

**AN ORDINANCE AMENDING THE ROLLING MEADOWS ZONING ORDINANCE
TO IMPLEMENT THE RECOMMENDATIONS OF THE KIRCHOFF ROAD CORRIDOR STUDY
AND ESTABLISH THE TC TOWN CENTER 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 (“Zoning”) sets forth procedures for considering amendments to the map and text of the City’s Zoning Ordinance; and

WHEREAS, in 2023, the City Council directed the City’s Planning and Zoning Commission (“**PZC**”) to review the Comprehensive Plan’s policies and to study the future land use of the Kirchoff Road Corridor given the extraordinary challenges and opportunities posed by both:

- (i) Societal changes resulting from the COVID-19 pandemic, especially as to commercial offices, commuting patterns, and future growth potential for retail and multiple-unit residential land uses; and
- (ii) The closure of Arlington International Racecourse, its subsequent acquisition by the Chicago Bears Football Club, and the potential redevelopment of the Racecourse as a new National Football League stadium;

and

WHEREAS, the City desires to amend the City’s Zoning Regulations as set forth in this Ordinance in order to implement certain recommendations made within the pending Kirchoff Road Corridor Plan, including: (i) the creation of a new TC Town Center District and related bulk, use, design, sign, and other regulations specific to the TC district; (ii) amendments concerning dollar stores as a category of use; and (iii) amendments to the City’s regulations governing planned developments, including the process for their consideration and the public benefits they are to create (collectively, the “**Proposed Text Amendment**”); and

WHEREAS, the City’s Planning and Zoning Commission (“**PZC**”), after notice was provided as required by law, conducted a public hearing at its meetings on March 4, April 1, and May 6, 2025 to consider the Proposed Text 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 Proposed Text 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 Proposed Text 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 122-42. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, Section 122-42 (“Definitions”) of Article II (“Definitions”) of Chapter 122 (“Zoning”) is hereby amended to modify the following defined terms in correct alphabetical order [additions are **bold and double-underlined**; ~~deletions are struck through~~]:

Sec. 122-86. – Definitions.

The words defined are those which have special or limited meanings as used in this Code. Words whose meanings are self-evident as used in this Code are not defined.

* * *

Blue roof: A roof that is designed to store and discharge rainfall.

Dollar store: A retail use which sells a variety of general merchandise, a majority of which are sold for one dollar or less, five dollars or less, or are similarly branded.

Dwelling above the ground floor: A dwelling unit located on the upper floor of a building that contains non-residential uses on its ground floor.

Green roof: A roof that is partially or completely covered with vegetation, a growing medium, and a waterproof membrane, that absorbs rainwater and reduces the heat absorbed by a building or structure.

Mural art: A graphic displayed on the exterior of a building, generally for the purposes of decoration or artistic expression. Mural art includes, without limitation, works of painting, fresco, or mosaic. Signs, as defined in this Chapter, are not mural art but may also exist within the same façade or installation where allowed by this Chapter.

White roof: A roof that is white or light in color that provides high levels of solar reflectance and reduces the heat absorbed by a building or structure.

* * *

Section 3: Amendment to Section 122-72. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-72 (“Lots, setback, and height”) of Article III (“Regulations of General Applicability”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

* * *

(f) *Building height limitations.*

- (1) Height limitations shall be as set forth under each zoning district for all buildings, structures, and uses of land.
- (2) Exceptions: Roof structures for **including** the housing of stairways; tanks, ventilating fans, or similar equipment required to operate and maintain the building; and fire or parapet walls; skylights; steeples; flagpoles; chimneys; smokestacks; **signage; and other rooftop** of structures deemed to be similar by the zoning administrator may be erected above the height limitations imposed by this chapter. No such structure may be erected to exceed by more than ten feet the height limits of the zoning district in which it is located.

* * *

(h) One principal building may be located on a lot used for a single-family detached or attached dwelling. For other uses, more than one principal building may be located on a lot provided that each building complies with the applicable requirements of this Chapter as though it were an individual principal building on a lot.

Section 4: Creation of Section 122-168. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, a new Section 122-89 (“Dollar Stores”) of Article III (“Regulations of General Applicability”) of Chapter 122 (“Zoning”) is hereby created as follows:

Sec. 122-89. – Dollar stores.

In those zoning districts in which a dollar store may be located, the proposed dollar store must not be located within one mile of the property line of any other dollar store, including dollar stores located outside of the corporate limits of the City, as measured from lot line to lot line.

Section 5: Amendment to Section 122-163. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, Section 122-163 (“Off-street parking ratio requirements”) of Division 2 (“General standards for off-street parking”) of Article IV (“Off-Street Parking and Loading”) of Chapter 122 (“Zoning”) is hereby amended to insert the following new provisions, with any insertions to be made in correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

Sec. 122-163. - Off-street parking ratio requirements.

* * *

Table 4-4: Off-street parking ratio requirements

LAND USE	PARKING REQUIRED
Business Uses	
<u>Dollar store</u>	<u>4 spaces per 1,000 square feet</u>

* * *

(b) Special requirements.

(1) TC District. Within the TC District, the general requirements provided in subsection (a) do not apply. The only minimum parking requirement applicable within the TC District is that any dwelling unit must be provided with a minimum of one off-street parking space.

Section 6: Amendment to Section 122-201. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, Section 122-201 (“Bulk, area, and yard regulations by zoning district”) 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]:

- (a) All development in the City of Rolling Meadows shall conform to the standards set out in Table 5.1 below.

