

ORDINANCE NO. 25-33

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION
FOR THE PROPERTIES AT 5521 & 5550 MEADOWBROOK COURT
(Meadow Brook Resubdivision No. 4)

WHEREAS, ATS Sortimat, LLC (“*Owner*”) is the owner of the property commonly known as 5521 & 5550 Meadowbrook Court, Rolling Meadows, Illinois, which property is legally described in *Exhibit A* to this Ordinance (“*Subject Property*”); and

WHEREAS, the owner of the Subject Property has prepared and submitted to the City a proposed plat entitled “Meadow Brook Resubdivision No. 4” prepared by Haeger Engineering on March 30, 2025 attached as *Exhibit B* (“*Plat*”), in order to consolidate Lot 1 (+/- 6.24 acres), which is currently utilized for manufacturing, research and development, warehousing uses, with Lot 4 (+/- 2.98 acres), which is currently undeveloped; and

WHEREAS, after notice was duly provided as required by the Municipal Code’s Zoning and Subdivision Regulations, the PZC conducted a public hearing on May 6, 2025 to consider (i) the concurrent preliminary and final approval of the Plat; and (ii) any other zoning relief necessary to approve the Plat; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC recommended that the City Council approve the Plat; 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 Plat 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 true and correct findings of the Corporate Authorities.

Section 2: Approval of Subdivision.

- A. Approval of Final Plat. The Plat, entitled “Meadow Brook Resubdivision No. 4” as prepared by Haeger Engineering on March 21, 2025 and a copy of which is attached hereto as *Exhibit B*, is hereby approved in substantially the form attached pursuant to Chapter 98 of the Municipal Code and the City’s home rule authority.
- B. Authorization. The Mayor, the Deputy City Clerk, and all other necessary officers of the City are hereby authorized and directed to execute and seal, on behalf of the City, the Plat, following execution by applicant and any other party with an interest in the Subject Property, and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.
- C. Recordation. The City Manager is hereby directed to cause the recording of the Plat with the Office of the Cook County Clerk upon satisfactory completion of all administrative details relating thereto.

Section 3: Required Public Improvements. Pursuant to Chapter 98 and Section 98-38 of the Municipal Code and the City’s home rule authority, no shall issue to authorize the initial improvement of Lot 4, as it existed prior to the Plat, unless the work to be performed includes the following required public improvements as approved by the Community Development Director and the City Engineer:

- A. Repaving the cul-de-sac of Meadowbrook Court;

- B. Spot replacement of any damaged curbs along Meadowbrook Court; and
- C. Extension of the sidewalk along Meadowbrook Court for not less than the full frontage of the lot created by the Plat.

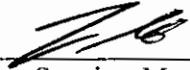
Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 27th day of May, 2025.

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

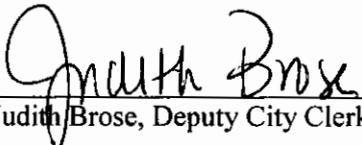
NAYS: 0

ABSENT: Vinezeano, Budmats
Passed and approved this 27th day of May, 2025.



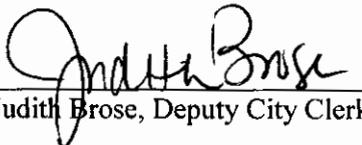
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published in pamphlet form this 28th day of May, 2025.



Judith Brose, Deputy City Clerk

EXHIBIT A

Legal Description of the Subject Property

LOT 4 IN MEADOWBROOK, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1981 AS DOCUMENT 25815283 AND CORRECTED BY DOCUMENT 25939524 IN COOK COUNTY, ILLINOIS.

PIN: 08-08-301-073-0000

Commonly known as: 5521 Meadowbrook Court

LOT 1 IN MEADOWBROOK RESUBDIVISION UNIT 3, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2021 AS DOCUMENT 2132119023, IN COOK COUNTY, ILLINOIS.

