

**AN ORDINANCE GRANTING A SPECIAL USE FOR A
DRIVE THRU AT 1501 ALGONQUIN ROAD
(CITIBANK)**

WHEREAS, RM Staples, LLC ("**Owner**") owns the property commonly known as 1501 Algonquin Road within the City's C-2 Corridor Commercial zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"), which is located within, and subject to, the regulations of the "Marketplace of Rolling Meadows" Planned Development adopted by the City's Ordinance 99-17, as amended from time to time ("**Subject PD**"); and

WHEREAS, Citibank, LLC ("**Operator**") desires to operate a bank with a drive through window service ("**Business**") at the Subject Property; and

WHEREAS, in order to allow the Business to operate, Operator, with Owner's consent, requested that the City grant a special use permit to authorize a "drive thru, as part of a permitted or primary use" at the Subject Property (the "**Requested Relief**"); and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on May 7, 2024 to consider the Requested Relief; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Requested Relief; 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 Relief in accordance with, and subject to, the conditions, restrictions, and provisions of 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: Grant of Special Use Permit. Pursuant to the standards and procedures set forth in Section 122-395 ("Special uses") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby approves a special use permit to allow the operation of the Business on the Subject Property.

Section 3: Conditions. The Special Use granted in Section 2 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.
- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator and any authorized minor changes to the Subject PD, the Business and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** (collectively "**Plans**").
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Business, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.
- D. Private Utility Systems. For the purposes of this Section 3.D, "**Private Utilities**" includes any part of a waterworks and sewerage system that either: (i) is located outside of a dedicated public utility easement or (ii) has not been accepted by formal action of the City. Pursuant to Section 110-1 of the Rolling Meadows Municipal Code, Owner shall provide to the City, for recording in the Cook County Clerk's office and in a form acceptable to the City Attorney, a written agreement to run with the Subject Property concerning the operation and maintenance of the Private Utilities.

Section 4:

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Special Use granted in Section 3 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

Section 5: The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

Section 6: Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

Section 7: 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 May, 2024.

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

NAYS: 0

ABSENT: Vinezeano



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 31st day of May, 2024.



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description of Subject Property

(Commonly Known As 1501 Algonquin Road)

PIN #: 08-09-302-035-0000

LOT 1 IN ICD RESUBDIVISION, BEING A RESUBDIVISION OF LOT 7 OF MARKETPLACE OF ROLLING MEADOWS, IN THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 8, IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON AUGUST 18, 2005 AS DOCUMENT 0523034044, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

PZC's Adopted Findings of Fact

Special Use Standards

***Standard 1: Potential impact:** The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.*

Petitioner's Findings: The scope and scale of our project per the special use will not cause any undue impact to adjacent or nearby properties, nor will it negatively affect the general health, safety, and welfare of the general areas and overall community. Also, ingress to and egress from the site will both remain unchanged. The existing drive-thru lane will remain in-place for use as a drive-up ATM. Any potential traffic impact from cars and trucks is expected to be lowered, as the previous building use/occupancy classification was an Assembly A-2 restaurant with a high occupancy load count. The proposed bank use building/occupancy classification is Business B, which is a lower hazard category and a lower occupancy load count. The character of the area will also remain unchanged. However, the appearance will differ some, as the main vestibule entrance was relocated to the southeast side of the building which is now directly in front of the parking lot spaces. There will be new bike racks located northeast of the building and away from the main vehicle traffic flow to prevent any traffic congestion. The building's exterior wing wall at the south side of the building will be removed and that corner will be redesigned as per Citibank's "Blue Tower" design feature. The existing EIFS above will be repaired and painted "101 Super White". Existing stone finishes will be replaced with scored EIFS to match "Citi Gray". So, the base building will undergo improvement for colors which are consistent with neighboring buildings.

***Standard 2: Consistency:** The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

Petitioner's Findings: The proposed special use program is consistent with the vision of the Rolling Meadows Comprehensive Plan. The proposed building does this by contributing to Rolling Meadows' "A Great Place to be" and "Getting Around" goals, as it improves the visual condition of the existing building by installing new-full height and partial-height glazing and redesign of façade colors and materials. Also, transportation now includes bicyclists able to park in the new bike rack location. So, people can now get where they need to go by car, bus, walking, and now bike. The city can embrace its position on focusing economic development efforts around existing locational advantages. The proposed building and site development will be improved through redevelopment and investment in the current vacant property. This will encourage the efforts of residents, businesses, and property owners to reinvest in the community.