Table 5.1: Table of Bulk, Area and Yard Regulations

District	Minimum Lot Area (sf)	Minimum Lot Width (ft)	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Corner Side Yard Setback (ft)	Maximum Building Coverage	Maximum Building Height (ft)
R-1	32,600	90-ft.	30 ft. <u>minimum</u>	10-ft.	25% of lot depth, not less than 30 ft.	20-ft. <u>minimum</u>	30%	35-ft. <u>maximum</u>
R-2	10,000	60-ft.	30 ft. <u>minimum</u>	10-ft.	25% of lot depth, not less than 30 ft.	20-ft. <u>minimum</u>	30%	35-ft. <u>maximum</u>
R-3	7,800	60-ft.	30 ft. <u>minimum</u>	10-ft.	25% of lot depth, not less than 30 ft.	20-ft. <u>minimum</u>	30%	35-ft. <u>maximum</u>
R-4 ¹	13,400	80-ft.	30 ft. <u>minimum</u>	15-ft.	30 ft.	20-ft. <u>minimum</u>	30%	30-ft. <u>maximum</u>

District	Minimum Lot Area (sf)	Minimum Lot Width (ft)	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Corner Side Yard Setback (ft)	Maximum Building Coverage	Maximum Building Height (ft)
R-5¹	24,000	100-ft.	30 ft. <u>minimum</u>	15-ft.	30 ft.	20-ft. <u>minimum</u>	30%	50 feet <u>maximum</u>
C-1	20,000	50	15 <u>minimum</u>	15-ft.	25% of lot depth, not less than 30 ft.	15 <u>minimum</u>	30%	30-ft. <u>maximum</u>
C-2	20,000	50	90 <u>minimum</u> ²	Same as adjacent R district	25% of lot depth, not less than 30 ft.	90 <u>minimum</u>	40%	30-ft. <u>maximum</u>
C-3	20,000	100	30 <u>minimum</u>	15-ft.	25% of lot depth, not less than 30 ft.	30 <u>minimum</u>	65%	N/A
<u>TC</u>	<u>20,000</u>	<u>100</u>	<u>10</u> <u>maximum</u>	<u>N/A,</u> <u>except 10</u> <u>where</u> <u>adjacent to</u> <u>residential</u> <u>district</u>	<u>N/A,</u> <u>except 20</u> <u>ft. where</u> <u>adjacent to</u> <u>residential</u> <u>district</u>	<u>10</u> <u>maximum</u>	<u>N/A</u>	<u>28</u> <u>minimum,</u> <u>78</u> <u>maximum</u>
M-1	N/A	N/A	30 <u>minimum</u>	15-ft.	25 ft.	30 <u>minimum</u>	65%	45-ft. <u>maximum</u>
M-2	N/A	N/A	30 <u>minimum</u>	30-ft.	30 ft.	30 <u>minimum</u>	65%	200-ft. <u>maximum</u>

¹ Permitted Gross Density for Attached Single Family Dwellings = 12 Dwelling Units per acre.

¹ Permitted Gross Density for Multi- Family Dwellings = 24 Dwelling Units per acre.

² Parking areas may encroach in front yards, but shall maintain a minimum Front Yard Setback of 30 feet in C-2 Districts.

- (b) The maximum floor area ratio (FAR) for commercial, manufacturing and multiple family districts shall be as indicated in the standards for those districts in this article.
- (c) The maximum floor area ratio (FAR) for single family attached and detached dwellings **in R districts** shall be as follows (Table 5.2).

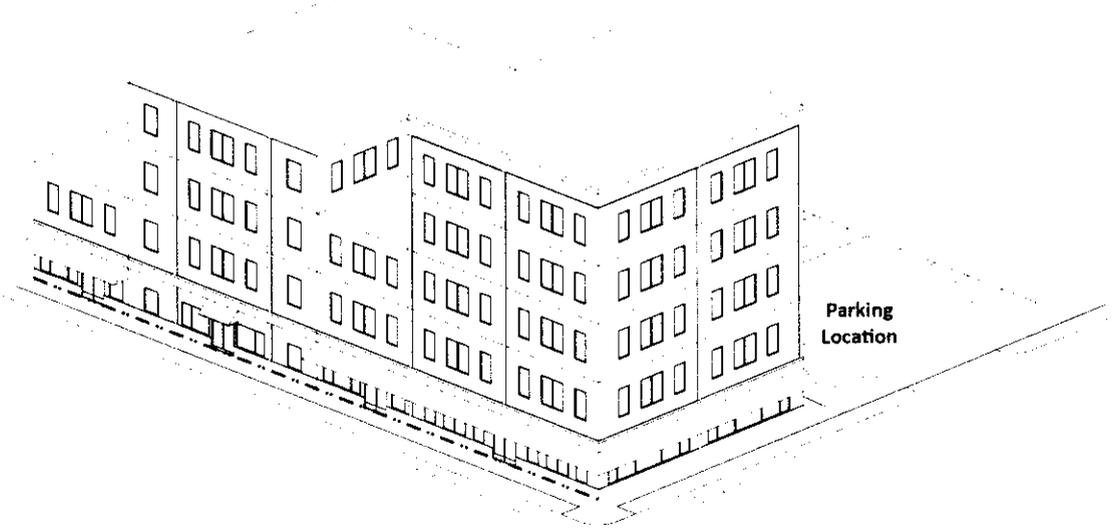
Table 5.2: Floor Area Ratio (FAR)

Lot Size (Square Feet)	FAR
5,000-8,400	.45
8,400-10,000	.40
10,000 - 20,000	.35
20,000 - above	.30
Note: Area of attached and detached garages over the first 500 square feet shall be included in the gross floor area used to compute the floor area ratio.	

