

A meeting of the Zoning Board of Appeals, of the Village of Rosemont, was called to order at 3:01 p.m. on Wednesday, June 7, 2017, in the municipal building of the Village of Rosemont.

Roll call was taken and one member absent, namely, Christopher Stephens. All others attended. Quorum Present.

Mr. Nicholas Peppers of Storino, Ramello and Durkin and Mr. Mark Wrzeszcze of the Burke Group were present. Mr. Matt Rose of Rosenthal, Murphy and Coblenz attended as the Village Attorney.

A motion to accept the minutes of the May 2, 2017 Zoning Board Meeting was made by Joe Donnelly, seconded by Michael Raimondi. **MOTION CARRIED.**

First item on the Agenda was the application of BRE Pearl Street 1, LLC and Carmine's Rosemont, Inc for a special use to allow the establishment and operation of an approximately 10,000 sq. ft. sit-down Carmine's Restaurant and Bar with an outdoor dining area on proposed Lot 3 of Lot 2 of the Pearl Street Station 2nd Resubdivision at the southwest quadrant of Balmoral Avenue and I-294 in Rosemont, IL in the "D" Commercial Zoning District; and secondly any required variations from the numerical and size restrictions under the Village of Rosemont Sign Ordinance to permit the following signs to be established and maintained in connection with the proposed Carmine's Restaurant: (a) one (1) wall sign of approx.. 60 sq. ft. on the north elevation of the building; (b) one (1) wall sign of approximately 28 sq. ft. on the west elevation of the building; (c) one (1) approximately 28 sq.ft. blade sign on the east elevation of the building; and (d) any other variations as may be identified or amended resulting from this application, pursuant to and substantially in the form of the plans, specifications and supporting information submitted to and approved by the Zoning Board of Appeals.

Mr. Peppers said construction would start in July and open by late Spring or early Summer of 2018 and stated the restaurant would contain 300 plus or minus seats including the outdoors. Also FAA approved the 38 foot structure.

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

Second item on the agenda was whether to recommend to the Village Board the approval of the Final Plat of Resbudivision for Pearl Street Station – Lot 5.

A vote on the recommendation of approval of Final Plat of Resubdivision for Pearl Street Station – Lot 5 was made by Joe Donnelly, seconded by David Houston. Vote was unanimous. **MOTION CARRIED.**

There being no other business before the Board, a motion to adjourn was made by Michael Raimondi, seconded by Larry Cullerton. **MOTION CARRIED.** Meeting adjourned at 3:09 p.m.

Ronald Holtman, Chairman

