

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A SCHOOL AT 1545 HICKS ROAD (CLEARBROOK)**

WHEREAS, 1545 Hicks Road LLC ("**Owner**") owns the property commonly known as 1545 Hicks Road within the City's C-3 Office, Institutional, and Research zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Clearbrook ("**Operator**") desires to operate a school for individuals with intellectual and developmental disabilities at the Subject Property; and

WHEREAS, in order to allow Operator's school to operate at the Subject Property ("**School**"), Operator, with Owner's consent, requested that the City grant a special use to authorize "School (Public, non-profit, or private)" 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 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 conduct a "School" 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 School 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 School, 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. Outdoor Storage. Operator may store no more than three buses and two vans at the Subject Property.
- E. Floor Plan. Subject to final approval by City Staff.

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.

[Signature page follows.]

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois
this 18th day of June, 2024.

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

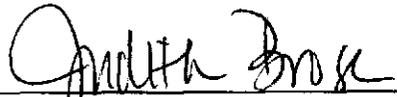
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ABSENT: McHale



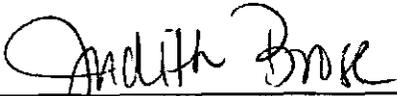
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 20th day of June, 2024.



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description of Subject Property

(Commonly Known As 1545 Hicks Road, Rolling Meadows, Illinois)

PIN #: 02-26-107-004

THE EAST 1/2 (EXCEPT PART TAKEN FOR ROAD) OF LOT 1 IN BLOCK 16 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 2 IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

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.

The proposed use will not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community; considering ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area. Ensuring the safety and well-being of our clients is paramount to us. Rest assured, rigorous safety measures will be implemented on-site. The outdoor space will be enclosed, providing a secure environment for our clients. Furthermore, activities will conclude before rush hour, minimizing any potential disruptions to the surrounding area. Additionally, our programs will be conducted in smaller groups, further mitigating any impact on the community.

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.

To ensure that a facility for individuals with intellectual and developmental disabilities will keep with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city, Clearbrook will:

1. Review the comprehensive plan: Understand the city's goals, land use designations, and policies related to healthcare facilities and social services.
2. Engage with city officials: Communicate with city planners and officials to ensure alignment with the comprehensive plan and other relevant policies.
3. Adhere to building codes: Follow all building codes and regulations related to healthcare facilities and social services.
4. Consider community impact: Address any concerns from the community and work to mitigate any potential negative impacts.
5. Seek necessary approvals: Obtain all required permits and approvals from the city before establishing the facility.

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.

Clearbrook will use 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 by adhering to the following:

1. **Aligning with community needs:** If there is a growing need for facilities catering to developmental disabilities in the area, the permit would serve to meet this demand.
2. **Supporting inclusivity:** A facility for developmental disabilities can contribute to the area's commitment to inclusivity and diversity.
3. **Enhancing community services:** It can be seen as part of a broader trend of expanding community services to meet the needs of diverse populations.
4. **Promoting social responsibility:** Granting a special use permit for such a facility can reflect the city's commitment to supporting vulnerable populations and promoting social welfare.
5. **Maintaining consistency:** If similar facilities or social services already exist in the area, granting a special use permit would be consistent with the existing trend of development.

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:

1. **Accessibility:** The building should be designed to be accessible to individuals with developmental disabilities, including features such as ramps, wide doorways, and accessible restroom facilities.
2. **Transportation:** Ensure that the building is easily accessible by public transportation or provide dedicated transportation services for individuals with disabilities if needed.
3. **Community integration:** Design the building to facilitate community integration by including common areas for socialization and activities.
4. **Support services:** Provide on-site support services such as counseling, therapy, and medical care to meet the specific needs of the individuals using the building.
5. **Collaboration with public agencies:** Work with public agencies and organizations to ensure that the building has access to public facilities such as parks, recreational areas, and community centers.
6. **Community outreach:** Engage with the local community to raise awareness about the building's special use and encourage community involvement and support.

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.

Clearbrook will take the following steps to ensure 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 by following:

1. User-friendly design:
 - i. Clearly marked entrances and exits.
 - ii. Signage in multiple languages and with symbols for those with communication challenges.
 - iii. Easy-to-navigate pathways and corridors.
2. Safety measures:
 - iv. Adequate lighting in parking areas, pathways, and entrances.
 - v. Security cameras and emergency call boxes.
 - vi. Non-slip surfaces and handrails for all ramps and stairs.
 - vii. Fire exits and evacuation plans clearly marked.
3. Maintainability:
 - viii. Use durable materials that are easy to clean and maintain.
 - ix. Implement landscaping that requires minimal upkeep.
 - x. Regular inspection and maintenance schedules for all facilities.
4. Parking considerations:
 - xi. Sufficient parking spaces designated for individuals with disabilities.
 - xii. Adequate drop-off and pick-up zones near entrances.
 - xiii. Compliance with local parking regulations and ADA requirements.
5. Integration with the community:
 - xiv. Design that fits aesthetically with the surrounding area.
 - xv. Consideration of the facility's impact on neighboring properties.

EXHIBIT C

Plans

