

**ROSENTHAL, MURPHEY, COBLENTZ & DONAHUE**

LAW OFFICES

30 NORTH LA SALLE STREET

SUITE 1624

CHICAGO, ILLINOIS 60602

(312) 541-1070

FAX (312) 541-9191

PETER D. COBLENTZ

JOHN F. DONAHUE

JUDITH N. KOLMAN

JOHN B. MURPHEY

PETER M. ROSENTHAL  
(1950-2010)

MATTHEW D. ROSE

AMBER M. SAMUELSON

March 17, 2015

WRITER'S DIRECT LINE

(312) 541-1073

Joanne Stawik  
Zoning Board of Appeals  
6204 North Emerson Street  
Rosemont, IL 60018

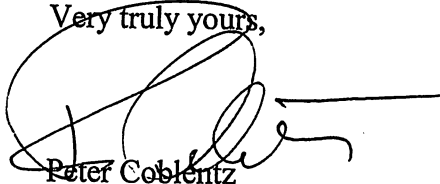
**Re: Agenda for April 7, 2015 Zoning Board Meeting**

Dear Joanne:

Enclosed is an agenda for the Tuesday, April 7, 2015 meeting of the Rosemont Zoning Board of Appeals. There is only one item on the agenda relating to the Gene & Georgetti Restaurant proposed for the property at 9421 West Higgins Road. This public hearing is for a special use to allow the establishment and operation of a Gene & Georgetti Restaurant and event banquet facility at 9421 West Higgins Road. Also included is a request for several sign variations. I have also enclosed a copy of the Public Hearing Notice for this application. I have arranged with Marco Greco of the Journal-Topics newspaper for this notice to be published in the March 18 edition of the newspaper.

Please don't hesitate to call should you have any comments or concerns regarding this letter.

Very truly yours,



Peter Coblentz

PDC:bb

Enclosures

cc: (w/enclosures)  
Ron Holtman

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSEMONT**

**AGENDA**

**APRIL 7, 2015 MEETING  
3:00 P.M.  
2<sup>ND</sup> FLOOR  
9501 DEVON AVENUE  
ROSEMONT, IL**

**I. Call to Order and Roll Call**

**II. Public Hearing on whether the Village should grant: (1) a special use to allow the establishment and operation of a Gene & Georgetti restaurant and The Estate by Gene & Georgetti event banquet facility at 9421 West Higgins Road, Rosemont, Illinois (the "Subject Property"), including variations from the requirements of Section 18A-24 and 18A-25 of the Rosemont Sign ordinance to permit: (2) a pole sign containing two (2) panels with a total area of 108.5 square feet per facing, with one sign panel containing the words "Gene & Georgetti Chicago's finest since 1941", and the second sign panel containing the words "The Estate by Gene & Georgetti"; and (3) an increase in the number of permitted wall signs to permit the following additional wall signs: (i) an approximately 29.58 square foot wall sign containing the words "Gene & Georgetti" to be placed on the covered porte-cochere entrance to the restaurant; (ii) an approximately 64 square foot wall sign panel containing the words "The Estate by Gene & Georgetti" to be placed at the entrance to the event banquet portion of the facility; and (iii) an 32 square foot wall sign containing the words "Restaurant & Bar" to be placed at the entrance to the restaurant portion of the facility, all 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 that the Village Board approve (1) a special use to allow the establishment and operation of a Gene & Georgetti restaurant and The Estate by Gene & Georgetti event banquet facility at 9421 West Higgins Road, Rosemont, Illinois (the "Subject Property"), including variations from the requirements of Section 18A-24 and 18A-25 of the Rosemont Sign ordinance to permit: (2) a pole sign containing two (2) panels with a total**

area of 108.5 square feet per facing, with one sign panel containing the words "Gene & Georgetti Chicago's finest since 1941", and the second sign panel containing the words "The Estate by Gene & Georgetti"; and (3) an increase in the number of permitted wall signs to permit the following additional wall signs: (i) an approximately 29.58 square foot wall sign containing the words "Gene & Georgetti" to be placed on the covered porte-cochere entrance to the restaurant; (ii) an approximately 64 square foot wall sign panel containing the words "The Estate by Gene & Georgetti" to be placed at the entrance to the event banquet portion of the facility; and (iii) an 32 square foot wall sign containing the words "Restaurant & Bar" to be placed at the entrance to the restaurant portion of the facility, all in accordance with drawings submitted by the Applicant.

