

**ZONING BOARD OF APPEALS
VILLAGE OF ROSEMONT**

AGENDA

**April 5, 2022 MEETING
3:00 P.M.
9501 W. Devon, 2nd Floor
Rosemont, Illinois 60018**

- A. Call to Order and Roll Call

- B. Approval of minutes of the February 8, 2022 meeting of the Zoning Board of Appeals.

- C. **Plat of Subdivision – Higgins Road properties.**

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.
 - 1. Swearing in of witnesses
 - 2. Presentation by applicant
 - 3. Statements by members of 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 Plat of Subdivision presented.

- D. **Special Use and sign variances (if submitted) – Stan’s Rosemont LLC. d/b/a Stan’s Donuts and Coffee**

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.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements by members of 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 requested 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.
8. Approval and adoption of the memorandum prepared by the Village staff as the Findings and Recommendations of the Zoning Board of Appeals as it pertains to the requested special use.
9. Motion and vote on whether to recommend Village Board approval of any sign variances requested by the Applicant, if any.

E. Special Use and sign variances (if submitted) - Shuffles FC 1, Inc. d/b/a Big Chicken

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, 12-03-102-041-0000, 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.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements by members of 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 requested 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.
8. Approval and adoption of the memorandum prepared by the Village staff as the Findings and Recommendations of the Zoning Board of Appeals as it pertains to the requested special use.
9. Motion and vote on whether to recommend Village Board approval of any sign variances requested by the Applicant, if any.

F. Special Use and sign variances (if submitted) - 9421 W Higgins Small Cheval, LLC.

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.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements by members of 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 requested 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.
8. Approval and adoption of the memorandum prepared by the Village staff as the Findings and Recommendations of the Zoning Board of Appeals as it pertains to the requested special use.
9. Motion and vote on whether to recommend Village Board approval of any sign variances requested by the Applicant, if any.

G. Sign Variance - Target

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.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements by members of 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 requested sign variances.

H. Sign Variance – Mobile Gas Station LED message board

A public hearing on an application by the Mobile 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.

1. Swearing in of witnesses

2. Presentation by applicant
3. Statements by members of 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 requested sign variances.

I. Sign Variance – La Quinta

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 in pages 1 through 7 of the drawings prepared by Image National Signs dated February 3, 2021 and submitted to the Zoning Board of Appeals.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements by members of 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 requested sign variances.

J. Special Use - BH 6810 Mannheim Rd. LLC.

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.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements by members of 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 requested special use in the D Commercial zoning district to allow 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.
8. Approval and adoption of the memorandum prepared by the Village staff as the Findings and Recommendations of the Zoning Board of Appeals as it pertains to the requested special use.

Adjournment.

Ronald Holtman
Chairman
Zoning Board of Appeals

Kathryn Lawler
Secretary
Zoning Board of Appeals

Dated: April 1, 2022

Posted: April 1, 2022