

**AN ORDINANCE GRANTING A SPECIAL USE FOR A  
VETERINARY CLINIC AT 3995 ALGONQUIN ROAD  
(ROLLING MEADOWS ANIMAL CLINIC)**

**WHEREAS**, Dr. Rana F. Hafeez ("**Owner**") owns the property commonly known as 3995 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**"); and

**WHEREAS**, Sharaz Rana ("**Operator**") desires to operate a veterinary clinic within a tenant space at the Subject Property; and

**WHEREAS**, in order to allow Operator's veterinary clinic to operate at the Subject Property ("**Business**"), Operator, with Owner's consent, requested that the City grant a special use permit to authorize the Business as a "Veterinary Clinic" 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 and June 4, 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, 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.

**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 18<sup>th</sup> day of June, 2024.

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

NAYS: 0

ABSENT: McHale

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

ATTEST:

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

Published this 20<sup>th</sup> day of June, 2024.

  
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Judith Brose, Deputy City Clerk

**Exhibit A**

**Legal Description of Subject Property**

**(Commonly Known As 3995 Algonquin Road)**

**PIN #: 08-07-203-011-0000**

PARCEL 1: THAT PART OF LOT 1 OF RAMLIN ROSE ESTATES UNIT NO. 2. BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 24, 1967, AS DOCUMENT NO. 20240596, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES, 17 MINUTES, 18 SECONDS EAST, A DISTANCE OF 217.00 FEET; THENCE NORTH 89 DEGREES, 06 MINUTES, 47 SECONDS EAST, A DISTANCE OF 310.03 FEET; THENCE NORTH 75 DEGREES, 45 MINUTES, 48 SECONDS WEST, A DISTANCE OF 195.85 FEET; THENCE NORTH 14 DEGREES, 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 136 FEET; THENCE NORTHWESTWARD ALONG A CURVED LINE, CONVEX TO THE NORTHEAST 5854.65 FEET IN RADIUS, HAVING A CHORD LENGTH OF 160.24 FEET ON A BEARING OF NORTH 74 DEGREES, 52 MINUTES, 49 SECONDS WEST, FOR AN ARC LENGTH OF 160.25 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF ARBOR DRIVE OF RAMLIN ROSE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 24, 1967, AS DOCUMENT NO. 20240596, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF LOT 1 OF SAID RAMLIN ROSE ESTATES, UNIT NO. 2; THENCE SOUTHEASTWARD ALONG A CURVED LINE, CONVEX TO THE NORTHEAST OF 5854.65 FEET IN RADIUS, HAVING A CHORD LENGTH OF 160.24 FEET ON A BEARING SOUTH 74 DEGREES, 52 MINUTES, 49 SECONDS EAST, FOR AN ARC LENGTH OF 160.25 FEET TO THE WEST LINE OF ARBOR DRIVE; THENCE SOUTH 14 DEGREES, 14 MINUTES, 12 SECONDS WEST, A DISTANCE OF 23.19 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES, 14 MINUTES, 12 SECONDS WEST, A DISTANCE OF 112.82 FEET; THENCE SOUTH 75 DEGREES, 45 MINUTES, 48 SECONDS EAST, A DISTANCE OF 30.24 FEET; THENCE NORTH 00 DEGREES, 46 MINUTES, 05 SECONDS WEST, A DISTANCE OF 116.81 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**

**PZC's Adopted Findings of Fact**

**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.

Animal clinic business is mostly appointment based and it will be similar to the other business in the area, it will open 8am to 7pm in working days and 8am to 1pm on weekends.

**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.

The City's plan for this area is continued commercial use and this is a commercial use.

**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.

The trend of development in this area is commercial and this is a commercial use.

**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. Clearbrook will ensure 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 by:

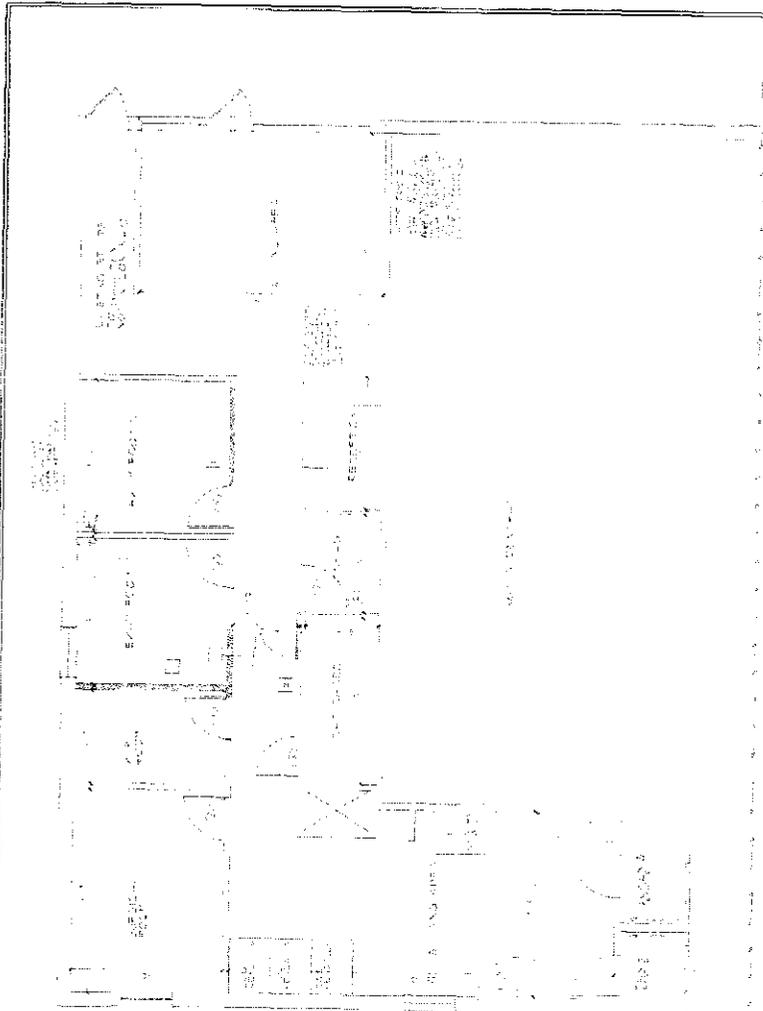
Adequate public facilities exist in this area.

**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.

No changes to the site design are contemplated.

**EXHIBIT C**

**Floor Plan**



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6

1:100

1.00m  
2.00m  
3.00m  
4.00m  
5.00m  
6.00m  
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NO.	DESCRIPTION	UNIT	QUANTITY	REMARKS
1	CONCRETE	m <sup>3</sup>	100	
2	STEEL	kg	5000	
3	BRICK	m <sup>3</sup>	200	
4	PLASTER	m <sup>2</sup>	1000	
5	PAINT	liters	500	
6	GLASS	m <sup>2</sup>	100	
7	DOOR	no.	10	
8	WINDOW	no.	20	
9	STAIR	no.	1	
10	ROOF	m <sup>2</sup>	500	

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