

AN ORDINANCE MODIFYING THE CITY’S ZONING REGULATIONS RELATED TO SELF-STORAGE FACILITIES.

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 (the “**Zoning Regulations**”) of the Code of Ordinances, City of Rolling Meadows, Illinois (“**City Code**”) sets forth procedures for considering amendments to the map and text of the City’s Zoning Ordinance; and

WHEREAS, the Zoning Ordinance of the City has a definition of “warehousing” that is not intended to authorize self-storage facilities, and the City desires to amend the Zoning Regulations in order to add a definition and create a land use category for Self-Storage Facilities and classify this use as permitted, special, or prohibited within the various zoning districts of the City (collectively, the “**Requested Amendments**”)

WHEREAS, the City’s Planning and Zoning Commission (“**PZC**”), after notice was provided as required by law, conducted a public hearing on November 4, 2025 to consider an application to consider the Requested 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 Requested 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 Requested 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 122-147. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-147 (“Definitions”) of Article II (“Definitions”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows with all additions in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck-through]:

“Sec. 122-147 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.

* * *

Self-Storage Facilities: A building or group of buildings, also known as a mini-warehouse, containing individual, compartmentalized storage spaces of varying sizes that are leased or rented on a short-term basis to individuals or businesses for the storage of personal property or business inventory. Such uses may also be referred to as “mini-warehouses.”

* * *

Warehousing: The activity and facilities related to storage and distribution of goods and products, and supplies goods to other locations for resale, as well as activities involving movement and storage of products, items or equipment of other persons, companies, or organizations. Self-Storage facilities are not categorized as warehousing.

Section 3: Amendment to Section 122-163. Pursuant to Section 122-394 ("Amendments") and the City's home rule authority, Section 122-163 ("Minimum and Recommended Off-Street Parking Volume") 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 row of Table 4-4 in correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

"Sec. 122-163 Minimum and Recommended Off-Street Parking Volume

* * *

Table 4-4: Off-street parking recommendations

LAND USE		PARKING RECOMMENDATION
Manufacturing Uses		
<u>Self-Storage Facilities</u>		<u>1 space per 1,000 square feet (any office area calculated at 4 spaces per 1,000 square feet).</u>

[All other rows of Table 4-4 are intentionally omitted and are not modified by this Ordinance.]

* * *

Section 4: Amendment to Section 122-331. Pursuant to Section 122-394 ("Amendments") and the City's home rule authority, Section 122-331 ("Special Uses") of Division 5 ("Special Uses") of Article V ("Regulations for Zoning Districts") of Chapter 122 ("Zoning") is hereby amended to modify Table 5.13 as follows, with insertions to be made in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

"Sec. 122-331. - Permitted and special land uses.

- (a) Permitted and special uses in all zoning districts shall be as listed in Table 5.13.
- (b) Any use of land not listed in Table 5.13 as a permitted or special use shall be prohibited in the City of Rolling Meadows.

Table 5.13: Land Use Table

LAND USE		DISTRICT
Manufacturing Uses		
<u>Self-Storage Facilities</u>		<u>S</u>

[All other columns of Table 5.13 are intentionally omitted and are not modified by this Ordinance; self-storage facilities are a prohibited use in these unlisted districts.]

Section 5: 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 6: 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 25th day of November, 2025.

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

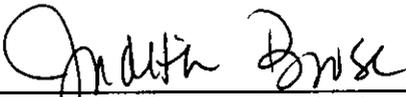
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ABSENT: Vinezeano



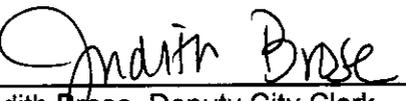
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 20th day of November, 2025.



Judith Brose, Deputy City Clerk

Exhibit A

PZC Findings of Fact

Text Amendment Standards

Potential Impact: The amendment shall not adversely impact the overall zoning district purpose or intent of a code section proposed for amendment.

Petitioner's Findings: The proposed amendment will not adversely impact the overall zoning district purpose or intent. The proposed changes are intended to define self-storage/mini-warehouse and provide clarification as the zoning districts where they are allowed.

Trend of Development / Consistency: [...] 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.

Petitioner's Findings: The amendment is consistent with the purpose and intent of the zoning code and reflects the status quo of where this use is already located in the community. Other provisions are intended to clarify the relationship between self-storage and warehousing more formally.

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.

Petitioner's Findings: The proposed code language provides staff with the tools necessary to properly administer the zoning code as it relates to this particular use. The current code does not include definitions. That has proved confusing and hard to administer consistently.

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

Petitioner's Findings: The City's Comprehensive Plan calls for improved site design and the protection of residential neighborhoods from incompatible adjacent uses. By placing this definition and use into the zoning code, there will be enforceable safeguards to protect incompatible uses from new self-storage/mini-storage.

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.

Petitioner's Findings: The proposed code language is intended to clarify this use category and provide a definition. It also provides a path for existing self-storage/mini-warehouse facilities to expand within the zoning code by way of Special Use Permit.