

VILLAGE OF ROSEMONT
MINUTES OF THE ZONING BOARD OF APPEALS MEETING
JUNE 8, 2021

CALL TO ORDER

The Village of Rosemont Zoning Board of Appeals Meeting was called to order at 3:00 p.m.

ROLL CALL

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

Guests present included Mr. Nick Peppers of Storino Ramello & Durkin, representing BRE Park Place 2, LLC (Pete's Dueling Piano & Pete's Tiki Bar).

APPROVAL OF MINUTES

A motion made by Chairman Holtman to approve the minutes of the May 5, 2021 Village of Rosemont Zoning Board of Appeals Meeting was approved by Christopher Stephens and seconded by Larry Cullerton. A vote on the motion was unanimous – MOTION CARRIED

PROPOSED SPECIAL USE

Mr. Peppers proposed the request for a special use permit to operate Pete's Dueling Piano Bar & Tiki Bar, with alcohol service only, no food preparation and any sign variances that were included in the submittal. He indicated that this is the balance of the former Hofbrauhaus project (Crust Pizza) and will be the 6800 square foot portion to the north of the old building with roughly 300 seats, including outdoor seating. Mr. Peppers stated the elevations included in the plans have been created in conjunction with the Village requirements, and he would be requesting Village approval for potential minor adjustments to the signage location. The developer is planning an opening date of November 1, 2021 provided the permit process goes smoothly.

Member Stephens asked if they are both seven day per week operations. Mr. Peppers was unsure, but stated that they would comply with the Village requirements.

A motion made by Chairman Holtman to approve the special use permit for Pete's Piano Bar and TikiBar was approved by member Stephens and seconded by member Houston. A vote on the motion was unanimous – MOTION CARRIED

A motion made by Chairman Holtman to approve the signage proposed by ARIA was approved by member Stephens and seconded by member Cullerton. A vote on the motion was unanimous – MOTION CARRIED

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APPROVAL OF PROPOSED FINDINGS OF FACT

A motion made by Chairman Holtman to approve the proposed findings of fact was approved by Member Sansone and seconded by Member Houston. A vote on the motion was unanimous – MOTION CARRIED

Chairman Holtman stated the Zoning Board of Appeals would recommend approval to the Village Board for the proposed special use permit and signage. The Village Board Meeting would be held Monday, June 14, 2021.

OTHER BUSINESS

Chairman Holtman announced Joanne Stawik's retirement as secretary of the Zoning Board of Appeals and congratulated her for her 30 years of service. He announced Kathryn Lawler as the new Zoning Board of Appeals secretary.

ADJOURNMENT

A motion made by Chairman Holtman to adjourn the meeting was approved by member Stephens and seconded by member Cullerton. The meeting was adjourned at 3:09 p.m.

Chairman

ATTEST:

Secretary