Standard 3: Trend of development: *Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.*

Petitioner's Findings: The proposed special use development poses no interference with the use and development of adjacent or nearby properties, as the ingress to and egress from the site will both remain unchanged. The building expresses a logical extension to the trend of development in the immediate vicinity, as it is located within a commercial cluster of buildings: Staples, MingHin Cuisine, Starbucks, Potbelly, Raising Cane's, T-Mobile, Lowe's, and Walmart. Additionally, there are other banks (Village Bank & Trust, First American Bank, Huntington Bank, and Bank of America) all within a half mile of the project site where Citibank will be located.

Standard 4: Public facilities: *Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.*

Petitioner's Findings: The provided public facilities within the proposed project are adequate to serve the needs of the special use and property on which it is located. Per Civil Engineer, storm water is adequate for the site. Sanitary sewer and water service will decrease from the previous restaurant use as there will be fewer plumbing fixtures for the proposed bank with a lower occupancy count. The project site overall remains unchanged, so will be safe for public use. Last, waste disposal services will remain handled from the exiting trash enclosure which will be repaired as part of the exterior scope of work and maintenance. There will also be less waste created for proposed bank use when compared to the previous restaurant use.

Standard 5: Site design: *The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.*

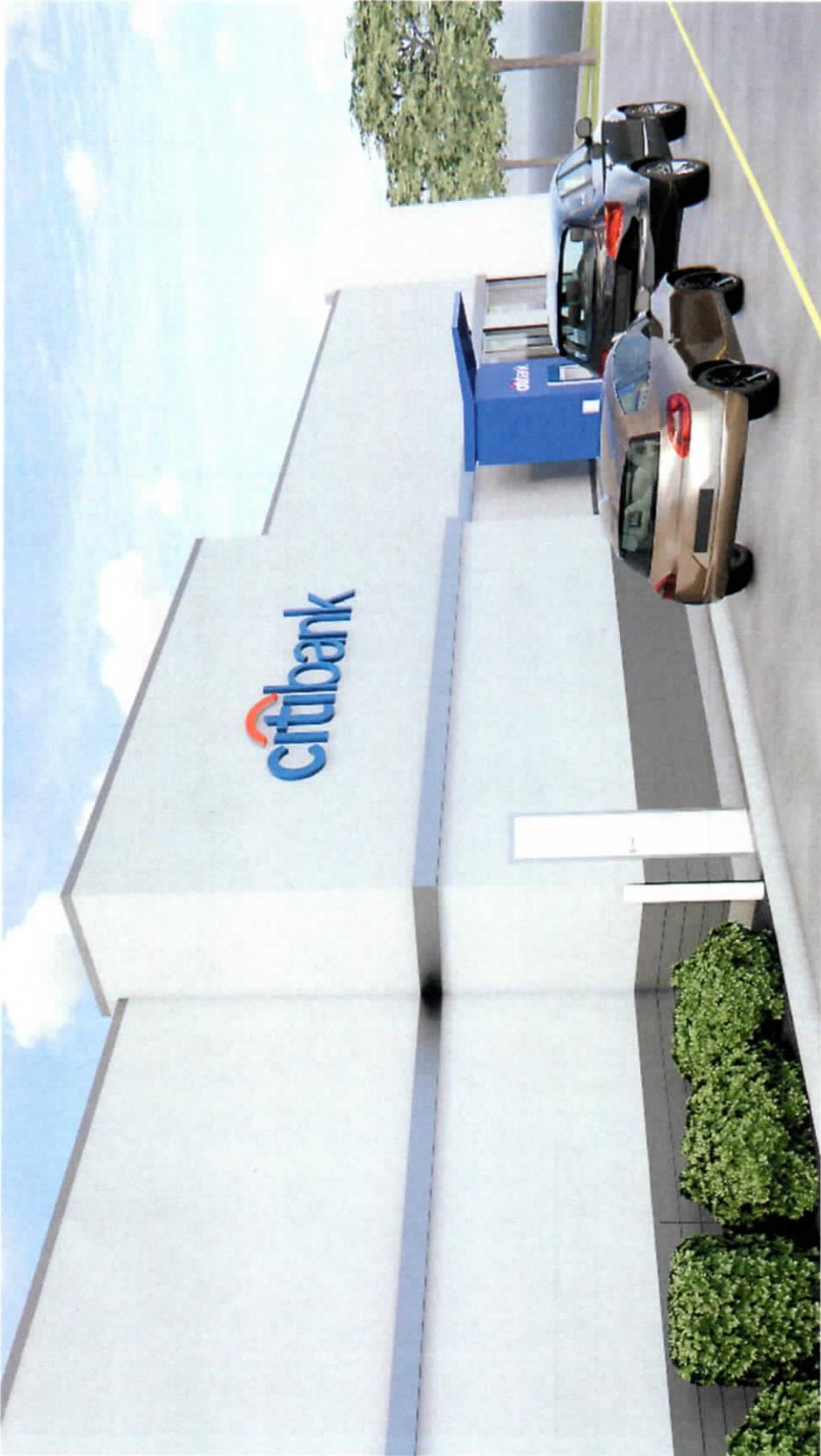
Petitioner's Findings: The project site overall will stay safe and understandable for users. Parking is being upgraded by adding two additional ADA parking spaces, or five total. Loading is available from the rear door exit but will be used less for banking use than the previous restaurant's use. Site maintenance will occur unimpeded by the current site layout and design, in which the overall site remains unchanged.