### III. Adjournment.

Joanne Stawik  
Secretary  
Zoning Board of Appeals

**VILLAGE OF ROSEMONT  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the Village of Rosemont, Illinois, will hold a public hearing on the application of 9421 Higgins, LLC, an Illinois limited liability company (the "Applicant"), with the consent of the owner of the property, for: (1) a special use to allow the establishment and operation of a Gene & Georgetti restaurant and The Estate by Gene & Georgetti event banquet facility at 9421 West Higgins Road, Rosemont, Illinois (the "Subject Property"), including variations from the requirements of Section 18A-24 and 18A-25 of the Rosemont Sign ordinance to permit: (2) a pole sign containing two (2) panels with a total area of 108.5 square feet per facing, with one sign panel containing the words "Gene & Georgetti Chicago's finest since 1941", and the second sign panel containing the words "The Estate by Gene & Georgetti"; and (3) an increase in the number of permitted wall signs to permit the following additional wall signs: (i) an approximately 29.58 square foot wall sign containing the words "Gene & Georgetti" to be placed on the covered porte-cochere entrance to the restaurant; (ii) an approximately 64 square foot wall sign panel containing the words "The Estate by Gene & Georgetti" to be placed at the entrance to the event banquet portion of the facility; and (iii) an 32 square foot wall sign containing the words "Restaurant & Bar" to be placed at the entrance to the restaurant portion of the facility, all in accordance with drawings submitted by the Applicant.

The public hearing will be held by the Zoning Board of Appeals of the Village of Rosemont at the Rosemont Municipal Building, 9401 West Devon Avenue, Rosemont, Illinois, on Tuesday, April 7, 2015 at 3:00 o'clock p.m. in the Village Board meeting room on the second floor.

All interested persons will be given an opportunity to speak at the Public Hearing. In addition, objections and other comments, if any, relating to the above listed request may be made in writing and filed with the Village Clerk before the hearing in addition to being offered verbally at the hearing. Documents relating to the requested special use and sign variations are available for review in the offices of the Village's Building Department, 9501 West Devon Avenue, Rosemont, Illinois, during regular business hours.

Dated this 16th day of March, 2015

Zoning Board of Appeals  
Village of Rosemont  
Ronald Holtman, Chairman

**LILLIG & THORSNESS, LTD.**

*Attorneys at Law*  
1900 SPRING ROAD, SUITE 200  
OAK BROOK, ILLINOIS 60523-1495  
TELEPHONE (630) 571-1900  
FACSIMILE (630) 571-1042  
WWW.LILLIGLAW.COM

GREGORY F. SMITH  
gsmith@lilliglaw.com

March 12, 2015

**VIA UPS OVERNIGHT**

Ron Holtman  
Director of Building and Code  
Enforcement of the Village of Rosemont  
9501 W. Devon Avenue Suite 200  
Rosemont, IL 60018

RE: Gene & Georgetti Rosemont – 9421 Higgins Road, Rosemont, Illinois

Dear Mr. Holtman:

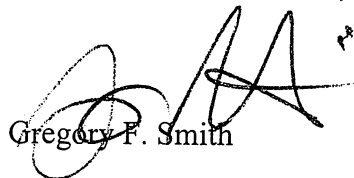
Enclosed herewith is the application for both the special use and sign variance for the restaurant and banquet facility to be located at 9421 Higgins Road. Additionally, we enclose a check in the sum of \$695.00 for these matters.

