

ORDINANCE NO. 25-25

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A SCHOOL AT 1715-1725 WINNETKA AVENUE
(VIRTUAL CONNECTIONS ACADEMY)**

WHEREAS, RMS Properties IV LLC ("**Owner**") owns the property commonly known as 1715-1725 Winnetka Avenue within the City's M-1 Business Park Zoning District, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Virtual Connections Academy ("**Operator**") desires to operate a therapeutic day school ("**School**") at the Subject Property; and

WHEREAS, in order to authorize the School to operate at the Subject Property, Operator, with Owner's consent, requested that the City grant a special use permit 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 March 4, 2025 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 C** 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 the 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 B** (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. Outdoor Activities. The School shall not hold organized outdoor educational activities at the Subject Property such as, without limitation: walking classes, physical fitness classes, or games and recreation. This prohibition does not apply to incidental activities such as one-on-one teaching or counseling, lunch periods, or similar activities that would commonly take place in conjunction with a permitted commercial use at the Subject Property.

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 Permit granted in Section 2 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.]

Exhibit A

Legal Description

LOTS 1, 2 AND 5 IN WEST MEADOWS BUSINESS PARK, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 13, 1988, AS DOCUMENT NUMBER 88416637 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON SEPTEMBER 13, 1988 AS DOCUMENT NUMBER LR3738510.

Commonly known as: 1715-1725 Winnetka Circle,
 Rolling Meadows, Illinois.

PIN: 02-26-200-059-0000

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

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

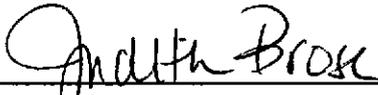
NAYS: 0

ABSENT: 0



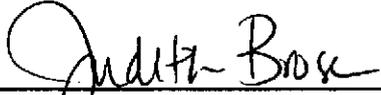
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

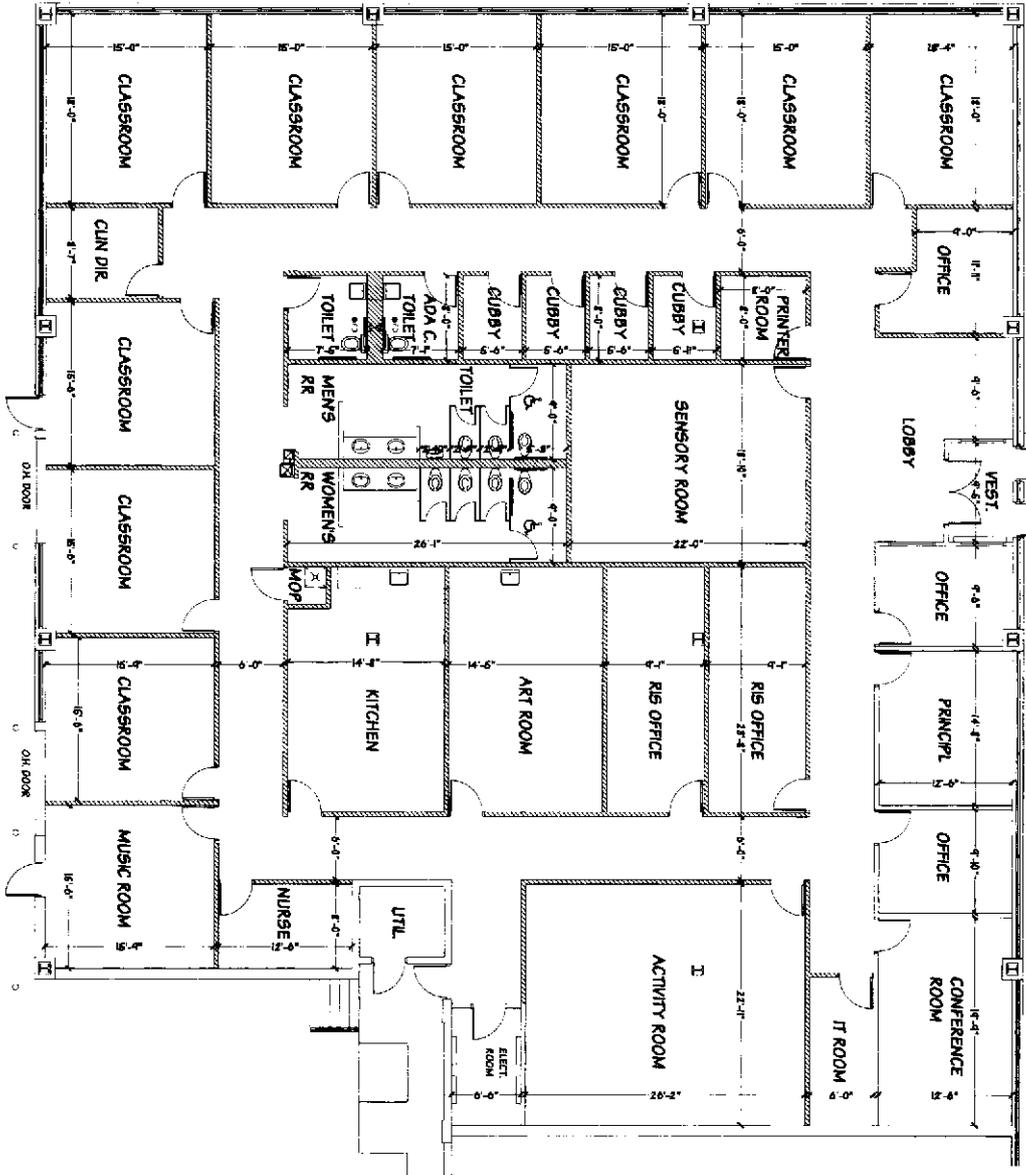
Published this 26th day of March, 2025.



Judith Brose, Deputy City Clerk

Exhibit B

Plans



PARKING LOT

PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"

WEST MEADOWS BUSINESS CENTER
1715-1725 WINNETKA AVE.
ROLLING MEADOWS, IL 60008

VIRTUAL CONNECTIONS ACADEMY

**PREMIUM ASSET
MANAGEMENT**

1711 N. PLAZA DRIVE
SUITE 200
SCHAUMBURG, IL 60197
PHONE (847) 851-7800
FAX (847) 951-1888

A-2

PROPOSED FLOOR PLAN

DATE	2/2/20
BY	...
CHECKED	...
SCALE	...
TITLE	...

Exhibit C

PZC Findings of Fact

Special Use Standards

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.*

Petitioner's Findings: We do not believe there will be a negative impact on the surrounding areas. Students typically arrive by private cab at various times of the day. Since we are primarily a virtual school, we do not anticipate a great deal of traffic. Since we are not a typical school, we don't have large school buses drop off students, and students come in and leave at various times of the day rather than all at once.

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.*

Petitioner's Findings: We believe our school supports the community as some of our students come from Rolling Meadows. We believe this supports the city's goals.

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.*

Petitioner's Findings: There are schools in the area, as well as numerous businesses. We believe our school fits in with the area.

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.*

Petitioner's Findings: The current space was previously occupied so we do not see how our school would negatively impact public facilities.

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.*

Petitioner's Findings: We are only looking to modify the interior of the building. The owners assure us that there is plenty of parking for our staff and any visitors.