EXHIBIT C

Plans

Index of Sheets

Bldg A007	Exterior Render (of Drive Through)
Bldg A150	Site Plan
Bldg A750	Exterior Elevations (1 of 2)
Bldg A751	Exterior Elevations (2 of 2)
Civil C-100	Demolition Plan
Civil C-200	Site Plan
Civil L-101	Landscape Plan
Civil E1.01	Lighting Plan



GROUND COVER LEGEND

SYMBOL	DESCRIPTION	AREA
[Pattern]	SOD TURF	133 SF
[Pattern]	SHREDED WOOD MULCH	4,673 SF
[Pattern]	DECORATIVE ROCK	1,377 SF

PLANT SCHEDULE

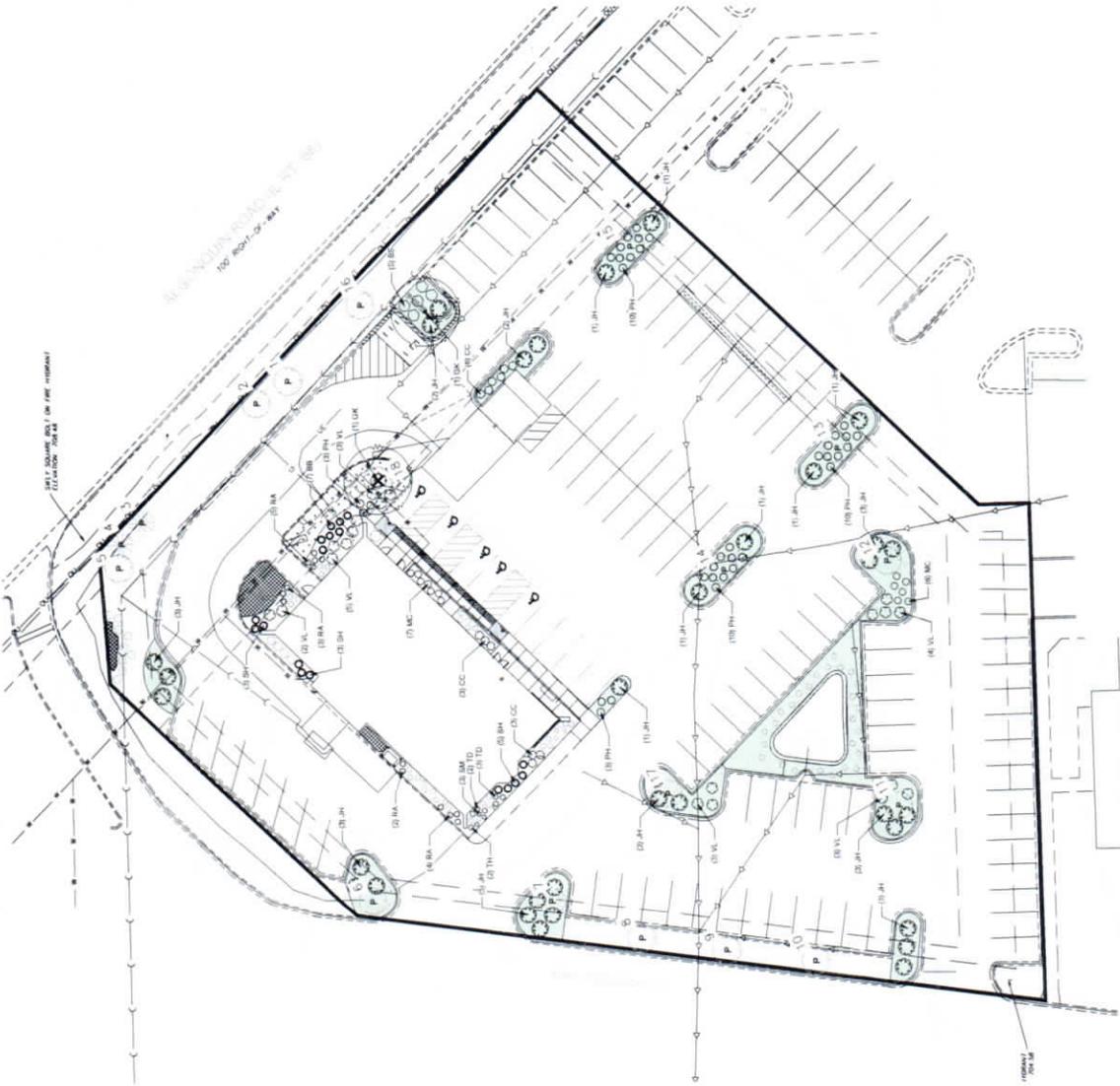
SYMBOL	CODE	SCY	BOTANICAL COMMON NAME	SIZE
(Tree)	OK	2	GYMNOCADUS DIOICUS / KENTUCKY COFFEE TREE	25" CAL
(Shrub)	BB	5	IRISIA SCOPARIA / BURNING BUSH	5 GAL
(Shrub)	CC	12	COTONASTER ACULATUS / CHAMBERED COTONJACKER	5 GAL
(Shrub)	MC	13	MOELLERIA CAROLINENSIS / HAWTHORN	5 GAL
(Shrub)	RA	14	RIBES ALPINE / ALPINE CURRANT	5 GAL
(Shrub)	SM	3	SPARGANX BUMALIDA / GOLD MOUND SPURGEA	5 GAL
(Shrub)	VI	20	VIBURNUM LINDLAYI / HAWTHORN	5 GAL
