

**AN ORDINANCE MODIFYING THE PLANNED DEVELOPMENT APPROVAL
FOR THE “PACIFICA ON GOLF” REDEVELOPMENT BY AUTHORIZING
THE ISSUANCE OF CERTAIN BUILDING PERMITS
(1460-1470 Golf Road)**

WHEREAS, the City of Rolling Meadows, as a home rule unit of local government as provided by Article VII, Section 6(a) of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs including the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, on June 20, 2024, the Corporate Authorities of the City of Rolling Meadows passed Ordinance No. 24-32 (“**Relief Ordinance**”), which granted a special use permit for a major change to the “Marketplace of Rolling Meadows” planned development in order to authorize the “Pacifica on Golf” redevelopment of 1460-1470 Golf Road (“**Redevelopment**”) by Pacifica Rolling Meadows, LLC (“**Developer**”); and

WHEREAS, the Relief Ordinance included certain conditions, restrictions, and provisions upon the approval granted to the Redevelopment, including in Section 3.B that “prior to the issuance of any building permit in furtherance of the Redevelopment,” the Applicant is required to revise certain plans that, before their acceptance by the City, shall “have been approved by any governmental agency in satisfaction of the applicable Requirements of Law;” and

WHEREAS, the Developer has diligently pursued the commencement of the Redevelopment and has resolved all outstanding major issues prerequisite to the City’s approval of their plans, but has not attained the approval of other

agencies as required by the Relief Ordinance in order to receive a building permit for interior demolition and building work; and

WHEREAS, Developer's requested permits for interior demolition and building do not, absent the Relief Ordinance, require the approval of any outside agency; and

WHEREAS, time is of the essence in the successful completion of the Redevelopment and the remediation of blight within the City; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have therefore determined that it is in the best interest of the City to authorize the interim issuance of certain building permits for the Redevelopment as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Notwithstanding any contrary provision of the Relief Ordinance, the Community Development Director, in their capacity as the City's Zoning Administrator and Building Official, is authorized to issue and may issue interim building permits to authorize interior demolition and construction subject to the permit's compliance with all other City rules, regulations, and Ordinances except as may be specifically modified or waived by the Relief Ordinance. Any work authorized by the permits issued by the City under this Ordinance may be suspended at any time should the Community Development Director determine that the Developer is no longer diligently pursuing the final approval of all plans required to be submitted pursuant to Section 3 of the Relief Ordinance.

Section 3: 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.

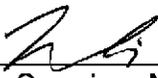
Section 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 24th day of September, 2024.

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

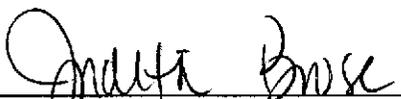
NAYS: 0

ABSENT: Vinezeano, Reyez



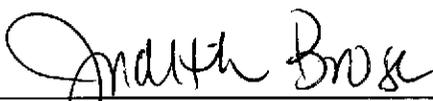
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 26th day of September, 2024.



Judith Brose, Deputy City Clerk