

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSEMONT**

**AGENDA**

**April 8, 2014 MEETING  
3:00 P.M.  
2<sup>ND</sup> FLOOR  
9501 DEVON AVENUE  
ROSEMONT, IL**

- I. Call to Order and Roll Call
  
- II. Public Hearing on whether the Village should grant an approximately 18-inch variation from the minimum side yard requirements applicable in the "A" Single-Family District to permit the construction of a new 18-foot wide 2-car garage on the Subject Property a distance of approximately 4 feet 6 inches from the north line of the Subject Property located at 6128 Ruby Street, Rosemont, Illinois, all in accordance with the plans and drawings submitted by the Applicant.
  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 that the Village Board approve a side yard variation to permit the construction of a new 18-foot wide 2-car garage on the Subject Property a distance of approximately 4 feet 6 inches from the north line of the Subject Property located at 6128 Ruby Street, Rosemont, Illinois, all in accordance with the plans and drawings submitted by the Applicant.
  
- III. Public hearing on whether the Village should approve: (1) a special use to allow the establishment and operation of a Hyatt Place Hotel containing approximately 200 rooms and a Select Service Hotel containing approximately 260 rooms on separate lots to be established pursuant to a plat of resubdivision on the property commonly known as 6810 N. Mannheim Road, Rosemont, Illinois; (2) a variance from the applicable 50-foot height restriction of the Rosemont Zoning Ordinance to allow the proposed hotels to be

constructed to an elevation which is the lesser of either 70 feet above grade, or the height allowed by the Federal Aviation Administration; (3) a variance from the 20-foot front yard setback requirements of the Rosemont Zoning Ordinance to permit the porte-cochere to be constructed in connection with one of the proposed hotels to extend a distance of approximately 5-feet into the front yard setback; and (4) consideration of a proposed 2-lot plat of resubdivision for the Subject Property, all in accordance with the plans and drawings submitted by the Applicant.

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 that the Village Board approve: (1) a special use to allow the establishment and operation of a Hyatt Place Hotel containing approximately 200 rooms and a Select Service Hotel containing approximately 260 rooms on separate lots to be established pursuant to a plat of resubdivision on the property commonly known as 6810 N. Mannheim Road, Rosemont, Illinois; (2) a variance from the applicable 50-foot height restriction of the Rosemont Zoning Ordinance to allow the proposed hotels to be constructed to an elevation which is the lesser of either 70 feet above grade, or the height allowed by the Federal Aviation Administration; (3) a variance from the 20-foot front yard setback requirements of the Rosemont Zoning Ordinance to permit the porte-cochere to be constructed in connection with one of the proposed hotels to extend a distance of approximately 5-feet into the front yard setback, all in accordance with the plans and drawings submitted by the Applicant.

8. Motion and vote on whether to recommend approval a preliminary (or final) plat of resubdivision for the Subject Property.

IV. Public Hearing on whether the Village should grant a special use to allow the establishment and operation of a doughnut shop and bakery ("The Donut Shop") at 7104 Mannheim Road, Rosemont, Illinois, all in accordance with the plans and drawings submitted by the Applicant.

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 that the Village Board approve a special use to allow the establishment and operation of a doughnut shop and bakery ("The Donut Shop") at 7104 Mannheim Road, Rosemont, Illinois, all in accordance with the plans and drawings submitted by the Applicant.

V. Adjournment.

Joanne Stawik  
Secretary  
Zoning Board of Appeals

**VILLAGE OF ROSEMONT  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the Village of Rosemont, Illinois, will hold a public hearing on the application of the owners of the property located at 6128 Ruby Street, Rosemont, Illinois (the "Subject Property"), on whether the Village should grant an approximately 18-inch variation from the minimum side yard requirements applicable in the "A" Single Family District to allow the construction of a new 18-foot wide 2-car garage on the Subject Property a distance of approximately 4 feet 6 inches from the north line of the Subject Property. The Village's Zoning Ordinance requires that there be a side yard on each side of a building having a width of 10% of the lot frontage or 6 feet, whichever is less.

