

VILLAGE OF ROSEMONT
ZONING BOARD OF APPEALS
BOARD MEETING MINUTES
OCTOBER 4, 2022
3:00 P.M.

CALL TO ORDER

The Zoning Board of Appeals Meeting of the Village of Rosemont was called to order at 3:00 p.m. on Tuesday, October 4, 2022, in the municipal building of the Village of Rosemont, located at 9501 W. Devon Avenue, Rosemont, IL.

ROLL CALL

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

QUORUM PRESENT

Others in attendance: Village Attorney Matt Rose and Secretary Kathryn Lawler

Guests present: Julie Workman - Levenfeld Pearlstein, LLC
Liz Butler – Taft, Stettinius & Hollister LLP
Joe Kerchner - Lingle Design Group
Douglas Cook – Feldco
Frank Lambert – South Water Signs

APPROVAL OF MINUTES

1. A Motion was made by Christopher Stephens, seconded by Larry Cullerton to approve the Zoning Board of Appeals Minutes of September 7, 2022. A vote on the motion was unanimous. MOTION CARRIED.

AGENDA ITEMS

MORETTI'S SIGN VARIANCE

1. A public hearing on the application of Moretti's for variances from the Village of Rosemont's sign ordinance for the property located at 9519

W. Higgins Rd., Rosemont, IL. to permit the construction of a new pylon sign with signage and an electronic board as located and depicted in drawings prepared by Omega Sign & Lighting Inc. with a last revision date of April 13, 2022 submitted to the Zoning Board of Appeals.

Chairman Holtman explained that this has been requested to be tabled.

A Motion to recommend this item to be tabled to the next meeting was made Augie Sansone and seconded by Christopher Stephens. A vote on the motion was unanimous. MOTION CARRIED.

LANDSDOWNE PUB SPECIAL USE & SIGN VARIANCE

1. A public hearing on the application of Lansdowne Pub of Rosemont, LLC. for the property located at 5509 Park Place, Rosemont. IL. for: (A) a Special Use Permit authorizing a change in the concept of the existing Irish Pub themed restaurant to a Greek taverna restaurant; and (B) variances from the Village of Rosemont's sign ordinance to allow the signage as depicted in the sign package dated September 2, 2022 prepared by the Aria Group and submitted to the Zoning Board of Appeals.

Julie Workman of Levenfeld Pearlstein, LLC stated on behalf of Lyons Group, owners of Kings Bowl and Five Roses Pub, that the group was presented with an opportunity by the Village to purchase both properties and redevelop the restaurant with a new concept. They are requesting a Special Use Permit and Sign Variance for "Salt Water," a modern Greek taverna style restaurant. She explained that the Mediterranean concept will appeal to a wide variety of guests and is a genre of dining that is not currently offered in the Entertainment District. Renovations will take roughly one year to complete, and they would like to begin as soon as possible.

A motion to approve the findings of fact was made by Christopher Stephens and seconded by Augie Sansone, Jr. A vote on the motion was unanimous. MOTION CARRIED.

A Motion to recommend approval of the special use and sign variance was made by Christopher Stephens and seconded by Augie Sansone, Jr. A vote on the motion was unanimous. MOTION CARRIED.

INFUSE HOSPITALITY SPECIAL USE

1. A public hearing on the application of Coffee & Tea Bar Hospitality, LLC d/b/a Infuse Hospitality for the property located at 6300 N. River Road, Rosemont, IL. for a Special Use Permit authorizing a restaurant which will also serve alcohol.

Liz Butler of Taft, Stettinius & Hollister LLP, on behalf of Infuse Hospitality, stated the Special Use request for a restaurant including alcohol service is to utilize the proposed space at 6300 River Road as a tenant amenity only to attract tenants to the building. The restaurant will be accessible only through the lobby of the building, with no exterior signage or changes to the exterior of the building. The hours of operation will be Monday-Friday, 6:30 a.m. – 8:00 p.m.

A motion to approve the findings of fact was made by Christopher Stephens and seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

A Motion to recommend approval of the special use was made by Christopher Stephens and seconded by Augie Sansone, Jr. A vote on the motion was unanimous. MOTION CARRIED.

MCDONALD'S SPECIAL USE

1. A public hearing on the application of McDonald's USA LLC. for the property located at 6150 N. River Road, Rosemont, IL. for a Special Use Permit authorizing the continued operation of a quick service restaurant following a dining room remodel and expansion pursuant to plans submitted to the Zoning Board of Appeals.

Joe Kerchner of Lingle Design Group, explained the Special Use request to update the existing McDonald's restaurant with a 660 sq. ft. addition will better serve its customers and crew members. Additionally, they will expand the drive-thru, update the restrooms to make them ADA compliant, and rework the kitchen to provide more space. The exterior finishes and signage will remain signage same. The current ADA compliant parking will be moved the other side of the building, and the drive-thru expansion will help keep traffic off River Road. Steve Rizzo, construction manager for McDonald's USA, stated the proposed construction will take about 10 weeks and they are hoping to start in March 2023.

A motion to approve the findings of fact was made by Christopher Stephens and seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

A Motion to recommend approval of the special use request was made by Christopher Stephens and seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

FELDCO SIGN VARIANCE

1. A public hearing on the application of Feldco as a tenant for variances from the Village of Rosemont's sign ordinance for the property located at 6300 N. River Rd., Rosemont, IL. to permit the signage pursuant to the drawings prepared by H. M. Witt & Co. Signs submitted to the Zoning Board of Appeals.

Douglas Cook, chairman and owner of Feldco, explained they will be moving all principal offices from 125 E. Oakton, Des Plaines, to 6300 River Road in early 2023. They are currently renovating the 6th and 7th floors to accommodate approximately 150-200 employees. The purpose for the sign variance request is to allow the sign to be placed near the top center portion of the building. Upon approval, they will install the sign early next spring.

A Motion to recommend approval of the sign variance was made by Larry Cullerton and seconded by Augie Sansone, Jr. MOTION CARRIED.

LAKESHORE RECYCLING SYSTEMS SIGN VARIANCE

1. A public hearing on the application of Lakeshore Recycling Systems, LLC. for variances from the Village of Rosemont's sign ordinance for the property located at 5505 N. Pearl, Rosemont, IL. to permit the signage pursuant to the drawings and specifications prepared by South Water Signs and submitted to the Zoning Board of Appeals.

Frank Lambert of SouthWater Signs explained the sign variance request is for a fourth wall sign to be added to the east side the building located at 5505 Pearl.

A Motion to recommend approval of the sign variance was made by Christopher Stephens and seconded by Larry Cullerton. A vote on the motion was unanimous. MOTION CARRIED.

SOLAR PANELS ON COMMERCIAL PROPERTIES

1. A public hearing for the consideration of amendments to the Village's zoning code for the placement of solar panels on commercial properties.

Chairman Holtman explained the Zoning Board of Appeals is waiting for materials from the electrical union to support the proposed amendments to the code and requested to recommend tabling it to the next meeting

A Motion to recommend tabling this item to the next meeting was made by Christopher Stephens and seconded by Dave Houston. MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Dave Houston and seconded by Christopher Stephens to adjourn the meeting. A vote of the motion was unanimous. MOTION CARRIED.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Kathryn Lawler
Secretary