Would you please arrange for necessary publication and notices? We understand that this matter will be placed on the April zoning board agenda. Please confirm the time and date.

Please contact the undersigned should you have any questions.

Very truly yours,

LILLIG & THORSNESS, LTD.

  
Gregory F. Smith

GFS/smc

R:\Durpetti\Lease of 9421 Higgins Rd\HOLTMAN L1.docx

Enclosures

cc: Anthony Durpetti (w/o encl. via email)  
Rich Ciota (w/o encl. via email)  
Jonathan A. Thorsness, Esq. (w/o encl. via email)

March 11, 2015

Chairman and Members of the  
Building and Zoning Board  
Village of Rosemont  
9501 W. Devon Avenue Suite 200  
Rosemont, IL 60018

RE: Special Use Permit and Sign Variance Applications – 9421 Higgins Road,  
Rosemont, Illinois

Dear Ladies and Gentlemen:

9421 Higgins, LLC, formerly known as 9241 Higgins, LLC, an Illinois limited liability company (“Petitioner”) has entered into a lease of the commercial building located at 9421 Higgins Road, Rosemont, Illinois (“Premises”), with the Village of Rosemont, and intends to operate a classic fine dine independent steakhouse known as *Gene & Georgetti Rosemont* and an event banquet facility known as *The Estate by Gene & Georgetti*. Please consider this letter our formal request for the issuance of a special use permit in connection with the lease of a commercial building and operation of restaurant with outdoor seating and banquet facility, and a variance for signage to be installed thereon.

Pursuant to Article VII, Section 2.1 of The 1961 Zoning Regulations of the Village of Rosemont (“Ordinance”), restaurants may be allowed by special use permit issued by the Village Board after a public hearing. As such, Petitioner requests such relief in an effort to establish a steakhouse restaurant with outdoor seating and banquet facility. Petitioner also requests that a variance issue in connection with signage.

The Premises consist of approximately 1.57 acres of land improved with a one story brick building containing approximately 23,300 square feet. The site contains parking for approximately 108 automobiles.

The Premises has been continuously operated as a restaurant for at least the past twenty (20) years by Rosewood Restaurants and Banquets, Ltd. ("Rosewood") under a lease agreement. On or about January 5, 2015, the lease was terminated and Rosewood has vacated the Premises.

The conditions and issuance of a special use permit, as set forth in Article VII, Section 2.1 of the Ordinance, were satisfied in 1988 and are satisfied presently. Pursuant to Article X, Section 8, Subsection 8 of the Ordinance:

Section 8. The President and the Board of Trustees of the Village of Rosemont, may by a special use permit, after a public hearing is held by the Zoning Board of Appeals... authorize the location or extension of any of the following uses:

8. Any use not otherwise allowed as a permitted or special use under the district regulations for the... "D"... zoning district may be allowed as a special use provided that such use is similar to the types of uses allowed as permitted uses in the zoning district where it is to be located and provided that the outward appearance of the building in which the use is to be located is similar to the outward appearance of the buildings in the area.

The Petitioner will be operating the Premises for a similar use as its predecessor, Rosewood and would therefore satisfy the zoning requirement in Article X, Section 8, Subsection 8 of the Ordinance. The Premises is neither detrimental to nor endangers the public health, safety, morals or comfort. The Premises will be operated in conformity with applicable laws in a healthy and safe manner. Further, the Premises will have a positive effect on neighboring properties by being well-maintained and bringing customers into the Village, which will result in residual benefits to all businesses and residents located in the Village. The normal and orderly development of surrounding properties will not be impeded. The Premises has been served by adequate utilities, access, drainage and other necessary facilities to function as a commercial building. See Exhibit "A" attached hereto for a survey of the Premises.


The Petitioner will be utilizing the space located at the north end of the Premises as outdoor seating. The space will accommodate seating for approximately 35 to 40 people with approximately 10 to 12 tables. See Exhibit "B" attached hereto for plan depicting the outdoor seating area.

