

**AN ORDINANCE MODIFYING THE CITY’S ZONING ORDINANCE TO RECLASSIFY “PERSONAL SERVICES” AS A PERMITTED USE WITHIN THE C-3 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**, Section 122-331 (“Amendments”) of Chapter 122 (“Zoning”) sets forth procedures for considering amendments to the map and text of the City’s Zoning Ordinance.

**WHEREAS**, the City desires to amend the Zoning Ordinance in order to reclassify “Personal Services” from being a special use to a permitted use within the C-3 Office, Institutional, and Research district; and

**WHEREAS**, the City’s Planning and Zoning Commission (“**PZC**”), after notice was provided as required by law, conducted a public hearing on November 7, 2023 to consider a City-initiated petition to consider the Requested Amendment; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit A** and recommended that the City Council approve the Requested Amendment; and

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Requested Amendment as set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1:** Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

**Section 2:** Amendment to Section 122-331. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-331 (“permitted and special land uses”) of Article V (“Regulations for zoning districts”) of Chapter 122 (“Zoning”) is hereby amended as follows, with insertions to be made in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

**Sec. 122-331. Permitted and special land uses.**

**Table 5.13: Land Use Table**

Zoning District	C-1	C-2	C-3
	Community Commercial	Corridor Commercial	Office, Institutional, and Research
Personal services	P	P	<b><u>S-P</u></b>

*[Some zoning districts have been intentionally omitted from the above table and are not affected by this Ordinance.]*

**Section 3: Severability.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

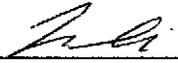
**Section 4: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 28<sup>th</sup> day of November, 2023.

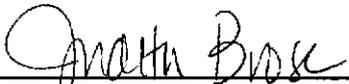
AYES: Vinezeano, Boucher, Reyez, Koehler, McHale, Budmats, O'Brien

NAYS: 0

ABSENT: 0

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 30<sup>th</sup> day of November, 2023.

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

## EXHIBIT A

### PZC's Adopted Findings of Fact

#### Amendment Standards

**Standard 1) Potential impacts:** *The amendment shall not adversely impact existing land uses in proximity to a subject property, or, in the case of a text amendment, the overall zoning district purpose or intent of a code section proposed for amendment. The amendment should not unreasonably affect the value, use and enjoyment of nearby properties.*

**Findings:** Staff anticipates these uses would be smaller tenants that compliment similar goods and services establishments already authorized within the C-3 district "by right" such as retail sales, medical and dental clinics, professional offices, and restaurants. There is no significant anticipated change of land use intensity, traffic or parking demand, or noxious uses.

The zoning amendment is anticipated to provide improved business, economic development, and real estate vacancy conditions within the C-3 district, which may create economic benefits for the City.

**Standard 2) Trend of development/consistency:** *Map amendments should be a logical extension of the trend of development in the area around the subject property, or consistent with the approved comprehensive plan. In the case of a text amendment, the amendment shall be consistent with the overall zoning district purpose or intent of a code section proposed for amendment.*

**Findings:** Physical office spaces are being forced to adapt to changes in demand and market conditions, which have recently disadvantaged their operations and tenancy rates. There is no anticipated change to the trend or consistency of development, moreover this amendment allows a modest change in use that allows C-3 developments to increase their competitiveness and appeal to new tenants, thereby improving the desirability of the site.

**Standard 3) Externalities:** *Relevant physical or market conditions that may have changed to make the existing zoning of a property inappropriate, or that make the proposed text amendment necessary for this chapter to be in keeping with the desirable development of the city shall be specified.*

**Findings:** The proposed zoning amendment will not produce any negative externalities in terms of environmental, infrastructural, or market related impacts. The updating and modernization of the code positions the C-3 district in attracting and retaining tenants, which is anticipated to produce positive economic externalities. See also Standard 5.

**Standard 4) City plans:** *Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

**Findings:** The City's comprehensive plan promotes enhancements to the Algonquin Road Corridor that cites "redevelopment of potentially obsolete uses" as a strategic improvement opportunity. This amendment promotes PDs in the Algonquin corridor to modernize their uses to avoid potential functional obsolescence in a changed business environment. The proposed change will allow a reduction of administrative processes for special use exemptions, thereby decreasing administrative burden and approval lead times.

**Standard 5) Zoning appropriateness:** *The extent to which use of the subject property (or relevant properties in the case of a text amendment) is diminished by the current zoning standards or designation and is no longer suitable for the underlying zoning shall be specified.*

**Findings:** The current zoning regulations for permitted and special uses within the C-3 district restrain the diversity of uses that are required to sustain and improve the economic vitality of the site. This modest update allows new personal services businesses to start or expand, thereby producing increased business activity as well as tenancy and retention within the C-3 district. The COVID pandemic and subsequent economic conditions have placed significant financial risk on office buildings, which have sustained prolonged vacancy rates above 30%. To improve the catchment and retention potential of these precincts it is vital that they are able to attract a diversified array of businesses.