



VILLAGE OF  
**ROSEMONT**

May 13, 2015

A meeting of the Zoning Board of Appeals, of the Village of Rosemont, was called to order at 3:15 p.m. on Tuesday, May 12, 2015, in the municipal building of the Village of Rosemont.

In attendance: Chairman – Ron Holtman, Members: August Sansone, Jr. Michael Raimondi, Joseph Donnelly, Larry Cullerton, David Houston and Joanne Stawik, secretary.

Absent: Christopher Stephens

Guests Present: Mr. Peter Coblentz, Village Attorney, Ms. Kimberly Grimm, Continental Properties, Mr. Rich Choi, Mr. Luke Casson, Mr. McMahon, Mr. Nate Hennig, Mr. Kahler Slater, Mr. Adrian Muierson, and Ms. Debbie Pyznarski.

Public Hearing on whether the Village should approve an amendment to the Special Use granted by the Village of Rosemont for the property commonly known as the Hilton Rosemont/Chicago O'Hare Hotel at 5550 N. River Road, Rosemont, IL to permit a new approximately 11 foot ½ inch by 7 foot 9 inch entrance vestibule and exterior entrance door to be added for the Starbucks store located within the hotel on the Subject Property, in accordance with the drawings submitted by the Applicant.

Mr. Nate Hennig of Hilton Properties stated this was the original gift shop and this entrance would be dedicated to Starbucks. There being no questions, a motion by Joe Donnelly, seconded by Larry Cullerton, to recommend approval of this special use was made. A vote on the motion was unanimous. **MOTION CARRIED**

Second item on the agenda is whether the Village should approve an amendment to the Special Use granted by the Village of Rosemont Ordinance No. 2006-9-13G for the property commonly known as the Aloft Hotel 9700 Balmoral Avenue, Rosemont, IL to permit an approximately 2,000 sq. ft. addition to the hotel building on the property to accommodate additional meeting space within the hotel, all in accordance with the drawings submitted by the Applicant.

Ms. Grimm spoke on the property owned by Continental Properties and stated the hotel needed more space and would be at the back of the hotel with everything matching the existing hotel. The change from 1700 sq. ft. to 2,000 sq. ft. was brought about by structural necessities.



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A motion by Joe Donnelly, seconded by August Sansone, was made to recommend approval of this addition. A vote on the motion was unanimous. **MOTION CARRIED.**

Third item on the agenda is whether the Village should approve a variation from the roof sign requirements of the Rosemont Sign Ordinance to permit an additional 47.2 sq. ft. roof sign with dimensions of approximately 16 inches in height by 28 ft. 11-1/8 inches in length, to be erected on the north roof exposure of the building at 9701 W. Higgins Rd., Rosemont, IL bearing the logo and name of "Signature Bank" all in accordance with the drawings submitted by the applicant.

Ms. Pyznarski of Lincoln Properties, said the east building sign may come down (Marketing Innovators) because their lease is up in 2016. Signature Bank sign would be lit at night. This is because Signature Bank has their corporate offices in the building.

Joe Donnelly, seconded by Michael Raimondi, made a motion to recommend approval of this signage. A vote on the motion was unanimous. **MOTION CARRIED.**

Fourth item on the Agenda is whether the Village should approve (1) a special use to allow the establishment and operation of an approximately 2,240 sq. ft. convenience store and gas station at 9401 W. Higgins Rd., Rosemont, IL and (2) variations from the requirements of the Rosemont Sign ordinance to permit (a) an approx.. 112 sq. ft. monument or ground sign with dimensions of approximately 8ft. in width, 14 ft. in height and 30inches in depth and (b) two (2) Mobil logo canopy signs of approximately 16.32 sq. ft. in area facing north and east, all in accordance with the drawings submitted by the Applicant.

Mr. McMahon spoke of the lease with Exxon Mobil and said the business would close for 90 days to reconfigure the building. Lighting would be LED and the owner's name is Andy Sikolski with one underground tank designated for Diesel. Soil testing has to be done and Mr. Luke Casson said the other tanks would remain.

A motion by David Houston, seconded by Joe Donnelly, was made to recommend approval of the above. A vote on the motion was unanimous. **MOTION CARRIED.**

Fifth and last item on the Agenda is a Public Hearing on whether the Village should consider an amendment to the Zoning Ordinance of the Village of Rosemont to authorize and permit temporary uses in the "D" Commercial District and in the "E" Service and Light Industrial District.



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Mr. Coblenz stated this ordinance is necessary due to the Wyndham Hotel operating a leasing out parking lot and this ordinance needs to have control to regulate. This also includes carnivals, etc...

Mr. Joe Donnelly, seconded by David Houston, made a motion to recommend approval of this amendment. A vote on the motion was unanimous. **MOTION CARRIED.**

There being no further business, a motion to adjourn was made by David Houston, seconded by Joe Donnelly. **MOTION CARRIED.**

Meeting adjourned at 3:37 p.m.

A handwritten signature in black ink, appearing to read "Ron Holtman", written in a cursive style.

Ron Holtman, Chairman