The Petitioner requests a variance for construction of signs to advertise the restaurant and banquet facility. Proposed renderings of the signage are attached hereto as Exhibit "C". Note that the exact dimensions have not yet been finalized. However, we believe that the dimensions are consistent with the Rosewood signage. The dimensions of the pylon sign will be approximately 10'5" x 10'4".

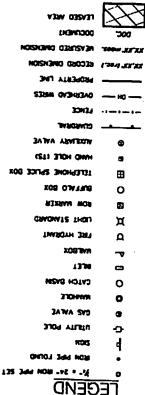
Petitioner believes that the Premises conforms to the regulations of the zoning district to which it is located. Petitioner respectfully requests that the Village issue its special use permit, permitting the continued use of the Premises as a restaurant with outdoor seating and banquet facility and for a sign variance.

Respectfully Submitted

9421 HIGGINS, LLC, formerly known  
as 9241 Higgins, LLC, an Illinois limited  
liability company

By:   
Name: Anthony A. Durpetti  
Its: Manager

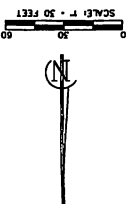




## GENERAL NOTES:

**SURVEYORS NOTES:**

1. THE INSURANCE COMPANY WITH THE EFFECTIVE DATE OF OCTOBER 10, 2001 WAS REVERIFIED FOR THIS SUBMIT.
2. BRANCHES ARE FOR ANALYSIS REFERENCE ONLY AND ARE RELATED TO THAT MONTH.
3. SUBMIT BASED ON A FIELD MORE COMPLETED 12-02-00.
4. THE UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS. THE SCHEDULED TO BE RELOCATED TO 10 IN A FIELD MORE COMPLETED 12-02-00.
5. UTILITIES IN THE AREA. SEE NOTE 1.
6. SHOULD BE RELOCATED TO 10 IN A FIELD MORE COMPLETED 12-02-00.
7. THE WORK WAS COMPLETED DURING TIME OF FIELD WORK FOR SUBMIT.



## EASE AREA LEGAL DESCRIPTION

[illegible]

TOTAL LEASED AREA: 68,412± SQ. FT. 1.57± ACRES

**Thomson Surveying Ltd**  
5515 W. Higgins Road, Suite 850  
Rosemont, IL 60018  
TEL 647/ 315-8790  
FAX 647/ 315-8792  
© THOMSON SURVEYING, LTD., 2014

