



A meeting of the Zoning Board of Appeals, of the Village of Rosemont, was called to order at 3:01 p.m. on Tuesday, March 8, 2016 in the municipal building of the Village of Rosemont.

In attendance: All Board Members except Joseph Donnelly were present. **QUORUM PRESENT**

Guests Present: Mr. Peter Coblenz, Village Attorney, Mr. Stankus, Federal Heath Co., Mr. Grant Deporter of Harry Caray's Restaurant Group, J. Kelly Bufton of Seyfarth Shaw Attorneys, Jim Karminski of iFLY, Mr. Brad Goss of Smith Amundsen, Ms. Lisa Staszak of Parvis Clauss Sign co. and Mr. Jerry White and Mr. Chris Renn of Hyatt.

Public Hearing on property commonly known as the Holiday Inn and Suites 10233 W. Higgins Rd. Rosemont, IL whether the Village should approve an amendment to the special use to permit the modification of the off-street parking facilities provided in connection with the hotel and restaurant located on the Subject Property to permit the installation of a gated entrance control facility that will control access to approximately 212 parking spots for hotel and restaurant guests, all in accordance with drawings submitted.

Mr. Juan P. Laginia, General Manager of the hotel spoke on the need for security purposes and fees would be charged for all people who would park their cars other than the patrons of both the hotel and restaurant. He stated that some people come and park in their lot and they go to the airport, they walk to the train station, etc... Mr. J. Kelly Bufton spoke of the spaces for this parking lot. Mr. Peter Coblenz Village Attorney, stated that changes must be made to the Village to access this property and vote on this motion.

Mr. Brad Goss of Smith Amundsen said the Harry Caray's has concerns with this amendment leasing space for long term parking, such as passengers to the airport. A parking manager to police the lot would cause less of an impact. We feel we have an easement to the lot and the hotel does not have the right to impact our access.

Mr. Grant Deporter, president of Harry Caray's, said he was told by the developer this would not be allowed. He stated video cameras, towing, etc would do the same as having gates. He went on to say they have been a great customer of the Village and was visibly shakened by this proposed amendment.

Christopher Stephens made a motion, seconded by David Houston, to table this amendment to a future date of April 12<sup>th</sup> prior to the Village Board Meeting. A vote on the motion was unanimous. **MOTION CARRIED.**

Second item on the Agenda is the application of Sky Group Investments, LLC for a variation from the numerical limits for wall signs contained in Section 18A-25 of the Village's Sign Ordinance to permit an additional 123.3 sq. ft "iFLY" logo sign on the east (front) elevation of the building at 5520 Park Place in accordance with the drawings. Mr. Jim Kaminski of iFLY says the company is very successful and this logo would be right above the entrance in front of the building.

Mr. Christopher Stephens, with a second by Michael Raimondi, made a recommendation to approve this additional signage. A vote on the motion was unanimous. **MOTION CARRIED.**

Third item on the agenda is the application of Super Host Hospitality, US Asia Group, Inc. and Pacific Capital Management being the owners of the property at 6810 N. Mannheim Rd. Rosemont, to allow the Hyatt Place Hotel proposed by the applicant above (a) a variation from the 50 ft. height restriction of the Zoning Ordinance to permit the hotel to have a maximum height which is the lesser of 92 ft. 11 inches above grade or the height allowed by the FDA; (b) a variation from the restrictions of Section 18A-24 of the Rosemont Sign Ordinance to permit a second ground monument identification sign to be located on the Mannheim Rd. frontage of the subject property; (c) a variation from the size restrictions of the same ordinance to permit the northernmost ground monument sign proposed for the Mannheim Rd. frontage of the property to have a maximum height of 12 ft. 0 inches and a maximum sign face area (excluding pedestal) of 40.5 sq. ft.; (d) a variation from the restrictions of the same ordinance to permit (4) four wall signs to be installed and maintained on the Hyatt building, one each on the east, west, south and north elevations; (e) a variation from the size restrictions of the Rosemont Ordinance to permit the wall signs on the east and west elevations of the Hotel to have a total area of 208 sq. ft. in lieu of the maximum 150 sq. ft. otherwise allowed by Section 18A-25.

Mr. Thompson stated the applicant is the Hyatt and LaQuinta with a proposed opening for the Hyatt portion of the hotel to take place around May 20 of this year.

Christopher Stephens, seconded by Larry Cullerton, made a motion to recommend these requests. A vote on the motion was unanimous. **MOTION CARRIED.**

There being no further items on this Agenda, a vote to adjourn was made. Meeting adjourned at 3:45 p.m.

A handwritten signature in black ink, appearing to read "Ronald Holtman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ronald Holtman, Chairman