

VILLAGE OF ROSEMONT  
PLAN COMMISSION  
MEETING MINUTES  
DECEMBER 1, 2022  
3:00 P.M.

CALL TO ORDER

The Plan Commission Meeting of the Village of Rosemont was called to order at 3:00 p.m. on Thursday, December 1, 2022, in the municipal building of the Village of Rosemont, located at 9501 W. Devon Avenue, Rosemont, IL.

ROLL CALL

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

Absent: Member David Houston

QUORUM PRESENT

Others in attendance: Village Attorney John Donahue and Secretary Kathryn Lawler

Guest(s) present: Steve Lenet – LCT Design  
Bill Ryan – Ryan & Ryan Law, LLC

AGENDA ITEMS

CONSIDERATION OF COMPREHENSIVE PLAN AMENDMENT

1. A hearing on a proposed amendment to the Village of Rosemont's Comprehensive Plan for the Sub-area generally located at the northwest corner of Higgins and Mannheim Roads and extending north to the Northwest Tollway and westerly along Higgins Road approximately 1,700 feet.

Mr. Steve Lenet of LCT Design was retained by the Village as the consulting planner to look at the area described. He prepared a sub-area comprehensive plan amendment that was received and reviewed with the Plan Commission.

Mr. Lenet's sub-area comprehensive plan amendment made the following recommendations:

- Adopt a recommendation of "Regional Commercial" for the sub-area bounded by Mannheim Road to the east, I-90 on the north and Willow Creek on the south and west.
- Adopt the design guidelines included within the Sub-Area Plan
- Eliminate the Industrial zoning district and Service and Light Industrial district from the zoning ordinance and map.
- Delete the reference to Light Industrial uses in the "Commercial Flex District" of the existing comprehensive plan as the actual development of the Village results in such light industrial uses no longer being compatible or appropriate for the Commercial Flex District.
- Industrial, manufacturing and warehousing uses should not be permitted in the sub-area because they are incompatible with existing uses and the goals, objectives and policies of the village.
- Rezoning of the area north of I-90 where the Village acquired and demolished the existing industrial uses for uses compatible for the use and development of the property.

Bill Ryan of Ryan and Ryan Law, LLC, representing the Village of Rosemont regarding real estate and property acquisition, stated that the sub-area is part of Tif District #7, whose proposed future use is office, retail, and entertainment. Additionally, Mr. Ryan spoke about his involvement with the Village since the early 1980's and the Village's removal and redevelopment of industrial use areas since that time including: (1) the Village's acquisition and demolition of industrial buildings north of the Sub-Area spanning from Lunt to Touhy; and (2) the acquisition of other industrial-use land that has been redeveloped with the Westin Hotel, the Riverway Office Complex, the Donald E. Stephens Convention Center, Pearl District, Impact Field, the Dome, and Rosemont Health & Fitness. Mr. Ryan stated that there has not been any new industrial use in the Village since 1980; therefore, eliminating the Service/Light Industrial Zoning Classification would remain consistent with the actual development of the Village.

A motion to recommend approval of the comprehensive plan sub-area amendment was made by Christopher Stephens and seconded by Larry

Cullerton. A roll call 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 and seconded by Larry Cullerton to adjourn the meeting. A vote of the motion was unanimous. MOTION CARRIED.

The meeting was adjourned at 3:11 p.m.

Respectfully submitted,

Kathryn Lawler  
Secretary