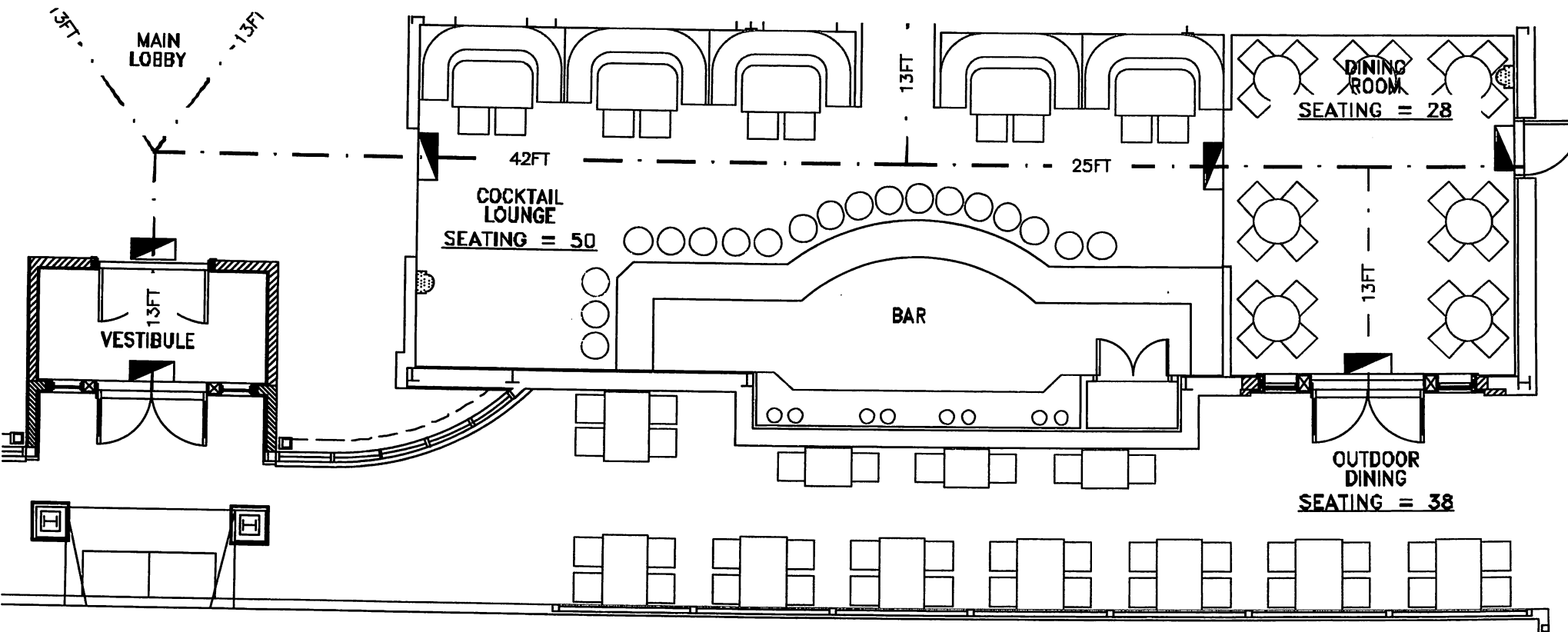
**CHRISTOPHER B. BURKE ENG., LTD**  
**9575 W. HIGGINS ROAD**  
**SUITE 600**  
**ROSEMONT, ILLINOIS 60018**

NO.	DATE	NATURE OF REVISION	CHKD.	OSCAL.	PAGE
				DTL.	
				CHGO.	DMS
				SCALE.	1" = 50 FEET
FILE NAME	TITLE			DATE	
				10-03-14	

	TITLE:
--	--------

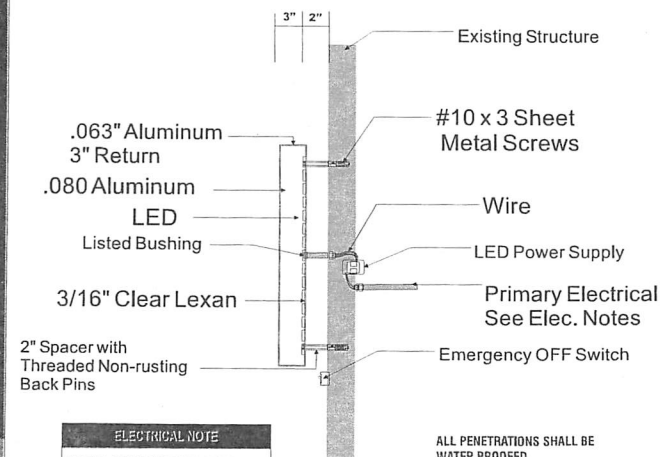
**LEASE EXHIBIT**  
**ROSEMONT, ILLINOIS**

PROJECT NO. 4145	SHEET 1 OF 1	DRAWING NO. 4145-ROSEWOOD.2
---------------------	--------------	--------------------------------





Side View- Reverse Channel Letter



**ELECTRICAL NOTE**

ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHERS GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION AND SERVICE  
FINAL ELECTRICAL FROM BREAKER TO 4FT NEAR SIGN AREA TO BE PROVIDED BY CLIENT/OTHER