(Shrub)	ZH	34	ZAMPANUS HORIZONTALIS / CREEPING JASMINE	5 GAL
(Shrub)	TD	5	TAXUS CURPIA / YEW	5 GAL
(Shrub)	TH	2	TAXUS MEDIA / YEW	5 GAL
(Shrub)	MM	7	MOELLERIA CAROLINENSIS / HAWTHORN	5 GAL
(Shrub)	PH	28	PANICUM VIRGATUM / HEAVY METAL SWITCH GRASS	5 GAL
(Shrub)	SH	11	SPOROBOLUS HETERODENS / PRAIRIE DROPSEED	5 GAL

SITE CALCULATIONS

LANDSCAPE REQUIREMENTS
LANDSCAPING MUST BE DISPENSED THROUGHOUT THE PARKING AREA. PARKING LOTS SIZED 200' - 26,000' SF SHALL PROVIDE IN PLANTING 10% OF THE TOTAL AREA. PLANTING SHALL BE DISPENSED THROUGHOUT THE PARKING AREA. PARKING LOTS SIZED 200' - 26,000' SF SHALL PROVIDE IN PLANTING 10% OF THE TOTAL AREA. PLANTING SHALL BE DISPENSED THROUGHOUT THE PARKING AREA. PARKING LOTS SIZED 200' - 26,000' SF SHALL PROVIDE IN PLANTING 10% OF THE TOTAL AREA.

TREE PROTECTION KEY

- (P) EXISTING TREE TO BE PRESERVED
- (X) EXISTING TREE TO BE REMOVED



155305 - PDR PL-1711-15-1
H10 5/11

▲ SHEET ADDED TO SHEET SET