Section 7: Creation of Section 122-274. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, a new Section 122-274 (“TC Town Center District”) of Division 3 (“Commercial Districts”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) is hereby created as follows:

Sec. 122-274. - TC Town Center District.

Figure 5.9: Example Development Style in TC Town Center District

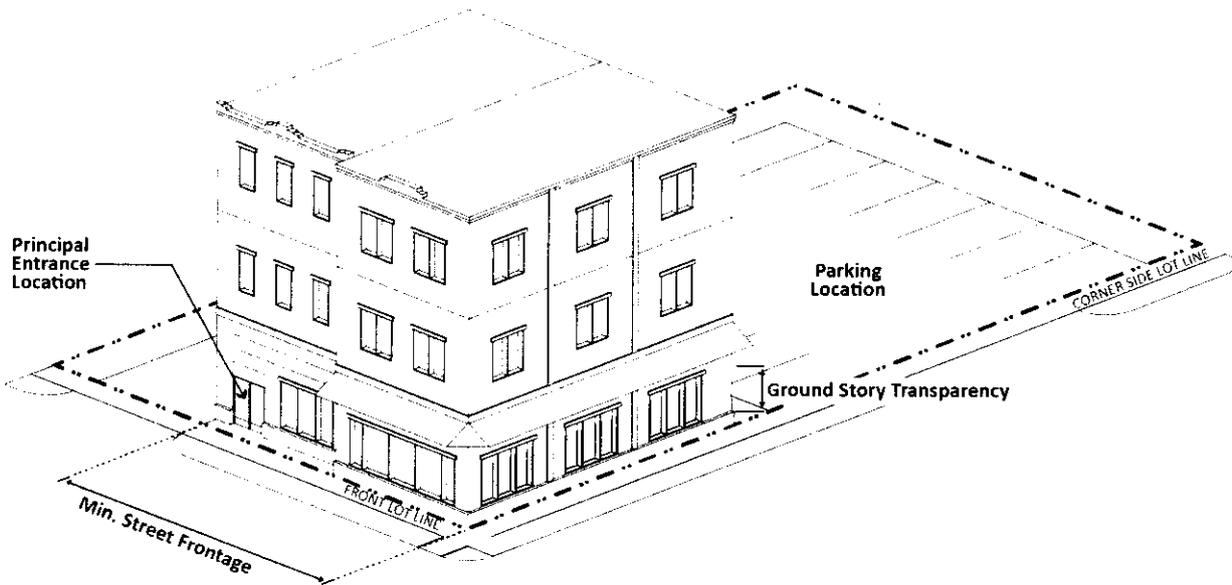


- (1) *Purpose:* The TC district is intended to accommodate pedestrian-oriented development that serves the City and surrounding communities. The TC district allows a wide range of commercial, residential, and institutional uses within the Town Center of Rolling Meadows.
- (2) *Permitted uses:* Permitted uses in the TC district are listed in Table 5.13.
- (3) *Special uses:* Special uses in the TC district are listed in Table 5.13.
- (4) *Planned developments.* The purpose of any planned development, existing or proposed, that lies partially or wholly within the TC Town Center District shall be deemed to include “more effective facilitation of pedestrian-oriented development that serves the City and surrounding communities in a manner consistent with the purpose and design requirements of the TC District.”
- (5) *Parking requirements.* Special parking requirements in the TC district are listed in article IV.
- (6) *Bulk space and yard regulations.* Bulk regulations in the TC district including regulations regarding lot area, lot width, yard areas, building coverage, and building height are listed in Table 5.1 and Table 5.11.

Table 5.11

TC Town Center District	
Minimum Lot Area (sq. ft.)	20,000
Minimum Lot Width at front yard line (ft.)	100
Maximum Front Yard Setback (ft.)	10
Minimum Side Yard Setback (ft.)	N/A, except 10 ft adjacent to a residential district
Minimum Rear Yard Setback (ft.)	N/A, except 20 ft adjacent to a residential district
Maximum Corner Side Yard (ft.)	10
Minimum Building Height	28 ft.
Maximum Building Height	70 ft.

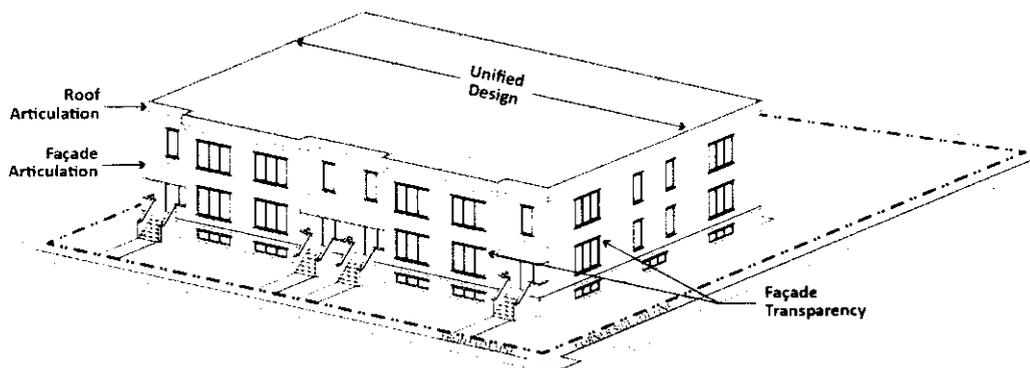
Figure 5.10: Design Requirements for Commercial and Mixed-Use Development



