

**A RESOLUTION DIRECTING THE PLANNING AND ZONING COMMISSION
TO CONSIDER A TEMPORARY DEVELOPMENT MORATORIUM
AND PAUSING THE CITY'S ACCEPTANCE OF CERTAIN BUILDING,
ZONING AND SUBDIVISION APPLICATIONS FOR PROPERTIES
WITHIN THE KIRCHOFF ROAD CORRIDOR DISTRICT**

WHEREAS, the City of Rolling Meadows is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City's Comprehensive Plan, adopted in April 2019, identifies the Kirchoff Road Corridor as the "center of town" and the physical and communal center of the City; and

WHEREAS, the City is in the process of revising its Comprehensive Plan, including its policies concerning the Kirchoff Road Corridor, in order to reflect the extraordinary challenges and opportunities posed by both:

- (i) Societal changes resulting from the COVID-19 pandemic, especially as to commercial offices, commuting patterns, and future growth potential for retail and multiple-unit residential land uses; and
- (ii) The closure of Arlington International Racecourse, its subsequent acquisition by the Chicago Bears Football Club, and the potential redevelopment of the Racecourse as a new National Football League stadium;

and

WHEREAS, the results of this planning process will likely lead to conforming changes to the City's zoning regulations that will best facilitate the character of development that will promote and enhance the public health, safety, and welfare of the City and its residents; and

WHEREAS, within the "Kirchoff Road Corridor District" described in **Exhibit A** (the "**District**"), there exists in areas an excess of vacant land and buildings; a non-functional system of land uses and subdivisions, including a planned development that has not been fully constructed more than four years after its approval; and other deleterious conditions that may hinder the realization of the highest and best use of properties within the District; and

WHEREAS, numerous parcels within the District have been marketed for, or may be marketed for, redevelopment, and the development of these parcels prior to the completion of the City's ongoing processes may permanently affect the vitality and character of the District, the Kirchoff Road Corridor, and the City; and

WHEREAS, in order to preserve the status quo during the pendency of the City's planning process, the City desires to consider a temporary moratorium on new development within the District, which is not expected to last longer than twelve months from its effective date; and

WHEREAS, the City Council has determined that it is in the best interests of the City to refer consideration of applying a temporary moratorium to the District for a public hearing and recommendation by the City's Planning and Zoning Commission and to pause the acceptance and processing of certain building, zoning and subdivision applications pending this consideration.

NOW THEREFORE, be it resolved by the City Council of the City of Rolling Meadows, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The Planning and Zoning Commission ("**PZC**") is hereby directed to hold a public hearing to consider whether it is necessary or desirable to impose a temporary moratorium on new development within the Kirchoff Road Corridor District described in **Exhibit A**, and to provide a recommendation to the City Council regarding the imposition, parameters and scope of any such moratorium. The notice and holding of such hearing shall be given as required by law within 90 days after the effective date of this Resolution. The public shall be deemed to have notice that the City is considering a temporary moratorium as of the effective date of this Resolution.

Section 3: Beginning on the effective date of this Resolution and for a period of 90 days, or until the City Council takes final action upon the recommendation of the PZC, whichever comes first, the City shall not accept, consider, or approve any application for: a building permit under Chapter 18 of the Municipal Code; zoning action under Chapter 122 of the Municipal Code; or subdivision under Chapter 98 of the Municipal Code, for properties within the Kirchoff Road Corridor District, related to:

- a. Except for property where the principal use is and would remain residential dwelling(s):
 1. The development of property that is vacant land at the time of adoption of this Resolution;
 2. The erection of a new principal structure;
 3. An addition to or the enlargement of any principal structure;
 4. Improvements to any existing principal structure (including, without limitation, their reconstruction, repair, or remodel) that would exceed 50 percent of the replacement cost of such structure at the time that such work is completed, as determined by the City's Zoning Administrator;

- b. The subdivision or resubdivision of property; or
- c. Any new planned development, major change to an existing planned development, or amendment to the City's zoning map.

Section 4: The provisions of Section 3 of this Resolution shall not apply in the following circumstances:

- a. Current projects initiated by building permits issued or zoning relief granted before the effective date of this Resolution, provided that such projects are diligently pursued to completion. Specifically, and without limitation, the provisions of Section 3 of this Resolution are not applicable to:
 - i. The redevelopment of the existing Gas/Filling Station located at 3005 Kirchoff Road pursuant to Ordinance No. 23-12; and
 - ii. The redevelopment of the former Taco Bell site located at 2997 Kirchoff Road as a restaurant.
- b. Work related to the installation, repair, replacement, or relocation of utility facilities, including water lines, storm sewers, sanitary sewers, telecommunications lines and equipment, and gas and electric lines and work in public rights-of-way.
- c. Work necessary to restore a structure to substantially its condition immediately preceding the occurrence of any loss by fire, collapse, explosion, or other casualty or act of God.
- d. Work necessary to address a threat to public health and safety as determined in the sole discretion of the City Manager.

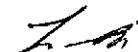
Section 5. This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 12th day of September, 2023.

AYES: McHale, Budmats, O'Brien, Vinezeano, Boucher, Reyez, Koehler

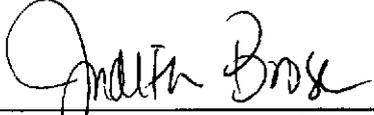
NAYS: 0

ABSENT: 0



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Exhibit A

Boundary of the Kirchoff Road Corridor District

Definition: The Kirchoff Road Corridor District consists of the following property lying between Rohlwing Road / East Frontage Road, to the west, and Oriole Lane, to the east:

1. All property that lies in part or in whole within 400 feet of the right-of-way of Kirchoff Road, except property used at the time of adoption of this Resolution for "single-family dwelling," "multi-family dwelling," or "schools (public, non-profit or private)."
2. All property with a lot line abutting Kirchoff Road.

Illustration: The attached map depicts the boundaries of the District in **red**. The applicable right-of-way of Kirchoff Road is shown in **blue**, and a 400-foot radius from the right-of-way is shown in yellow. If there is a conflict between the text above and this map, the most protective interpretation (e.g. the interpretation which includes the most property within the District) shall control.

Exhibit A: Boundaries of the Kirchoff Road Corridor District



Print Date: 9/7/2023

Notes

Disclaimer: The GIS Consortium and MGP, Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.