

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROLLING MEADOWS
TO 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, on May 27, 2025, the City Council adopted Ordinance No. 25-35, amending the Zoning Regulations to implement certain recommendations of the Kirchoff Road Corridor Study by creating a new “TC” Town Center District with specialized rules that are best suited to achieve the goals of the Kirchoff Road Corridor Study; and

WHEREAS, the City desires to rezone the properties described on *Exhibit A*, attached to and, by this reference, made a part of this Ordinance (each a “**Property**” and collectively the “**Properties**”) from each Property’s current zoning district to the TC Town Center District (“**Proposed Map Amendment**”) in order to implement the Kirchoff Road Corridor Study and conclude the City’s planning process; 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, April 1, and May 6, 2025 to consider the Proposed Map Amendment; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in *Exhibit B* and recommended that the City Council approve the Proposed Map 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 Map 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. Map Amendment (Rezoning). Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, the Zoning Map of the City is hereby amended to change the designations of the Properties identified in *Exhibit A* from their current zoning district to the TC Town Center District.

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.

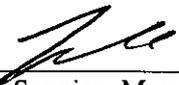
Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

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

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

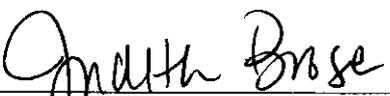
NAYS: 0

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



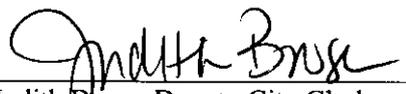
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

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



Judith Brose, Deputy City Clerk

Exhibit B

PZC's Adopted Findings of Fact

Map 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 Map Amendment, as a whole, concerns a logical unit of land use development that is distinctive from its surrounding residential and institutional uses which lie outside the boundary of the Proposed Map Amendment. To the extent that changes within 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.

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: The Proposed Map Amendment is intended to alter the trend of development in the area of affected properties. See Standard 4 below, which describes how the Proposed Map Amendment is consistent with the City's approved Comprehensive Plan.

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 Map 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 text amendment creating the District, the Proposed Map 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 Map 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 now-implemented 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 Map Amendment directly implements the pending Kirchoff Road Corridor Study, which is a pending amendment to the City's Comprehensive Plan and which 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 current zoning designations and regulations of the area affected by the Proposed Map Amendment were 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 this property and ensure that future development provides greater public benefit to the City in addition to benefitting private owners and users.