ALL PENETRATIONS SHALL BE WATER PROOFED

tabbies®

EXHIBIT

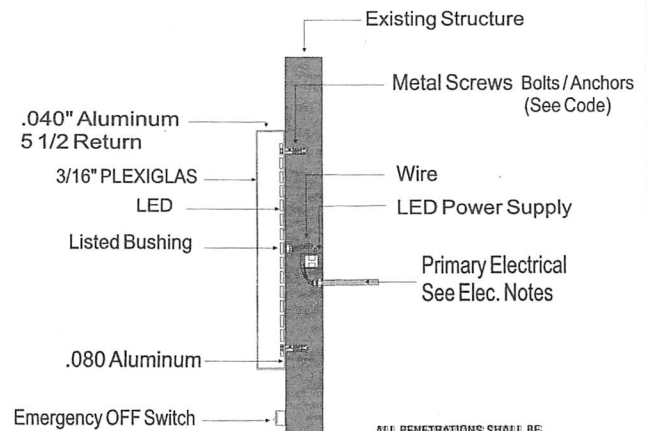
C

40" 35 ft

Gene & Georgetti

142"

### SIDE VIEW- Front Lit Channel Letter



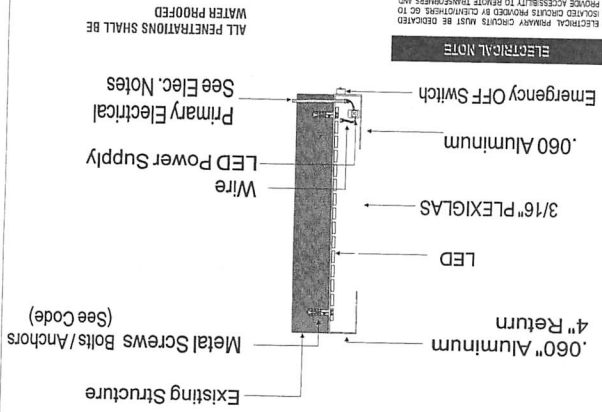
#### ELECTRICAL NOTE

ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHERS. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION AND SERVICE. FINAL ELECTRICAL FROM BREAKER TO 4FT NEAR SIGN AREA TO BE PROVIDED BY CLIENT/OTHER



