

**AN ORDINANCE AMENDING THE CITY’S ZONING ORDINANCE
RELATED TO INDOOR ATHLETIC FACILITIES**

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 (“Zoning”) sets forth procedures for considering amendments to the map and text of the City’s Zoning Ordinance.

WHEREAS, the City desires to amend the Zoning Ordinance related to indoor athletic facilities (“*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 February 4, 2025 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 interest 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, Section 122-331 (“Permitted and Special Uses”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) is hereby amended as follows [additions are **bold and double-underlined**; deletions are ~~struck through~~]:

Zoning District	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	M-1	M-2
Indoor athletic facilities (<u>Over 5,000 Square Feet</u>)							S	S	S	S
<u>Indoor athletic facilities (Under 5,000 Square Feet)</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Section 3: 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.

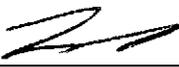
Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois, this 25th day of February, 2025.

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

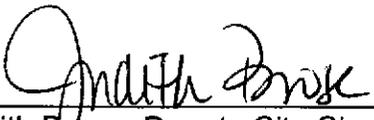
NAYS: 0

ABSENT: Vinezeano



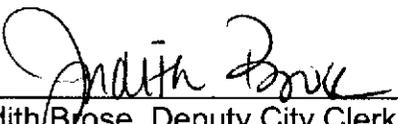
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 26th day of February, 2025.



Judith Brose, Deputy City Clerk

Exhibit A

PZC Findings of Fact

Amendment Standards

Standard 1) Potential impacts:

Findings: The proposed text amendment does not adversely impact the purpose or intent of the Code, or the use or enjoyment of any property. The regulation of these facilities can be done adequately through the business license process.

Standard 2) Trend of development/consistency:

Findings: The proposed text amendment is consistent with the purpose of uses outlined in all C and M districts. The indoor athletics businesses under 5,000 are much more in line with commercial businesses than industrial uses but are likewise compatible in older flex office space.

Standard 3) Externalities:

Findings: When the zoning code was updated in 2020 it was prudent to try and preserve space for "manufacturing" uses by making indoor athletic facilities special uses however since then it has become clear that the market is better suited for these uses than traditional manufacturing or business park uses.

Standard 4) City plans:

Findings: This amendment does not interfere with the implementation of the City's Comprehensive Plan or Official Map.

Standard 5) Zoning appropriateness:

Findings: The market has shown that there is a demand for small "indoor athletic facilities" throughout the city. Staff believes that the business licensing process is sufficient to manage the externalities of these facilities such as parking.