

**AN ORDINANCE GRANTING A SPECIAL USE FOR AN INDOOR
ATHLETIC FACILITY AT 3889-A AND 3889-B INDUSTRIAL AVE
(Megleo School of Dance)**

WHEREAS, RKP Properties Inc. ("**Owner**") owns the property commonly known as 3889A and 3889B Industrial Ave within the City's M-1 Corridor Commercial zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Megleo School of Dance LLC ("**Operator**") desires to expand their nearby indoor athletic facility to operate within the Subject Property; and

WHEREAS, in order to allow Operator's indoor athletic facility to operate at the Subject Property ("**Business**"), the Operator and Owner requested that the City grant a special use permit to authorize the Business as an "indoor athletic facility" 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 July 2, 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.
- D. Traffic Management. In order to reduce the impact to nearby properties, the Operator shall enforce and regularly notify its clients of Operator's parking, drop-off, and pick-up rules and procedures as well as the availability of live streaming of classes in lieu of parking on-site.

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.

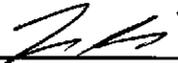
[Signature page follows.]

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 16th day of July, 2024.

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

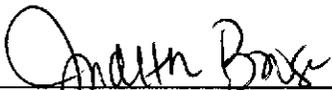
NAYS: 0

ABSENT: Vinezeano



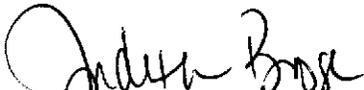
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 18th day of July, 2024.



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description of Subject Property

Legal description of property

- *UNIT NUMBERS 3889-'A' AND 3889-'B' IN THE MEADOWS COURT BUSINESS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 5 (EXCEPT THE WEST 50 FEET) IN NORTHWESTERN INDUSTRIAL PARK, UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTH 480 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4 OF SECTION 26, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3248224 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.
PIN: 02-26-200-054-1017*

Exhibit B

PZC's Adopted Findings of Fact

Special Use Application for 3889A & 3889B Industrial Ave- Kelly Pfeiffer

Megleo's School of Dance opened in 2007 in Rolling Meadows. After not reaching a deal on our lease, we moved the studio to Palatine. In 2015, we found our forever home back in Rolling Meadows. We currently teach 640 students. We are now seeking to expand our space to include a larger studio room, a storage area, and a room for kids to eat and complete homework. Acquiring 3889 Industrial will provide the space we need to continue offering high-quality instruction to our current students. This expansion will enable us to keep providing classes in our community.

Kelly Pfeiffer, the owner of Megleo's School of Dance, has been a school teacher at Carl Sandburg Jr. High for 23 years. She has coached the dance team at RMHS for 14 years and is a proud resident of Rolling Meadows.

Description of Proposed Use(s)

- i. A narrative describing the proposed use and development of the subject property.
 - *The property at 3889 will be transformed into a fifth studio space for Megleo's School of Dance. This new studio will provide additional room for our older dance classes, ensuring everyone has ample space to practice and perform. The space will also include a lounge area where kids can enjoy their snacks and work on homework, creating a more comfortable and accommodating environment. Additionally, we will have extra room to store our costumes and props, helping us stay organized. Thank you for your continued support as we enhance our facilities!*

(4) Standards for Special Uses: No application for special use shall be approved without a satisfactory finding regarding the following standards. The planning and zoning commission shall submit to the city council a written recommendation and findings of fact for each matter it hears based on said standards:

a. 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 addition of a fifth studio space to Megleo's School of Dance will not unduly impact the surrounding properties or community. Here are the key points to consider:
 - Ingress and Egress: The current access points to the property are adequate to handle the anticipated traffic flow, ensuring smooth ingress and egress without causing congestion.
 - Traffic Impact: The increase in traffic from cars will be minimal and manageable, as the studio's operating hours are staggered and do not coincide with peak traffic times. There will be no significant increase in truck traffic.
 - Appearance and Character: The new studio space will be designed to blend seamlessly with the existing structures and aesthetic of the area, maintaining the building's appearance and character.
 - Overall: The special use of this property will support the community by providing additional space for educational and recreational activities without negatively impacting the surrounding area.

b. 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.

- *This project represents an expansion of our already existing business. We seek to use the special permit to allow our studio to continue operating in the industrial area, supporting our growth and continued contribution to the community.*

c. 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.

- *Regarding the special use permit, we believe this expansion aligns with the trend of development in the area. The addition of our studio will not interfere with the use and development of adjacent or nearby properties.*

d. 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, stormwater, sanitary sewer, water service, public safety service, and waste disposal services.

