

**AN ORDINANCE MODIFYING THE CITY’S ZONING
ORDINANCE TO AUTHORIZE “ASSISTED LIVING/MEMORY
CARE HOUSING” AS A SPECIAL USE IN THE C-2 CORRIDOR
COMMERCIAL DISTRICT**

WHEREAS, the City of Rolling Meadows is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Section 122-394 (“Amendments”) of Chapter 122 (the “**Zoning Ordinance**”) of the Code of Ordinances, City of Rolling Meadows, Illinois (the “City Code”) sets forth procedures for considering amendments to the map and text of the City’s Zoning Ordinance; and

WHEREAS, the City desires to amend the Zoning Ordinance in order to authorize “Assisted Living/Memory Care Housing” as a special use in the C-2 Corridor Commercial District (“**Requested Amendment**”); and

WHEREAS, the City’s Planning and Zoning Commission (“**PZC**”), after notice was provided as required by law, conducted a public hearing on October 1, 2024 to consider an application to consider the Requested Amendment; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit A** and recommended that the City Council approve the Requested Amendment; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interests of the City to approve the Requested Amendment as set forth in 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: Amendment to Section 122-331. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, that part of Section 122- 331 (“Permitted and Special Land Uses”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) of the City Code indicated herein is hereby amended to authorize “Assisted Living/Memory Care Housing” as a special use in the C-2 Corridor Commercial District as follows [additions are **bold and double-underlined**; deletions are struck through]:

	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3
Assisted Living/Memory Care Housing							<u>S</u>	S

Section 3: That the several terms and conditions contained in Section 122- 331 ("Permitted and Special Land Uses") of Article V ("Regulations for Zoning Districts") of Chapter 122 ("Zoning") of the City Code shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided

Section 4: Severability. 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.

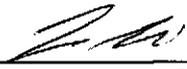
Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois, this 22nd day of October, 2024.

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

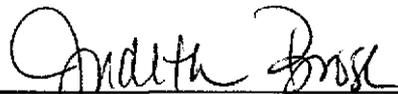
NAYS: 0

ABSENT: 0



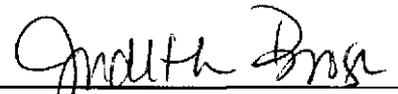
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 25th day of October, 2024.



Judith Brose, Deputy City Clerk

Exhibit A

PZC Findings of Fact

Text Amendment Standards

Potential impact: *The amendment shall not adversely impact the overall zoning district purpose or intent of a code section proposed for amendment.*

Petitioner's Findings: The existing building current use is for "assisted living/memory care housing", thus the addition being approved for the same use would not adversely impact the overall zoning district since the use is already being utilized.

Consistency: *Text amendments should be a logical extension of the trend of development in the City.*

Petitioner's Findings: The surrounding area of multifamily residential is aligned with the senior living facility use.

Trend of development: *City plans: Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

Petitioner's Findings: The senior living use aligns with the surrounding area and associated uses.