

**ZONING BOARD OF APPEALS
VILLAGE OF ROSEMONT**

AGENDA

**MAY 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 April 5, 2017 meeting of the Zoning Board of Appeals.
- III. Public hearing with respect to the application of Rosemont Crab Partners, LLC (the “Applicant”) for: (1) a special use to allow the establishment and operation of an approximately 12,500 square foot sit-down Truluck’s restaurant and bar with an outdoor dining area on proposed Lot 2 of Lot 2 of the Pearl Street Station Resubdivision at the southwest quadrant of Balmoral Avenue and I-294 in Rosemont, Illinois (the “Subject Property”) in the “D” Commercial zoning district; and, (2) variations from the numerical and size restrictions under the Village of Rosemont Sign Ordinance to permit the following wall signs to be established and maintained in connection with the proposed Truluck’s restaurant: (a) one (1) approximately 560 square foot non-illuminated “Truluck’s Seafood•Steak•Crab House” sign on the east elevation of the restaurant building; (b) one (1) approximately 305 square foot non-illuminated “Truluck’s Seafood•Steak•Crab House” sign on the west elevation of the proposed restaurant building; (c) Two (2) “Crab” logo identification signs of approximately 22.5 square feet and 5 square feet, respectively, on the east and south elevations of the building; (d) Two (2) wall-mounted “proper attire required” plaques; (e) any other variations as may be identified or amended resulting from this application, all in accordance with the plans and 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 of Rosemont Crab Partners, LLC (the “Applicant”) for: (1) a special use to allow the establishment and operation of an approximately 12,500 square foot sit-down Truluck’s restaurant and bar with an outdoor dining area on proposed Lot 2 of Lot 2 of

the Pearl Street Station Resubdivision at the southwest quadrant of Balmoral Avenue and I-294 in Rosemont, Illinois (the "Subject Property") in the "D" Commercial zoning district; and, (2) variations from the numerical and size restrictions under the Village of Rosemont Sign Ordinance to permit the following wall signs to be established and maintained in connection with the proposed Truluck's restaurant: (a) one (1) approximately 560 square foot non-illuminated "Truluck's Seafood•Steak•Crab House" sign on the east elevation of the restaurant building; (b) one (1) approximately 305 square foot non-illuminated "Truluck's Seafood•Steak•Crab House" sign on the west elevation of the proposed restaurant building; (c) Two (2) "Crab" logo identification signs of approximately 22.5 square feet and 5 square feet, respectively, on the east and south elevations of the building; (d) Two (2) wall-mounted "proper attire required" plaques; (e) any other variations as may be identified or amended resulting from this application, all in accordance with the plans and drawings submitted by the Applicant.

- IV. Public hearing with respect to approval of the Final Plat of Pearl Street Station 2nd Resubdivision, being a 4-lot resubdivision of a 2.8671 acre tract at the southwest corner of I-294 and Balmoral Avenue.
 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 Pearl Street Station 2nd Resubdivision, being a 4-lot resubdivision of a 2.8671 acre tract at the southwest corner of I-294 and Balmoral Avenue in Rosemont, Illinois
- V. Adjournment.

Joanne Stawik
Secretary
Zoning Board of Appeals