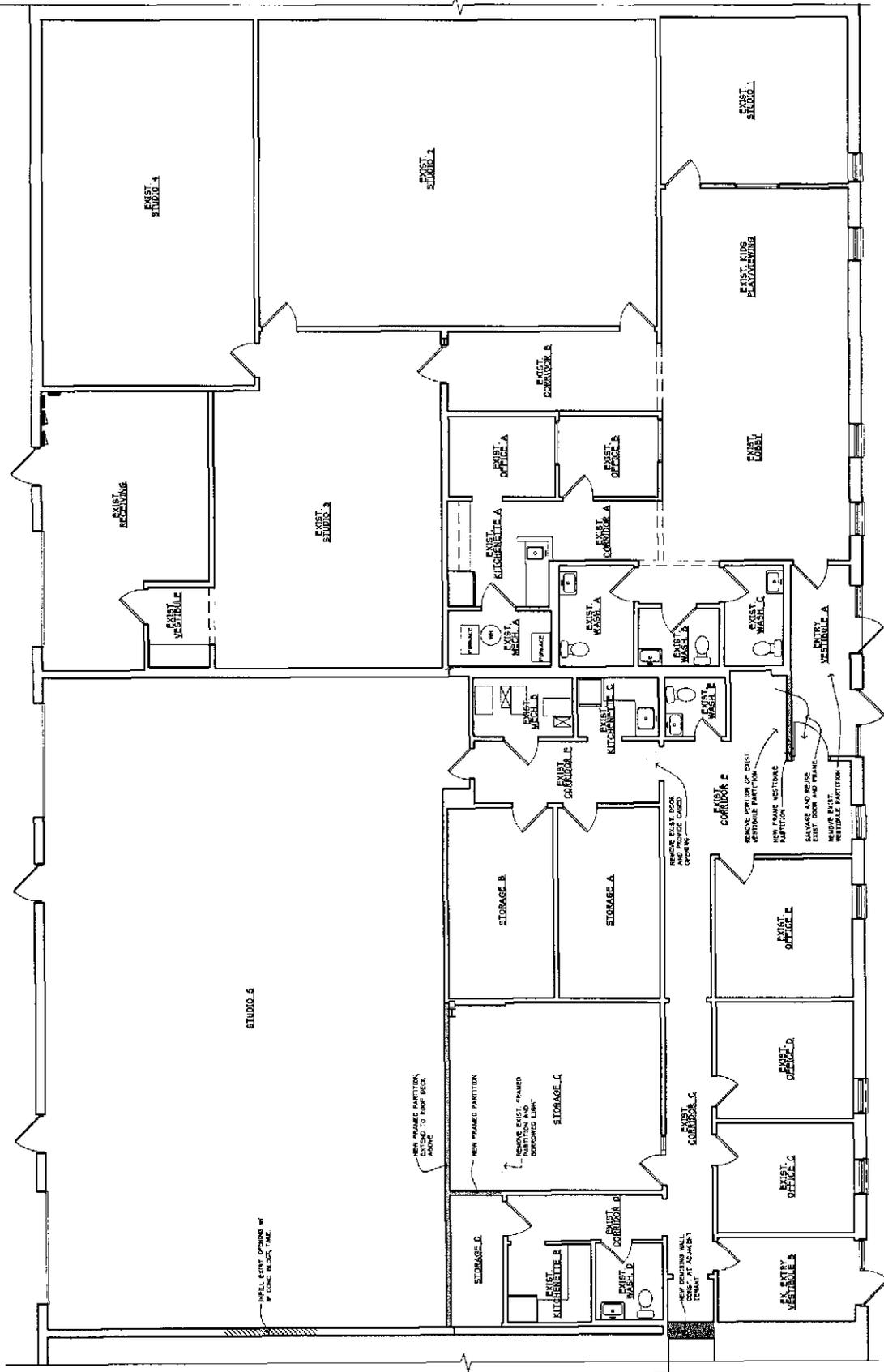
- *There will be no changes to the public facilities.*

e. 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.

- Road and Pedestrian Patterns: Our current use ensures clear and safe road and pedestrian patterns for easy navigation.
- Natural Features: Nothing will be changed.
- Parking and Loading: Adequate parking and loading areas will be provided to meet the needs of the studio without causing congestion. This fifth studio will allow for more staggered times. Our busiest times are also when the other businesses in the building are closed.
- Site Maintenance: The site will be designed for ease of maintenance, ensuring long-term functionality and appearance.

Exhibit C

Plans



PROPOSED INTERIOR FLOOR PLAN
 1/8" = 1'-0"
 NORTH
 EXISTING
 PROPOSED
 REMOVE EXIST. TRUNK SPACE TO REMAIN AS IS