- (7) *Design requirements for commercial and mixed-use development.* The design requirements in this section apply to all new construction and significant exterior renovation of existing structures within the City’s TC district. These design requirements shall be evaluated by the Zoning Administrator as part of the site plan review process set forth in Section 122-398, or else as part of the special use permit process where site plan review is not required. Refer to *Figure 5.10 Design Requirements for Commercial and Mixed-Use Development.*
- a. *Minimum street frontage.* 95 percent of a principal building must be located adjacent to a right-of-way in proportion to the total length of the lot line adjacent to the right-of-way.
 - c. *Principal entrance location.* The principal building entrance must be located on either the front or corner side façade.
 - d. *Defined base, middle, and top.* Buildings with three or more stories must be designed with a distinct base (ground story), middle, and top. The base of the building must be defined from the upper stories by a horizontal expression line, which is a decorative, three-dimensional linear element protruding or indented at least two inches from a building façade. The top of the building must be crowned with a similar expression line no less than six inches in width.
 - e. *Façade articulation.* For buildings with more than 50 feet of building width or depth, vertical architectural or structural elements must be incorporated along all street-facing façades and all façades facing waterways and natural or recreational areas at regular intervals to divide large, flat wall planes. Examples of such elements include texture change, material change, color change, or wall articulation, such as an offset, pilaster, column, reveal, or vertical expression line, of no less than six inches in length.
 - f. *Allowed building façade materials.* Durable and natural materials are allowed on any building façade, such as stone, brick, stucco, concrete, burnished concrete masonry units, fiber cement siding, treated wood siding, and non-reflective glass, unless otherwise limited by Section 122-274.(6).g (Limited building façade materials). Exterior façade walls shall incorporate not less than 50% masonry materials (stone, brick, stucco, and burnished concrete masonry units) along any frontage facing Kirchoff Road.

- g. *Limited building façade materials.* The following materials may only be utilized for trim or architectural details and must not exceed 20 percent of the total area of any building façade: utility brick, vinyl or metal siding, metal wall panels, exposed aggregate (rough finish) concrete wall panels, non-burnished concrete masonry units, exterior insulation and finishing systems (EIFS), fiberglass, plastic, and mirrored glass. The painting of brick, limestone, or other natural stone is prohibited so that such materials retain their natural colors, except that professional mural art is acceptable and encouraged for decorative and artistic purposes.
- h. *Building details.* Pedestrian-scale elements are encouraged on any building façade fronting a public right-of-way, such as decorative lighting not more than nine feet in height, window planters, and awnings.
- i. *Minimum transparency.* Sixty percent of the total area of the street-facing ground story façades between two and eight feet above grade must have highly transparent, non-reflective glass. Tinted glass in excess of 20 percent is prohibited. Buildings larger than 30,000 square feet are exempt from these standards.
- j. *Roof design.* Green roof, white roof, and blue roof designs are encouraged.
- k. *Parking and vehicular access.*
 - i. Where practical, off-street parking lots must be located behind the building relative to Kirchoff Road. For shallow or constrained sites, the Zoning Administrator may authorize off-street parking lots alongside the building relative to Kirchoff Road. In no case may parking stalls be constructed between the building line and Kirchoff Road. Underground parking or grade changes to minimize the visible appearance of parking facilities is desirable. The entrances to underground facilities should not face Kirchoff Road directly.
 - ii. Cross-access connections are required to facilitate connections between adjacent parking lots. Shared parking agreements, pursuant to this Chapter, are encouraged.
 - iii. Driveways connecting to Kirchoff Road are to be minimized by number and width in order to improve traffic, parking, and pedestrian access. Corner lots with a Kirchoff Road frontage should connect their driveways to secondary streets whenever feasible.
 - iv. Drive-through facilities, where authorized, must queue behind or to the side of buildings relative to Kirchoff Road. No more than one drive-through facility may be provided within a single development. Drive-through facilities erected before the effective date of these Design Guidelines may continue to be used or may be returned to use in their existing configuration.

Figure 5.11: Design Requirements for Multi-Family Dwellings and Single-Family Attached Dwellings



