

A meeting of the Zoning Board of Appeals, of the Village of Rosemont, was called to order at 3:00pm on Tuesday, May 2, 2017, in the municipal building of the Village of Rosemont.

Roll call was taken and two members were absent, namely, Michael Raimondi and Joe Donnelly. Quorum present.

Mr. Peter Coblenz, Village Attorney, Mr. Mark Wrzescze of the Burke Group, Mr. Nicholas Peppers and Mr. Mark Vornberg of Dick Clark & Associates (Architects) were present.

A motion to accept the minutes of the April 5, 2017 Zoning Board Meeting was made by Larry Cullerton, seconded by Christopher Stephens. **MOTION CARRIED.**

First item on the Agenda was the hearing of the application of Rosemont Crab Partners, LLC for (1) A special use to allow the establishment and operation of an approximately 12,500 sq. foot sit-down Trulucks restaurant and bar with an outdoor dining area on proposed Lot 2 of Lot 2 of the Pearl Street Station Resubdivision at the southwest quadrant of Balmoral Avenue and I-294 in Rosemont, IL in the "D" Commercial Zoning District; and, (2) variations from the numerical and size restrictions under the Village of Rosemont Sign Ordinance to permit the following wall signs to be established and maintained in connection with the proposed Truluck's restaurant: (a) one (1) approximately 560 sq. ft. non-illuminated "Trulucks Seafood Steak Crab House" sign on the east elevation of the restaurant building; (b) one (1) approximately 305 sq. ft. non-illuminated "Truluck's Seafood Steak Crab House" sign on the west elevation of the proposed restaurant building; (c) Two (2) "Crab logo identifications signs of approximately 22.5 sq. ft. and 5 sq. feet, respectively, on the east and south elevations of the building; (d) Two (2) wall-mounted "proper attire required" plaques; (e) any other variations as may be identified or amended resulting from this application, all in accordance with the plans and drawings submitted by the Applicant.

Mr. Nicholas Peppers of Storino, Ramello & Durkin Attorneys for the Applicant responded that this is a high end restaurant on Lot 2 of Pearl Street with other restaurants in Texas and Florida. He also noted there is approximately seating for 420 with a correction in the amount of sq. footage from the above mentioned 12,500 to 14,000 sq. ft.

A motion by Christopher Stephens, seconded by August Sansone, Jr. was made to recommend approval of this application. A vote on the motion was unanimous. **MOTION CARRIED.**

Second item on the Agenda is a Public Hearing with respect to approval of the Final Plat of Pearl Street Suvdivision 2nd Resubdivision, being a 4-lot resbudivision of a 2.8671 acre tract at the southwest corner of I-294 and Balmoral Avenue.

Mr. Wrzescze stated this was brought before the board because of a property line to the west and right of way on restaurant pushed to the south with another property line for Carmine's.

A motion to recommend this Final Plat of Pearl Street Station 2nd Resubdivision ws made by Larry Cullerton with a second by August Sansone, Jr. A vote on the motion was unanimous. **MOTION CARRIED.**

There being no other business to come before the board a motion to adjourn was made by Christopher Stephens, seconded by Larry Cullerton. **MOTION CARRIED.**

Meeting adjourned at 3:13 p.m.



Ronald Holtman, Chairman