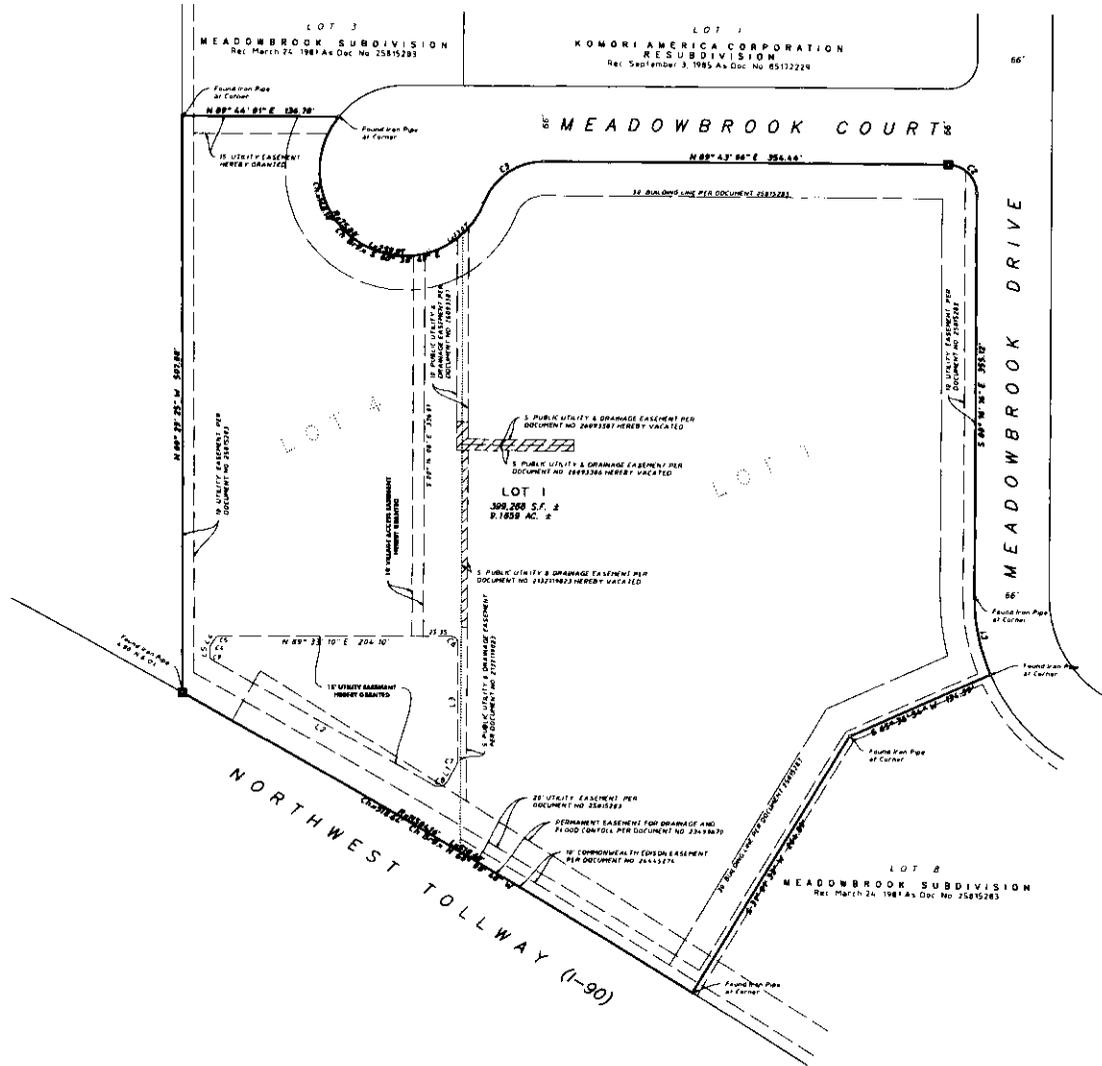
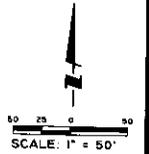
PIN: 08-08-301-049-0000

Commonly known as: 5550 Meadowbrook Drive

EXHIBIT B

Plat of Resubdivision (Consolidation)
(Two Sheets)

FINAL PLAT OF MEADOW BROOK RESUBDIVISION NO. 4



LEGEND

Underlying Subdivision Lot No.	-----	Subdivision Boundary Line
New Subdivision Lot No.	-----	Roaded Corner Line
Concrete Monument Set	-----	Easement Line
Property Corner	-----	Setback Line

CURVE TABLE

Curve	Length	Radius	Chord	Chord Bearing
C1	79.20	168.00	88.48	8 13 32 41" E
C2	34.70	22.80	35.38	4 48 18 35" W
C3	88.47	91.80	82.44	8 55 27 58" W
C4	2.08	2.00	2.05	49 19 39 58" E
C5	2.00	4.00	2.00	8 01 30 48" E
C6	7.28	5.28	7.27	8 45 28 44" E
C7	4.18	8.36	4.88	5 14 34 32" W
C8	12.57	8.00	11.31	6 72 58 42" W
C9	4.23	4.80	4.84	4 38 45 34" W

SURVEYOR'S NOTES

1. THE COMPLETION DATE OF THE FIELD WORK FOR THIS SURVEY IS MARCH 17, 2025.
2. THE BASIS OF BEARING SHOWN HEREON IS ASSUMED.

Originally Prepared: 03/21/2025 Printed No. 25-048

HAEGER ENGINEERING
consulting engineers

100 One Jones Parkway, Schaumburg, IL 60197
Tel: 815.399.4800 Fax: 815.399.3600
Email: info@haeger-engineering.com www.haeger-engineering.com

No.	Revisions

THIS DOCUMENT IS THE PROPERTY OF HAEGER ENGINEERING CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HAEGER ENGINEERING CONSULTING ENGINEERS.