- (8) *Design requirements for multi-family dwellings and attached single-family dwellings.* The design requirements in this section apply to all new construction and significant exterior renovation of existing structures within the City’s TC district. These design requirements shall be evaluated by the Zoning Administrator as part of the site plan review process set forth in Section 122-398, or else as part of the special use permit process where site plan review is not required. Refer to *Figure 5.11 Design Requirements for Multi-Family Dwellings and Single-Family Attached Dwellings.*
- a. *Façade articulation.* To avoid the appearance of blank walls, facades facing the front yard, corner side yard, waterways, and natural or recreational areas must include façade articulation, such as entrances or other architectural features. Doors and windows must have frames with raised elements, such as jambs, entablatures, thresholds, and casings, to create articulation. Windows must be set back into or projected out from the façade to provide façade depth and shadow. Bay windows and balconies are encouraged to provide dimensional elements on a façade. Balconies must be inset or recessed into the building façade.
 - b. *Unified design.* Building façades must utilize consistent architectural forms, elements, materials, and colors that wrap around all façades of the building to provide a unified architectural design.
 - c. *Building separation.* In developments with more than one building, there must be a minimum separation of 40 feet between two façades, except two side façades. There must be a minimum separation of 15 feet between two side facades. Walkways, driveways and parking areas may be located within the building separation areas.
 - d. *Façade transparency.* At least one window is required on facades facing each required yard. Facades facing an interior side yard that include a garage do not have a façade transparency requirement.
 - e. *Roofs.* For flat roofs, the use of cornices and/or parapets is required to break up the roofline. For all other roofs: Sloped roofs must include eaves of at least six inches in width. Roof forms must be articulated so that varied planes and massing within the overall roof are provided. Large monotonous roofs and simple pitched roofs without breaks in the expanse of the roof are prohibited.
 - f. *Number of dwelling units.* A townhouse structure may not have more than six dwelling units.
 - g. *Parking and vehicular access.*
 - i. Where practical, off-street parking lots must be located behind the building relative to Kirchoff Road. For shallow or constrained sites, the Zoning Administrator may authorize off-street parking lots alongside the building relative to Kirchoff Road. In no case may parking stalls be constructed between the building line and Kirchoff Road. Underground parking or grade changes to minimize the visible appearance of parking facilities is desirable. The entrances to underground facilities should not face Kirchoff Road directly.
 - ii. Cross-access connections are required to facilitate connections between adjacent parking lots. Shared parking agreements, pursuant to this Chapter, are encouraged.
 - iii. Driveways connecting to Kirchoff Road are to be minimized by number and width in order to improve traffic, parking, and pedestrian access. Corner lots with a Kirchoff Road frontage should connect their driveways to secondary streets whenever feasible.

Section 8: Amendment to Section 122-331. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Table 5.13 (“Land Use Table”) of Section 122-331 (“Permitted and Special Land Uses”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) of the City Code is hereby amended to authorize the use category of “Dollar store” and delete the use category of “Public Park,” which was inserted into Table 5.13 in error due to a scrivener’s error, as follows:

Table 5.13: Land Use Table

Zoning District	C-1 Community Commercial	C-2 Corridor Commercial
Business Uses		
Dollar store	P	P
Public, Cultural, Recreation, and Other Institutional Uses		
Public Park		

[The use “dollar store” is not listed and is therefore a prohibited use in any district not included above.]

Section 9: Amendment to Section 122-331. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Table 5.13 (“Land Use Table”) of Section 122-331 (“Permitted and Special Land Uses”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) of the City Code is hereby further amended to insert a new column for the TC Town Center District following the column for the C-3 Office, Institutional, and Research district and accompanying footnotes as follows [additions are **bold and double-underlined**; deletions are struck through]:

Table 5.13: Land Use Table

Zoning District	TC Town Center
Residential Uses	
Assisted living/memory care housing	S
Dwelling above the ground floor	P
Dwelling, single-family detached	
Dwelling, single-family attached	P
Dwelling, two-family (duplexes)	
Dwelling, multi-family	P
Daycare home	
Mobile home park	
Group community residence	P
Senior independent living	S
Skilled care housing	S
Business Uses	
Arts studio, workspace or teaching	P
Automobile and/or truck rental	
Automobile and/or truck sales (new and used)	
Automobile and/or truck repair	
Bakery/Coffee shop	P
Banks and financial institutions	P
Banquet hall	S
Brew Pub (Restaurants)	P
Car Wash	
Currency exchange	
Daycare Centers	S
Dollar store	
Drive thru, as part of a permitted or primary use	S
Electric vehicle charging (EVSE) as a principal use, pursuant to Section 122-168	
Funeral homes	S ²
Gas/fueling stations	S ²
Home/garden stores	
Hotel/Motel	S
Indoor retail sales of goods	P
Kennel	
Liquor stores	P
Medical cannabis dispensary	

Medical and dental clinics	P
Offices, Professional and Business	P
Outdoor business activities, permanent, in compliance with 122-76	
Personal services	P
Pet Day Care	P
Pet stores	P
Restaurants	P
Tattoo parlor	S
Veterinary clinics	S
Public, Cultural, Recreation, and Other Institutional Uses	
Assembly/meeting halls	S
Country club	
Dog park	S
Golf course	
Government buildings and facilities	P
Hospitals	
Indoor athletic facilities	S
Indoor entertainment and amusement facilities	P
Lighted sports fields	
Miniature golf course	S
Museum or cultural facility	P
Public recreational facilities	S
Religious Institutions	S
Adult regulated use	
Adult-use cannabis infuser organization or infuser	
Schools (Public, non-profit or private)	
Emergency shelter	S
Community swimming pool	
Rehabilitation facilities	
Manufacturing Uses	
Adult Use Cannabis Dispensaries	
Adult Use Cannabis Cultivation Centers	
Adult Use Cannabis Craft Grow Facilities	
Adult Use Cannabis Transporting Organization	
Green houses	
Manufacturing, general	
Manufacturing, light	
Medical cannabis cultivation center	
Microbrewery	P
Microdistillery	P
Microwinery	P
Recycling center	
Research and development facilities	
Warehousing	
Miscellaneous	
Accessory detached garages up to 18'	
Animal shelter	
Cemeteries	
Off-street parking lot, public	S
Planned developments	S
Utilities	S
Personal Wireless Services	S
Small Cell Facilities	S

¹ In conformance with 122-85(f)

² **For this zoning district and category of use, a property shall not be eligible to receive a new or amended special use permit unless, at the time of application, the property was used for said category of use within the 12 months preceding the date of application.**

Section 10: Amendment to Section 122-398. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-398 (“Site plan review”) of Division 2 (“Zoning Procedures”) of Article VI (“Administration and Development Review”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

Sec. 122-398 – Site plan review.

