

**ZONING BOARD OF APPEALS
VILLAGE OF ROSEMONT**

AGENDA

**AUGUST 2, 2017 MEETING
3:00 P.M.
9501 DEVON AVENUE, 2ND FLOOR
ROSEMONT, IL**

- I. Call to Order and Roll Call
- II. Approval of minutes of June 7, 2017 meeting of the Zoning Board of Appeals.
- III. Public hearing with respect to the application of JB Pearl LLC (the “Applicant”) for: a special use to allow the development and operation of an approximately 18,400 square foot DHL Innovation Center commercial building on Lot 2 of Lot 5 of the Pearl Street Station 2nd Resubdivision at the southwest quadrant of Balmoral Avenue and I-294 in Rosemont, Illinois (the “Subject Property”) in the “D” Commercial Zoning District, and to grant variations from the numerical and size restrictions under the Village of Rosemont Sign Ordinance to permit the following roof and wall signs to be established and maintained in connection with the proposed DHL Innovation Center, all subject to FAA lighting and height requirements:
 1. A total of four 32 ft. 10 inch wide by 4 ft. 8 inch high, internally or externally illuminated DHL logo wall signs, one each on the north, east, south and west elevations of the proposed building, and each installed on a yellow branded wall, as depicted as “DHL Signage A” on Roof Plan Sheet A-8 dated 06/30/2017 by Heitman Architects;
 2. A total of two 73 ft. 1 inch wide by 3 ft. 0 inch high “Innovation Center” wall signs, each with illuminated letters, one each on the east and west elevations of the proposed building, as depicted as “DHL Signage B” on Roof Plan Sheet A-9 dated 06/30/2017 by Heitman Architects;
 3. One 39 ft. 11 inch wide by 3 ft. 0 inch high, “INNOVATION by” wall sign on the north elevation of the proposed building, and depicted as “DHL Signage C” on Roof Plan Sheet A-9 dated 06/30/2017 by Heitman Architects;
 4. One 53 ft. 10 inch wide by 1 ft. 9 inch high “Innovation Center” wall sign, with illuminated letters, on the south elevation of the proposed building, as depicted as “DHL Signage D” on Roof Plan Sheet A-9 dated 06/30/2017 by Heitman Architects;
 5. One 128 foot 9 inch by 74 ft. 4 inch DHL logo horizontal roof sign, either painted or displayed on solar panels, installed on a yellow branded roof surface, including one “INNOVATION delivered by” horizontal roof sign, shown as “Roof Plan/DHL Signage E” on Roof Plan Sheet A-8 dated 06/30/2017 by Heitman Architects.
 6. any other variations as may be identified or amended resulting from this

application, pursuant to and substantially 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 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 a special use to allow the development and operation of an approximately 18,400 square foot DHL Innovation Center commercial building on Lot 2 of Lot 5 of the Pearl Street Station 2nd Resubdivision at the southwest quadrant of Balmoral Avenue and I-294 in Rosemont, Illinois (the "Subject Property") in the "D" Commercial Zoning District; and variations from the numerical and size restrictions under the Village of Rosemont Sign Ordinance to permit the following roof and wall signs to be established and maintained in connection with the proposed DHL Innovation Center, all subject to FAA lighting and height requirements:

1. A total of four 32 ft. 10 inch wide by 4 ft. 8 inch high, internally or externally illuminated DHL logo wall signs, one each on the north, east, south and west elevations of the proposed building, and each installed on a yellow branded wall, as depicted as "DHL Signage A" on Roof Plan Sheet A-8 dated 06/30/2017 by Heitman Architects;
2. A total of two 73 ft. 1 inch wide by 3 ft. 0 inch high "Innovation Center" wall signs, each with illuminated letters, one each on the east and west elevations of the proposed building, as depicted as "DHL Signage B" on Roof Plan Sheet A-9 dated 06/30/2017 by Heitman Architects;
3. One 39 ft. 11 inch wide by 3 ft. 0 inch high, "INNOVATION by" wall sign on the north elevation of the proposed building, and depicted as "DHL Signage C" on Roof Plan Sheet A-9 dated 06/30/2017 by Heitman Architects;
4. One 53 ft. 10 inch wide by 1 ft. 9 inch high "Innovation Center" wall sign, with illuminated letters, on the south elevation of the proposed building, as depicted as "DHL Signage D" on Roof Plan Sheet A-9 dated 06/30/2017 by Heitman Architects;
5. One 128 foot 9 inch by 74 ft. 4 inch DHL logo horizontal roof sign, either painted or displayed on solar panels, installed on a yellow branded roof surface, including one "INNOVATION delivered by" horizontal roof sign, shown as "Roof Plan/DHL Signage E" on Roof Plan Sheet A-8 dated 06/30/2017 by Heitman Architects.

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

IV. Public hearing with respect to the application of Ala Carte Entertainment, Inc. and Mark W. Hoffmann (the ~~Applicants~~ Applicants) for a special use to allow the establishment and operation of a Buddy's Italian Beef Restaurant (the "Restaurant") at 6152 Willow Creek Drive, Rosemont, Illinois (the "Subject Property") in accordance with drawings submitted by the Applicant.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements 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 a special use to allow the establishment and operation of a Buddy's Italian Beef Restaurant (the "Restaurant") at 6152 Willow Creek Drive, Rosemont, Illinois (the "Subject Property") in accordance with drawings submitted by the Applicant.

V. Public hearing with respect to approval of the Final Plat of Resubdivision of the property at 6300 N. River Road.

1. Swearing in of witnesses
2. Presentation by applicant
3. Statements 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 Final Plat of Resubdivision of the property at 6300 N. River Road, in Rosemont, Illinois.

VI. Adjournment.

Joanne Stawik
Secretary
Zoning Board of Appeals