

**AN ORDINANCE MODIFYING THE CITY'S ZONING ORDINANCE
CONCERNING LOT AND BUILDING COVERAGE.**

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 122-394 ("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 clarify the use and application of the terms "building coverage" and "lot coverage" where they appear throughout the Zoning Ordinance ("**Requested Amendment**"); 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 122-42. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-42 ("Definitions") of Article II ("Definitions") 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]:

** * *

Building coverage: The horizontal area measured from the ground floor exterior faces of the walls or structural members of the principal building and any accessory structures, as well as the horizontal area of attached above-grade improvements such as decks, porches, terraces, balconies, and steps. Building coverage does not include at-grade or subterranean improvements such as, for example: basements extending beyond the building footprint, patios, sidewalks, driveways, parking spaces, sport courts, in-ground swimming pools, steps at grade, and other paved

surfaces. Where shown as a percentage, the gross square footage of building coverage is divided by the total area of the lot."

* * *

~~Lot coverage: The area of a lot occupied by the principal building and accessory structures, as well as patios, service walks, driveways, and other paved or concrete surfaces.~~

* * **

Section 3: Amendment to Section 122-235. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-235 ("R-5 Multi-Family Residence District") of Division 2 ("Residential Districts") 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]:

** * *

(6) Additional standards

* * *

c. Mobile home parks: Any mobile home park shall be developed and operated in keeping with the following:

i. Bulk standards:

Table 5.7.2

Minimum Lot Area (sq. ft.)	40,000
Minimum Lot Width at front yard line (ft.)	150
Minimum Front Yard Setback (ft.)	40
Minimum Side Yard Setback (ft.) (per side yard)	25
Minimum Rear Yard Setback (ft.)	40
Maximum <u>Building</u> Lot Coverage	20%
Maximum Building Height	Lesser of 3.5 Stories or 40'

* * **

[Continued on next page.]

Section 4: 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.

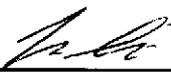
Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

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

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

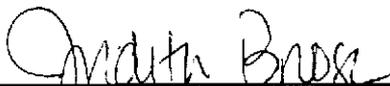
NAYS: 0

ABSENT: 0



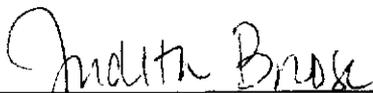
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 30th day of November, 2023.



Judith Brose, Deputy City Clerk

EXHIBIT A

PZC's Adopted Findings of Fact

Text 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: The amendment is a minor administrative change that does not adversely impact the purpose or intent of the Code or the value, use and enjoyment of any property. To the contrary, by preventing properties from being treated as legally non-conforming, it will tend to improve their value, use, and enjoyment.

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: The amendment is a minor administrative change that is not inconsistent with the purpose or intent of any section of the Zoning Ordinance.

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 amendment is a minor administrative change that will not deter the desirable development of the City. To the contrary, it will ensure an appropriate relationship between the land and density of improvements by eliminating misreadings or misapplications that would overly limit improvements to land.

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 amendment is a minor administrative change that would not interfere with the implementation of City's Comprehensive Plan, Official Map, or other plans and policies.

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: Misreading or misapplication of the current zoning regulation would diminish the use of affected properties by inadvertently increasing the restrictiveness of the City's bulk regulations. The text amendment would avoid these outcomes.