- (1) *Authority:* The zoning administrator shall perform a site plan review for uses and developments requiring building permits for construction in the zoning districts noted in section 122-398(3)(a) below. ~~This will not include cases in which building permit applications are made only for to the interior or facade of a structure.~~ In cases where a building permit application includes site development and interior or facade construction, proposed improvements to the interior or facade will not be part of the site plan review consideration **except that the facade shall be considered as part of site plan review for all new construction and significant exterior renovations in the TC District.** Site plan review approval is not required for applications considered through a special use process, as those matters are reviewed during the city's review of the special use application. Applications for site plan review approval may be brought by the owner of a property, or persons with a contractual interest in a property, and having authorization of the owner.
- (2) *Purpose:* Site plan review addresses uses and developments appropriate for a zoning district, but considers that there may be potential adverse impacts for how a site is designed or used, and that require a more detailed evaluation than is otherwise incorporated to building permit, life safety, and related considerations. The standards and procedures in this section 122-398 are designed to provide a thoughtful and efficient evaluation of such development applications.
- (3) *Procedure:*
 - a. Site plan review required: The zoning administrator shall conduct site plan review as outlined in this section 122-398 for sites located in the following zoning districts:
 - i. R-5 Multi-Family Residential
 - ii. C-1 Community Commercial
 - iii. C-2 Corridor Commercial
 - iv. C-3 Office, Institutional, and Research
 - v. TC Town Center.**
 - vi. M-1 Business Park
 - vii. M-2 Manufacturing

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Section 11: Amendment to Section 122-462. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-462 (“Procedure”) of Division 4 (“Planned Developments”) of Article VI (“Administration and Development Review”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

Sec. 122-462 – Procedure.

A planned development shall be granted as a special use in accordance with the following procedures. Applications shall be made on forms approved by the city attorney.

* * *

- (2) *Planning and zoning commission pre-application review:* Prior to the applicant filing

for planned development consideration, a workshop meeting shall be held with the planning and zoning commission as an agenda item of a regularly scheduled meeting. In the case of a major change to an existing planned development, this pre-application review is encouraged but optional. This meeting is to benefit the applicant and provide insights and understanding as to the planning and zoning commission's and city's overall perspective on how the proposed planned development adheres to the City's Comprehensive Plan, what information will be useful to the planning and zoning commission as part of the formal approval process, and what issues the planning and zoning commission notes merit consideration during the process. This information will allow the applicant to prepare necessary and appropriately detailed information for the preliminary plan approval. The following materials shall be provided to the city prior to scheduling and conducting the planning and zoning commission pre-application review, as well as other materials that may be required by the zoning administrator as needed to provide useful background for the planning and zoning commission:

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Section 12: Amendment to Section 122-464. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-464 (“Existing planned developments”) of Division 4 (“Planned Developments”) of Article VI (“Administration and Development Review”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

Sec. 122-464 – Existing planned developments.

Any planned development approved prior to the effective date of this chapter (January 1, 2021) will be subject to the provisions of section 122-7(b) of this chapter. **Any such development is eligible to be modified by minor and major changes as described in this Division 4.**

Section 13: Creation of Section 122-465. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-461 (“Purpose and intent”) of Division 4 (“Planned Developments”) of Article VI (“Administration and Development Review”) of Chapter 122 (“Zoning”) of the City Code is hereby created as follows:

Sec. 122-465. – Deviations from the zoning regulations; public benefits.

Subject to the standards and limitations in this Section, the City Council as part of an approval of any planned development, including a major change to any planned development, may modify any provision of Chapters 98 (“Subdivisions”) and 122 (“Zoning”) as they apply to the planned development upon finding that the development will provide public benefits to the City that are not required by conventional development applications. In approving any minor change to an existing planned development, the Zoning Administrator shall find that the minor change will not diminish the public benefits created by the planned development.

The type, scale and intent of the public benefit shall be (i) commensurate with the degree of zoning relief requested by the applicant, and (ii) proportional to the anticipated impact of the proposed planned development upon adjacent properties and land uses and upon the community at large. Potential public benefits that may be proposed include, without limitation:

- (1) Establishment of community amenities, such as plazas, gardens, public art features, outdoor seating areas, pedestrian facilities, and transit facilities.
- (2) Establishment of open space amenities, such as playing fields, playgrounds, swimming pools, fitness facilities, and dog parks.
- (3) Enhancement of the community’s natural environment, including existing natural features, water courses, trees, and native vegetation.

- (4) Preservation and enhancement of the community’s cultural resources and historic places.
- (5) Provision of public infrastructure improvements that exceed the requirements of the planned development, such as interconnected streets without dead ends or cul-de-sacs, enhancements to rights-of-way, stormwater management systems, and sewer systems.
- (6) Incorporation of sustainable development techniques, such as meeting the requirements of LEED or LEED-equivalent rating systems.
- (7) Provision of a mix of housing types, sizes, and styles with a specific emphasis on affordable housing or senior housing.
- (8) Provision of residential dwelling units with accessible features that exceed the requirements of the Americans with Disabilities Act.

