ROSEMONT, IL**

- A. Call to Order and Roll Call
- B. Approval of minutes of the September 7, 2022 meeting of the Zoning Board of Appeals.
- C. Moretti's sign variance (9519 W. Higgins Rd.)

A public hearing on the application of Moretti's for variances from the Village of Rosemont's sign ordinance for the property located at 9519 W. Higgins Rd., Rosemont, IL. to permit the construction of a new pylon sign with signage and an electronic board as located and depicted in drawings prepared by Omega Sign & Lighting Inc. with a last revision date of April 13, 2022 submitted to the Zoning Board of Appeals.

- 1. Swearing in of witnesses
- 2. Presentation by applicant
- 3. Statements/questions by members of the public in attendance
- 4. Questions and comments by members of zoning board
- 5. Closing of Public Hearing
- 6. Additional Discussion by Zoning Board.
- 7. Motion and vote on whether to recommend Village Board approval of the application of Morretti's for sign variances to permit the construction of a new pylon sign with signage and an electronic board as located and depicted in drawings prepared by Omega Sign & Lighting Inc. with a last revision date of April 13, 2022 submitted to the Zoning Board of Appeals.

- D. Lansdowne Pub of Rosemont, LLC. special use and sign variance (5509 Park Place)

A public hearing on the application of Lansdowne Pub of Rosemont, LLC. for the property located at 5509 Park Place, Rosemont. IL. for: (A) a Special Use Permit authorizing a change in the concept of the existing Irish Pub themed restaurant to a Greek taverna restaurant; and (B) variances from the Village of Rosemont's sign ordinance to allow the signage as depicted in the sign package dated September 2, 2022 prepared by the Aria Group and submitted to the Zoning

Board of Appeals.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questions by members of the public in attendance
4. Questions and comments by members of zoning board
5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote on the approval of proposed findings of fact.
8. Motion and vote on whether to recommend Village Board approval of the application of Lansdowne Pub of Rosemont, LLC. . for the property located at 5509 Park Place, Rosemont. IL. for: (A) a Special Use Permit authorizing a change in the concept of the existing Irish Pub themed restaurant to a Greek taverna restaurant; and (B) variances from the Village of Rosemont's sign ordinance to allow the signage as depicted in the sign package dated September 2, 2022 prepared by the Aria Group and submitted to the Zoning Board of Appeals.

E. Coffee & Tea Bar Hospitality, LLC d/b/a Infuse Hospitality special use (6300 N. River Road)

A public hearing on the application of Coffee & Tea Bar Hospitality, LLC d/b/a Infuse Hospitality for the property located at 6300 N. River Road, Rosemont, IL. for a Special Use Permit authorizing a restaurant which will also serve alcohol.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questions by members of the public in attendance
4. Questions and comments by members of zoning board
5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote on the approval of proposed findings of fact.
8. Motion and vote on whether to recommend Village Board approval of the

application of Coffee & Tea Bar Hospitality, LLC d/b/a Infuse Hospitality for the property located at 6300 N. River Road, Rosemont, IL. for a Special Use Permit authorizing a restaurant which may, after obtaining all the necessary liquor license approvals, serve alcohol.

F. McDonald's USA LLC. special use (6150 N. River Road)

A public hearing on the application of McDonald's USA LLC. for the property located at 6150 N. River Road, Rosemont, IL. for a Special Use Permit authorizing the continued operation of a quick service restaurant following a dining room remodel and expansion pursuant to plans submitted to the Zoning Board of Appeals.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questions by members of the public in attendance
4. Questions and comments by members of zoning board
5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote on the approval of proposed findings of fact.
8. Motion and vote on whether to recommend Village Board approval of the application of McDonald's USA LLC. for the property located at 6150 N. River Road, Rosemont, IL. for a Special Use Permit authorizing the continued operation a quick service restaurant following a dining room remodel and expansion pursuant to plans submitted to the Zoning Board of Appeals.

G. Feldco sign variance (6300 N. River Rd.)

A public hearing on the application of Feldco as a tenant for variances from the Village of Rosemont's sign ordinance for the property located at 6300 N. River Rd., Rosemont, IL. to permit the signage pursuant to the drawings prepared by H. M. Witt & Co. Signs submitted to the Zoning Board of Appeals.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questions by members of the public in attendance
4. Questions and comments by members of zoning board

5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote on whether to recommend Village Board approval of the application of Feldco as a tenant for variances from the Village of Rosemont's sign ordinance for the property located at 6300 N. River Rd., Rosemont, IL. to permit the signage pursuant to the drawings prepared by H. M. Witt & Co. Signs submitted to the Zoning Board of Appeals.

H. Lakeshore Recycling Systems, LLC. sign variance (5505 N. Pearl)

A public hearing on the application of Lakeshore Recycling Systems, LLC. for variances from the Village of Rosemont's sign ordinance for the property located at 5505 N. Pearl, Rosemont, IL. to permit the signage pursuant to the drawings and specifications prepared by South Water Signs and submitted to the Zoning Board of Appeals.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questions by members of the public in attendance
4. Questions and comments by members of zoning board
5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote on whether to recommend Village Board approval of the application of Lakeshore Recycling Systems, LLC. for variances from the Village of Rosemont's sign ordinance for the property located at 5505 N. Pearl, Rosemont, IL. to permit the signage pursuant to the drawings and specifications prepared by South Water Signs and submitted to the Zoning Board of Appeals.

I. Consideration of the placement of solar panels on commercial properties.

A public hearing for the consideration of amendments to the Village's zoning code for the placement of solar panels on commercial properties.

1. Swearing in of witnesses
2. Presentations/statements by witnesses
3. Statements/questions by members of the public in attendance
4. Questions and comments by members of zoning board

5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote to continue the discussion on the placement of solar panels on commercial properties to the next meeting of the Zoning Board of Appeals scheduled for November 8, 2022 at 3:00 p.m.

J. Adjournment.

Ronald Holtman
Chairman, Zoning Board of Appeals