The public hearing will be held by the Zoning Board of Appeals of the Village of Rosemont on Tuesday, April 8, 2014 at 3:00 o'clock p.m. in the Village Board meeting room on the second floor of the Rosemont Municipal Building, 9501 Devon Avenue, Rosemont, Illinois,.

All interested persons will be given an opportunity to speak at the public hearing. In addition, objections and other comments, if any, relating to the above-listed request may be made in writing and filed with the Village Clerk before the hearing in addition to being offered verbally at the hearing. Documents relating to the requested special use and variation are available for review in the offices of the Village's Building Department, 9501 Devon Avenue, Rosemont, Illinois, during regular business hours.

Dated this 13th day of March, 2014

Zoning Board of Appeals  
Village of Rosemont  
Ronald Holtman, Chairman

**VILLAGE OF ROSEMONT  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the Village of Rosemont, Illinois, will hold a public hearing on the application of Dieu Le and Charlie Chan (the "Applicants") for a special use to allow the establishment and operation of a doughnut shop and bakery ("The Donut Shop") at 7104 Mannheim Road, Rosemont, Illinois (the "Subject Property") in accordance with drawings submitted by the Applicant.

The public hearing will be held by the Zoning Board of Appeals of the Village of Rosemont on Tuesday, April 8, 2014 at 3:00 o'clock p.m. in the Village Board meeting room on the second floor of the Rosemont Municipal Building, 9501 Devon Avenue, Rosemont, Illinois,.

All interested persons will be given an opportunity to speak at the public hearing. In addition, objections and other comments, if any, relating to the above-listed request may be made in writing and filed with the Village Clerk before the hearing in addition to being offered verbally at the hearing. Documents relating to the requested special use and variation are available for review in the offices of the Village's Building Department, 9501 Devon Avenue, Rosemont, Illinois, during regular business hours.

Dated this 13th day of March, 2014

Zoning Board of Appeals  
Village of Rosemont  
Ronald Holtman, Chairman

**VILLAGE OF ROSEMONT  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the Village of Rosemont, Illinois, will hold a public hearing on the application of Hotel Mannheim Chicago, LLC (the "Applicant") for:

- (1) Approval of a special use to allow the establishment and operation of a Hyatt Place Hotel containing approximately 200 rooms and a Select Service Hotel containing approximately 260 rooms on separate lots to be established pursuant to a plat of resubdivision of the property commonly known as 6810 N. Mannheim Road, Rosemont, Illinois (the "Subject Property");
- (2) Approval of a variation from the applicable 50-foot height restriction contained in the Village of Rosemont Zoning Ordinance to allow the proposed hotels to be constructed to an elevation which is the lesser of either 70 feet above grade, or the height allowed by the Federal Aviation Administration; and
- (3) Approval of a variation from the 20-foot front yard setback requirements contained in the Village of Rosemont Zoning Ordinance to permit the porte-cochere to be constructed in connection with one of the proposed hotels to extend a distance of approximately 5-feet into the front yard setback.
- (4) The Zoning Board (Plan Commission) of the Village of Rosemont will also consider a proposed 2-lot plat of resubdivision for the Subject Property.

The public hearing will be held by the Zoning Board of Appeals of the Village of Rosemont on Tuesday, April 8, 2014 at 3:00 o'clock p.m. in the Village Board meeting room on the second floor of the Rosemont Municipal Building, 9501 Devon Avenue, Rosemont, Illinois. Documents relating to the requested special use and variations are available for review in the offices of the Village's Department of Public Works, 7048 N. Barry Street, Rosemont, Illinois during regular business hours.

At the public hearing, the Zoning Board of Appeals will hear testimony from and consider any evidence presented by persons interested in this matter. In addition, objections and other comments relating to this request may be made in writing and filed with the Village Clerk before the hearing. All interested persons are encouraged to attend and participate.

Dated this 13th day of March, 2014

Zoning Board of Appeals  
Village of Rosemont  
Ronald Holtman, Chairman