

**AN ORDINANCE GRANTING AN EXPANDED SPECIAL USE PERMIT
FOR A "VETERINARY CLINIC"
(Animal Hospital of Rolling Meadows - 3993-3995 Algonquin Road)**

WHEREAS, Dr. Rana F. Hafeez ("**Owner**") owns the properties commonly known as 3993 W Algonquin Road and 3995 W Algonquin Road, within the City's C-2 Corridor Commercial Zoning District, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Animal Hospital of Rolling Meadows ("**Operator**") operates a veterinary clinic ("**Business**") at the Subject Property, which Business was authorized as a special use by Ordinance Number 24-33, adopted by the Corporate Authorities on June 18, 2024; and,

WHEREAS, in order to expand the use of the Business's operation at the Subject Property into an adjacent storefront, Operator, with Owner's consent, requested that the City grant an expanded special use to authorize "Veterinary Clinic" 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 August 6, 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 B** 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: Findings. The recitals set forth above and the findings of the PZC attached as **Exhibit A** are each 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 authorize "Veterinary Clinic" at 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 Business and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** ("**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.

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 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.]

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 9th day of September, 2025.

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

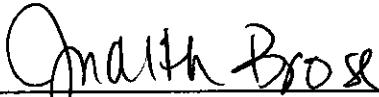
NAYS: 0

ABSENT: 0



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 10th day of September, 2025.



Judith Brose, Deputy City Clerk

Exhibit A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 OF RAWLIN ROSE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 24, 1997, AS DOCUMENT NO. 20240596, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES, 17 MINUTES, 18 SECONDS EAST, A DISTANCE OF 217.00 FEET; THENCE NORTH 89 DEGREES, 06 MINUTES, 47 SECONDS EAST, A DISTANCE OF 310.08 FEET; THENCE NORTH 75 DEGREES, 45 MINUTES, 48 SECONDS WEST, A DISTANCE OF 195.25 FEET; THENCE NORTH 14 DEGREES, 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 136 FEET; THENCE NORTHWESTWARD ALONG A CURVED LINE, CONVEX TO THE NORTHEAST 5854.65 FEET IN RADIUS, HAVING A CHORD LENGTH OF 160.24 FEET ON A BEARING OF NORTH 74 DEGREES, 52 MINUTES, 49 SECONDS WEST FOR AN ARC LENGTH OF 160.25 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF ARBOR DRIVE OF RAWLIN ROSE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 24, 1997, AS DOCUMENT NO. 20240596, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF LOT 1 OF SAID RAWLIN ROSE ESTATES, UNIT NO. 2; THENCE SOUTHEASTWARD ALONG A CURVED LINE, CONVEX TO THE NORTHEAST OF 6864.65 FEET IN RADIUS, HAVING A CHORD LENGTH OF 160.24 FEET ON A BEARING SOUTH 74 DEGREES, 52 MINUTES, 49 SECONDS EAST, FOR AN ARC LENGTH OF 160.25 FEET TO THE WEST LINE OF ARBOR DRIVE; THENCE SOUTH 14, DEGREES, 14 MINUTES, 12 SECONDS WEST, A DISTANCE OF 23.19 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 14, DEGREES, 14 MINUTES, 12 SECONDS WEST, A DISTANCE OF 112.82 FEET; THENCE SOUTH 75 DEGREES, 45 MINUTES, 48 SECONDS EAST, A DISTANCE OF 30.24 FEET; THENCE NORTH 00 DEGREES, 46 MINUTES, 05 SECONDS WEST, A DISTANCE OF 116.81 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Exhibit B

PZC's Findings of Fact

Special Use Permit Standards

Standard 1: 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 Requested Finding: Animal hospital business is mostly appointment based, as we already opened. Now because of modern services like laser, lab, orthopedic surgeries, we need to expand to extend the hospital.

Standard 2: 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 Requested Finding: The City's plan for this area is continued commercial use and this is a commercial use.

Standard 3: 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 Requested Finding: It's a commercial area and we are using for commercial use

Standard 4: 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 Requested Finding: Adequate public facilities exist in this area to support our use

Standard 5: 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 Requested Finding: No Changes to site design, plans are completed