Section 14: Amendment to Section 122-603. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-603 (“General provisions”) of Article X (“Signs”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

* * *

- (g) *Prohibited signs:* **Except where specifically authorized by this Article,** the following signs are prohibited in all areas of the city:
- (1) Attention getting devices, including searchlights, pennants, banners, propellers, spinners, streamers, balloons and similar devices;
 - (2) Feather signs;
 - (3) Moving Signs. Moving signs shall not include barber poles, electronic message signs, flags, street clocks, and other signs as established by this article;
 - (4) Off premises signs; ~~(except as allowed in the Illinois Rte 53 Expressway Sign Overlay District);~~
 - (5) Painted wall signs;
 - (6) Pole signs; ~~except as specifically set forth in section 122-606(d);~~
 - (7) Portable signs; ~~except as specifically permitted in section 122-607(a).~~
 - (8) Roof signs;
 - (9) Signs with more than two sign faces;
 - (10) Signs that are a traffic hazard;
 - (11) Signs that are animated or supported by manufactured air pressure;
 - (12) Temporary window signs in excess of 25 percent of total window area (defined as window area located between architectural features (piers));
 - (13) Vehicle signs;
 - (14) Signs placed in vehicles containing more than six square feet in total size;
 - (15) Other signs as may be prohibited in the City Code.

* * *

Section 15: Amendment to Section 122-606. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-606 (“Permanent signs requiring permit”) of Article X (“Signs”) of

Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

Sec. 122-606. Permanent signs requiring permit.

Permanent signs identified below in this section shall be allowed in the City of Rolling Meadows, subject to the regulations of this article, provisions of the City Code, and receipt of a sign and/or building permit as may be approved by the zoning administrator.

(a) *Awning signs.* Awnings that do not display signs are not subject to the regulations of this article.

(1) Location. Awning signs are allowed in the TC, C-1, C-2, C-3, M-1 and M-2, and in all residential districts for multi-unit dwelling uses and non-residential uses.

* * *

(b) *Canopy-mounted signs.*

(1) Location.

a. Canopy-mounted signs are allowed in the TC, C-1, C-2, C-3, M-1 and M-2, and in all residential districts for multi-unit dwelling and uses non-residential uses.

* * *

(d) *Monument signs.*

(1) Location.

c. In TC, C-1, C-2, C-3, M-1, and M-2 zoning districts, one monument sign is permitted per principal structure.

(2) Size.

b. In TC, C-1, C-2, and C-3 zoning districts permitted monument signs shall meet the following requirements.

* * *

(e) *Projecting (blade) signs.*

(1) Location: Projecting signs are allowed in the TC, C-1, and C-2 districts.

* * *

(f) *Wall signs.*

(1) Location.

d. In TC, C-1, C-2, C-3, M-1, M-2 and zoning districts, one wall sign is permitted per separate tenant space.

* * *

(3) Additional regulations.

a. Wall signs shall not extend beyond the roof ridgeline of the building.

b. In the TC District, the following special rules apply:

i. Professionally painted signs may be provided only in conjunction with mural art consistent with the TC District Design Guidelines.

ii. Wall signs may extend beyond the roof ridgeline of the building or, in the alternative, a roof sign may substitute for any wall sign provided that the roof sign meets the size and location criteria applicable to wall signs.

iii. Cabinet signs are not a permitted type of wall sign.

* * *

(g) *Manually changeable copy signs.*

(1) Location. Manual changeable copy signs are allowed in the TC, C-1, C-2, C-3, M-1, M-2, and in all residential districts for multi-unit dwelling uses and non-residential uses.

* * *

(h) *Electronic message signs.*

(1) Location.

a. Electronic message signs, which may be displayed as part of a monument sign as regulated herein, shall be allowed only on properties that meet one of the following criteria:

iii. When authorized by Special Use pursuant to 122-395, Religious Institutions on properties having three and one half (3.5) acres or greater in the TC any R-zoning district located on with a lot line abutting Kirchoff Road ~~between Illinois Route 53 and New Wilke Road~~, are allowed as follows ~~when all other provisions of this chapter are met~~:

* * *

Section 16: Amendment to Section 122-607. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-607 (“Signs not requiring permit”) of Article X (“Signs”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are bold and double-underlined; deletions are struck through]:

Sec. 122-607. Signs not requiring permit.

This section sets out which forms of signs not requiring a permit are allowed in each zoning district, and the size and height standards that apply to them. These signs are allowed in accordance with the provisions of this article, except that where other sections of the City Code regulate such signs, the more restrictive regulation shall apply.

(a) *A-frame signs.*

(1) Location. A-frame signs are allowed in TC, C-1 and C-2 zoning districts.

* * *

Section 17: Amendment to Section 122-609. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, Section 122-609 (“Sign related definitions”) of Article X (“Signs”) of Chapter 122 (“Zoning”) is hereby amended to modify the following defined terms in correct alphabetical order [additions are bold and double-underlined; deletions are struck through]:

Sec. 122-609. – Sign related definitions.

