

**ZONING BOARD OF APPEALS
VILLAGE OF ROSEMONT**

AGENDA

**MARCH 6, 2018 MEETING
3:00 P.M.
9501 DEVON AVENUE, 2ND FLOOR
ROSEMONT, IL**

- I. Call to Order and Roll Call

- II. Approval of minutes of February 6, 2018 meeting of the Zoning Board of Appeals.

- III. CAPITAL GRILLE**

Public hearing with respect to the application of the owner/tenant of The Capital Grille restaurant located at 5340 N. River Road, Rosemont, Illinois (PIN# 12-10-100-123-0000) for an amendment to the special use granted by Ordinance 2006-4-25A to allow the enclosure of the existing patio area with roof and wall structure.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questioning 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 Village Board approval of the application for an amendment to the special use granted by Ordinance 2006-4-25A to the Owner/Tenant of The Capital Grille restaurant located at 5340 N. River Road, Rosemont, Illinois (PIN# 12-10-100-123-0000) to allow the enclosure of the existing patio area with roof and wall structure.

IV. HARLEY-DAVIDSON

Public hearing with respect to an application by an application by QP Park LLC, as lessee and Windy City Harley-Davidson and its affiliates as the sublease operators for an amendment to the special use approved by Rosemont Ordinance 2017-11-8L to allow a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit the following signs for the approximately 20,000 sq. ft. 2-story structure proposed to be built on Park Place in the Entertainment District (part of PIN 12-09-215-033-0000), subject to FAA lighting, height and other requirements:

:

1. An approximately 6 foot wide by 4 foot high internally illuminated Harley-Davidson Bar and Shield box sign on the east elevation as depicted in the submitted sign package.
2. Two (2) approximately 12 foot wide by 9 foot high internally illuminated Harley-Davidson Bar and Shield box signs located on the west and north elevations as depicted in the submitted sign package.
3. An approximately 12 foot wide by 9 foot high internally illuminated Eaglerider's Rentals box sign on the west elevation as depicted in in the submitted sign package.
4. An approximately 10 foot wide by 14 foot high painted externally lit Harley-Davidson #1 logo sign located on the south elevation as depicted in the submitted sign package.
5. A painted sign on masonry with an approximately 40 inch high band at the top of the building with "WINDY CITY HARLEY-DAVIDSON " lettering located on the east and west elevations as depicted in in the submitted sign package.
6. A painted sign on masonry with an approximately 40 inch high band at the top of the building with "HARLEY-DAVIDSON " lettering located on the north and south elevations as depicted in in the submitted sign package.
7. Four (4) 9 foot wide by 6 foot tall display window signs depicting motorcycles located on the west elevation as depicted in the submitted sign package.
8. A Harley-Davidson Bar and Shield sign on a rooftop water tank as depicted in the submitted sign package.
9. Any other variations as may be identified or amended resulting from this application in conformance with the plans, specifications and supporting information submitted to and approved by the Zoning Board of Appeals.

1. Swearing in of witnesses
2. Presentation by applicant

3. Statements/questioning 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 Village Board approval of the application by QP Park LLC, as lessee and Windy City Harley-Davidson and its affiliates as the sublease operators for an amendment to the special use approved by Rosemont Ordinance 2017-11-8L to allow a variance from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit the following signs for the approximately 20,000 sq. ft. 2-story structure proposed to be built on Park Place in the Entertainment District (part of PIN 12-09-215-033-0000), subject to FAA lighting, height and other requirements:

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1. An approximately 6 foot wide by 4 foot high internally illuminated Harley-Davidson Bar and Shield box sign on the east elevation as depicted in the submitted sign package.
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3. An approximately 12 foot wide by 9 foot high internally illuminated Eaglerider's Rentals box sign on the west elevation as depicted in in the submitted sign package.
4. An approximately 10 foot wide by 14 foot high painted externally lit Harley-Davidson #1 logo sign located on the south elevation as depicted in the submitted sign package.
5. A painted sign on masonry with an approximately 40 inch high band at the top of the building with "WINDY CITY HARLEY-DAVIDSON " lettering located on the east and west elevations as depicted in in the submitted sign package.
6. A painted sign on masonry with an approximately 40 inch high band at the top of the building with "HARLEY-DAVIDSON " lettering located on the north and south elevations as depicted in in the submitted sign package.
7. Four (4) 9 foot wide by 6 foot tall display window signs depicting motorcycles located on the west elevation as depicted in the submitted sign package.
8. A Harley-Davidson Bar and Shield sign on a rooftop water tank as depicted in the submitted sign package.

9. Any other variations as may be identified or amended resulting from this application in conformance with the plans, specifications and supporting information submitted to and approved by the Zoning Board of Appeals.

V. WINTRUST

Public hearing with respect to an application by Wintrust Financial Corporation for variations from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit an approximately 25 foot, 4 inch wide by approximately 4 foot high sign with the verbiage "WINTRUST" on each of the north, south, east and west elevations of the building located at 9701 W. Higgins, Rosemont, IL. as depicted on drawings prepared by Parvin-Clauss Sign Company revised as of February 1, 2018.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questioning 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 Village Board approval of the application of Wintrust Financial Corporation for variations from the sign restrictions contained in the Village of Rosemont Sign Ordinance to permit an approximately 25 foot, 4 inch wide by approximately 4 foot high sign with the verbiage "WINTRUST" on each of the north, south, east and west elevations of the building located at 9701 W. Higgins, Rosemont, IL. as depicted on drawings prepared by Parvin-Clauss Sign Company revised as of February 1, 2018.

VI. TEXT AMENDMENT – SHORT-TERM RENTALS

Public hearing with respect to an application of the Village of Rosemont for a text amendment to the Zoning Ordinance of the Village of Rosemont to: (1) add a definition which defines "Short-Term Rental" as a rental or licensing for any period less than 28 days of any "Single Family Dwelling," "Multiple Dwelling," "Group or Row House" and any portion of a "Single Family Dwelling," "Multiple Dwelling" or "Group or Row House"; (2) provide that Single Family Dwellings permitted in the "A" Single Family District may not be used for Short-Term Rental; (3) provide that Multiple Dwellings permitted in the "C" Multiple Dwelling District may not be used for Short-Term Rental; (4) provide that the Group or Row House use permitted in the "C" Multiple Dwelling District may not be used

for Short-Term Rentals; and (5) delete "Rooming and Boarding House" from the list of permitted uses in the "C" Multiple Dwelling District.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements/questioning 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 Village Board approval of a text amendment to the Zoning Ordinance of the Village of Rosemont to: (1) add a definition which defines "Short-Term Rental" as a rental or licensing for any period less than 28 days of any "Single Family Dwelling," "Multiple Dwelling," "Group or Row House" and any portion of a "Single Family Dwelling," "Multiple Dwelling" or "Group or Row House"; (2) provide that Single Family Dwellings permitted in the "A" Single Family District may not be used for Short-Term Rental; (3) provide that Multiple Dwellings permitted in the "C" Multiple Dwelling District may not be used for Short-Term Rental; (4) provide that the Group or Row House use permitted in the "C" Multiple Dwelling District may not be used for Short-Term Rentals; and (5) delete "Rooming and Boarding House" from the list of permitted uses in the "C" Multiple Dwelling District.

VII. ADJOURNMENT.

Joanne Stawik
Secretary
Zoning Board of Appeals