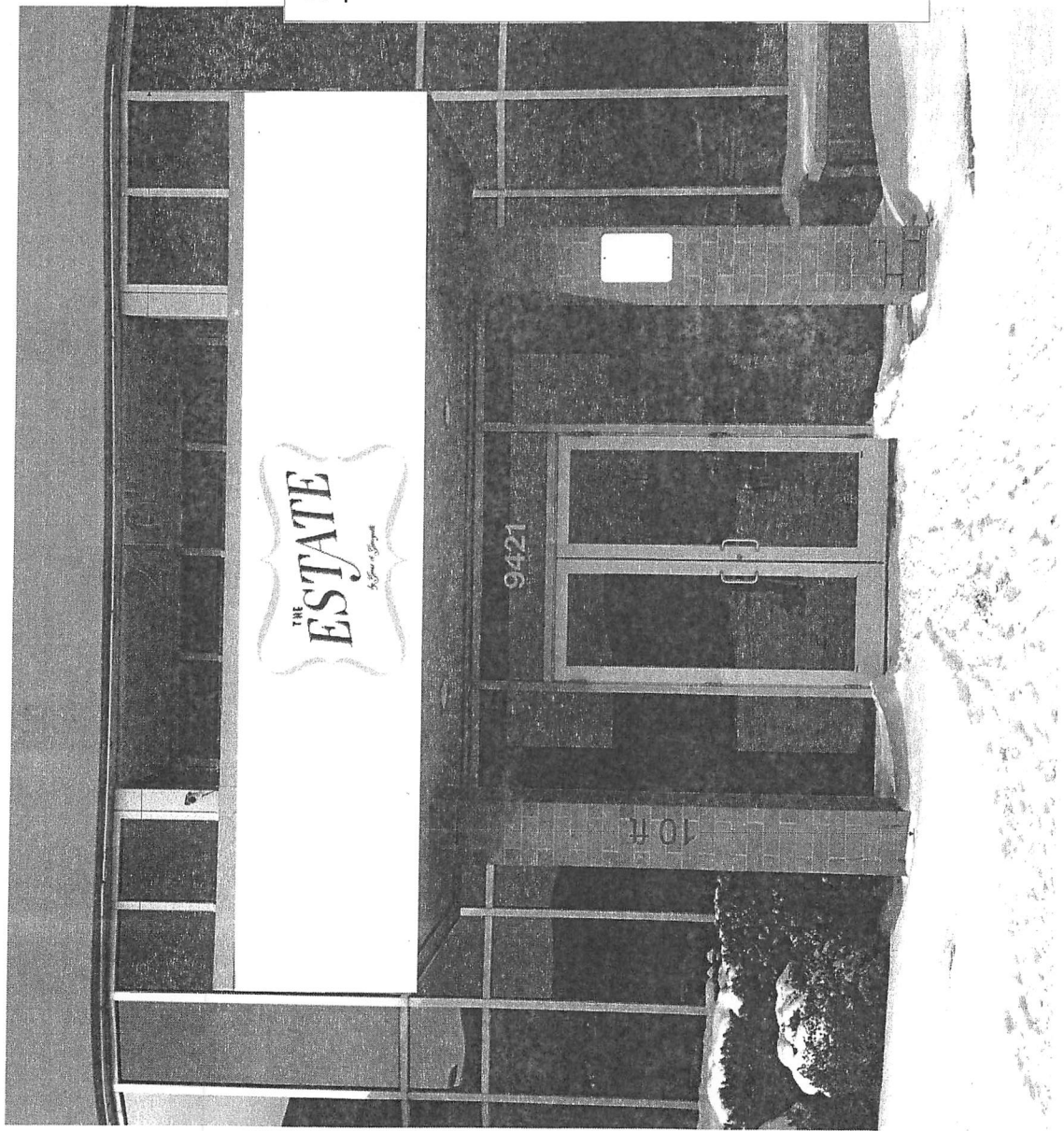


**SIDE VIEW - Illuminated Box with Set Back Letters**

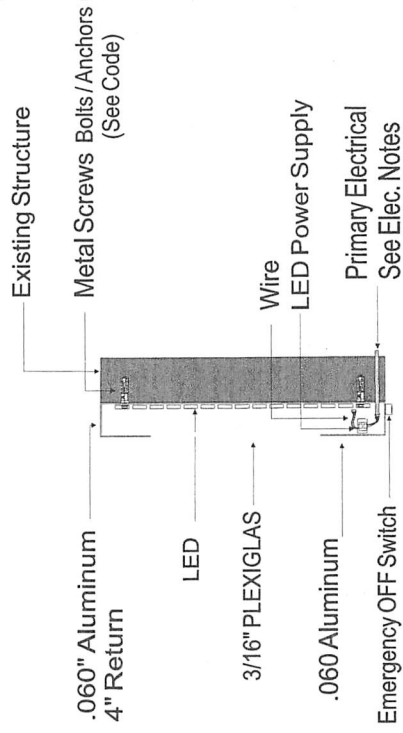


**ELECTRICAL NOTE**

ELECTRICAL PRIMARY CIRCUITS MUST BE LOCATED  
 IN AN ACCESSIBLE LOCATION TO PERMIT TROUBLESHOOTING AND  
 REPAIR. ELECTRICAL CIRCUITS MUST BE PROTECTED BY  
 CIRCUIT BREAKERS OR FUSES. ELECTRICAL CIRCUITS  
 MUST BE PROTECTED BY GROUNDING TO 480V AC SYSTEM.



## SIDE VIEW- Illuminated Box with Set Back Letters



### ELECTRICAL NOTE

ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED TO THIS SIGN. ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN. PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR WALLS FOR INSTALLATION AND SERVICE. FINAL ELECTRICAL FROM OWNER TO 4FT NEAR SIGN AREA TO BE PROVIDED BY CUSTOMER.

ALL PENETRATIONS SHALL BE WATER PROOFED





