VILLAGE OF ROSEMONT – ZONING BOARD OF APPEALS

VILLAGE HALL BOARD ROOM
9501 TECHNOLOGY BLVD., 1ST FLOOR
ROSEMONT, ILLINOIS 60018
(847) 825-4404 www.rosemont.com

MEETING MINUTES – JULY 7, 2026

CALL TO ORDER

The Zoning Board of Appeals Meeting of the Village of Rosemont was called to order at 3:06 PM on Tuesday, July 7, 2026, in the municipal building of the Village of Rosemont, located at 9501 Technology Blvd., Rosemont, IL.

ROLL CALL

In attendance: Chairman Ron Holtman
Members – Larry Cullerton, Augie Sansone Jr. and Christopher Stephens

Others in attendance: Village Attorney John Donahue and Secretary Kathryn Lawler
Hillary Zahm, Vice President of Development, Macerich
Glenn Udell, Partner, Brown, Udell, Pomerantz & Delrahim Ltd.

APPROVAL OF MINUTES

A motion was made by Christopher Stephens, seconded by Larry Cullerton, to approve the Zoning Board of Appeals Minutes of October 7, 2025. MOTION CARRIED.

AGENDA ITEMS

SIGN VARIATION – MACERICH (FASHION OUTLETS OF CHICAGO)

Hillary Zahm, Vice President of Development for Macerich, presented an updated sign package dated June 30, 2026, to the members. She explained that the master sign plan is a combination of existing and proposed new signs for the north, east, and west elevations. The purpose of the master sign plan is to allow tenant signs to be installed and replaced as necessary without the need for zoning approval, just the required permit applications. The thirteen tenant signs and three art boards on the west elevation (I-294 frontage) will be internally illuminated and feature a color-change option. Installations will occur this year and continue in 2027, pending FAA and permit approvals. A motion was made by Christopher Stephens and seconded by Larry Cullerton to approve the sign variation. A vote on the motion was unanimous. MOTION CARRIED.

MEETING MINUTES – JULY 7, 2026

REVOCATION OF A SPECIAL USE – SUGAR FACTORY

Glenn Udell, representing Vincent Rizzo, one of the managers/members of Sugar Factory Rosemont LLC, stated that the licensee is a tenant in the building at 5445 Park Place, and is looking to get the business back open. Mr. Udell explained the licensor of the Sugar Factory revoked the license of the Sugar Factory Rosemont LLC due to the location being dark for a short time, and there is a civil dispute between the managers and members of the LLC with respect to the licensors' ability to revoke the license. He submitted a freedom of information request regarding the revocation of the special use and would like to request a continuance so he can review the requested documents. John Donahue stated Kevin Killerman, one of the managers/members of Sugar Factory Rosemont LLC, submitted a letter to the Zoning Board of Appeals expressing no objection to the revocation of the special use permit, and further surrendered the business and liquor license. Mr. Donahue recommended continuation to the August 4th Zoning Board of Appeals meeting. Mr. Udell waived notice of the hearing and agreed to the continuance. A motion was made by Christopher Stephens and seconded by Augie Sansone, Jr. to continue the hearing to the August 4, 2026, Zoning Board of Appeals meeting. A vote on the motion was unanimous. MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the board, a motion was made by Christopher Stephens, seconded by Larry Cullerton to adjourn the meeting. A vote on the motion was unanimous. MOTION CARRIED.

The meeting was adjourned at 3:26 p.m.

Respectfully submitted,

Kathryn Lawler
Secretary