* * *

Sign, cabinet: A sign where the message or graphic is displayed on a single, continuous flat or curved panel (insert) within a box-like enclosure. Cabinet signs lack dimensional

articulation, routed lettering, or individually mounted characters. A common example of a cabinet sign is an internally illuminated box sign with a plastic or acrylic face bearing printed or translucent graphics as a single insert.

* * *

Section 18. 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.

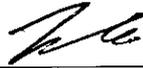
Section 19. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

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

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

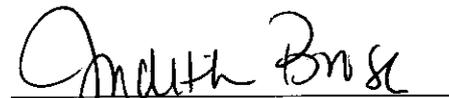
NAYS: 0

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



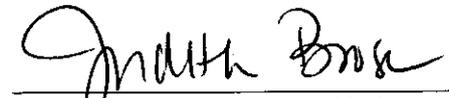
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

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



Judith Brose, Deputy City Clerk

Exhibit A

PZC's Adopted Findings of Fact

Text Amendment Standards

Standard 1: Potential impacts: *The amendment shall not adversely impact existing land uses in proximity to a subject property, or, in the case of a text amendment, the overall zoning district purpose or intent of a code section proposed for amendment. The amendment should not unreasonably affect the value, use and enjoyment of nearby properties.*

Findings: The Proposed Text Amendment creates a new zoning district with a new purpose in order to implement certain recommendations from the Kirchoff Road Corridor Study= The amendment would advance the overarching goals of the Zoning Regulations in Section 122-2 including, for example, “encouraging the most appropriate use of land throughout the city” by facilitating higher and more desirable types of development than currently available. The amendment would also “foster a more rational pattern of relationship between residential, business, and manufacturing uses for the mutual benefit of all” by encouraging mixed use patterns of development that integrate harmoniously with the fabric of the City and surrounding residential neighborhoods. To the extent that establishing the District affect existing land uses that are adjacent, it will benefit their value, use, and enjoyment by improving the vitality of the Kirchoff Road Corridor; by enhancing the Corridor’s role as an amenity to nearby neighborhoods and communities; and by improving bicycle and pedestrian transportation in the Corridor and nearby areas.

The ancillary amendments concerning planned developments also advances these same goals by facilitating more efficient use of the City’s planned development tool and by ensuring this tool directly creates public benefits not required by traditional development. The ancillary amendments concerning dollar stores are consistent with these goals and would also help avoid “harmful encroachment by incompatible uses” as may occur if these uses are overconcentrated within the City.

Standard 2: Trend of development/consistency: *Map amendments should be a logical extension of the trend of development in the area around the subject property, or consistent with the approved comprehensive plan. In the case of a text amendment, the amendment shall be consistent with the overall zoning district purpose or intent of a code section proposed for amendment.*

Findings: See Standard 1 above, which this Standard duplicates in the case of a text amendment.

Standard 3: Externalities: *Relevant physical or market conditions that may have changed to make the existing zoning of a property inappropriate, or that make the proposed text amendment necessary for this chapter to be in keeping with the desirable development of the city shall be specified.*

Findings: The Proposed Text Amendment reacts to the changing physical and social context of the City including as a result of the COVID-19 pandemic and the potential relation of the Chicago Bears to Arlington International Racecourse. Together with the map amendment implementing the District, the Proposed Text Amendment is necessary to realize the community’s desire for a “center of town” to serve as the physical and communal center of the City as expressed in the City’s 2019 Comprehensive Plan.

Standard 4: City plans: *Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

Findings: The Proposed Text Amendment is consistent with the 2019 Comprehensive Plan’s guidance to create a “center of town” to serve as the physical and communal center of the City as well as guidance to mix higher-density residential and commercial development that is “reflective of market trends” and that will “bring more potential customers to the district.”

The Proposed Text Amendment directly implements the pending Kirchoff Road Corridor Study, which is a pending amendment to the City's Comprehensive Plan and which, if adopted, represents the City's current expressed plans and policies for the Kirchoff Road Corridor. While the City Council has deferred adoption of the Kirchoff Road Corridor Study as of the conclusion of the PZC's hearing in order to examine certain recommendations not directly related to the Proposed Text Amendment, the City Council has directed that the PZC consider the Proposed Text Amendment during this pendency.

In addition, the Proposed Text Amendment is consistent with the City's adopted Sustainability Plan as adopted by Resolution 23-R-149. Action L-1 of the Sustainability Plan states that "Rolling Meadows will reduce sprawl by promoting infill development that reduces adverse impacts and infrastructure demands." The description for this action step states that "*Infill development can result in compact and complete residential neighborhoods, the conservation of greenfields and open space, and the elimination of underutilized and contaminated properties. Infill development patterns naturally support the City's financial health and promote walkability and bicycle transportation as alternatives to use of the automobile.*"

Standard 5: Zoning appropriateness: *The extent to which use of the subject property (or relevant properties in the case of a text amendment) is diminished by the current zoning standards or designation and is no longer suitable for the underlying zoning shall be specified.*

Findings: The Proposed Text Amendment creates an alternative to the City's current land use regulations for parcels within the Kirchoff Road Corridor, whose existing zoning is designed for separated categories of land use, automobile-oriented development, large setbacks and parking areas that disrupt bicycle and pedestrian transportation and limit the development of smaller parcels, and otherwise do not facilitate the highest and best use available. The proposed amendment would, accordingly, increase the development potential of property within the TC District and ensure that future development provides greater public benefit to the City in addition to benefitting private owners and users.