

**AN ORDINANCE AMENDING AND RESTATING SPECIAL USE PERMIT
FOR AN "INDOOR ATHLETIC FACILITY"
(LEGION INC. - 3660 EDISON PLACE)**

WHEREAS, Legion Inc. ("**Applicant**") owns the property commonly known as 3660 Edison Place within the City's M-1 Business Park Zoning District, and operates an Indoor Athletic Facility at the property which is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Ordinance 22-21, as amended by Ordinance 23-06 ("**Original Approval**") granted Owner and Operator zoning relief to operate an Indoor Athletic Facility; and,

WHEREAS, Owner and Operator desires to expand their operations ("**Business**") at the Subject Property; and

WHEREAS, in conjunction with the approval of the Application, the City desires to restate and supersede the various special use permits, variations, and conditions thereto applicable to the Subject Property by the Original Approval and Prior Approvals; as well as repeal certain provisions of the Original Approval and Prior Approvals that are no longer relevant to the continued use of the Subject Property; and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on December 2, 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: Recitals. The recitals set forth above are 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 an "Indoor Athletic Facility" 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**.
- 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.
- D. Maintenance of Parking Leases. The approvals granted pursuant to this Ordinance are subject to the condition that off-site parking leases are maintained to provide at least 101 parking spaces for visitors and employees of the Subject Property.
- E. Time Limitation. All work in furtherance of the Business must be inspected and approved by the City Building Official within 90 days of approval of this Special Use Permit. The Building Official may extend this deadline, in their sole discretion, for good cause shown.

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: Repealer. All portions of the Original Approval that apply to the Subject Property are hereby repealed and replaced with the provisions, terms, and conditions of this Ordinance.

Section 8: 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 13th day of January, 2026.

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

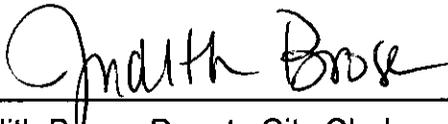
NAYS: 0

ABSENT: Vinezeano



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 14th day of January, 2026.



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description

PARCEL DESCRIPTION

LOT 29 IN NORTHWESTERN INDUSTRIAL PARK UNIT NO. 4, BEING A
SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION
23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **3660 EDISON PLACE, ROLLING MEADOW, ILLINOIS**

PERMANENT INDEX NUMBER: 02234010200000

Exhibit B

PZC Findings of Fact

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.*

The proposed use is an extension of the existing use of the building. We currently operate an indoor soccer training facility, and would like to use the remaining, currently unutilized, floor space of the facility to increase the amount of training area. We also wish to add indoor table tennis to some of the existing space. These uses should pose no increased impact on the neighboring properties or people, and do not impact the health, safety, or welfare of the community. The attached parking agreements that we have obtained from our neighbors guarantee that parking and access will be sufficient for our uses and will not interfere with the neighbors uses of their properties.

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.*

The intended use is a consistent expansion of the existing use that was permitted by special use. We believe that this is in keeping with the City's goals to promote business growth and healthy activities.

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.*

We have not proposed any exterior renovations that would alter the trend of development in the area, and we have reliably had positive relationship with the neighboring businesses and uses. We do not believe that our business or use of the building is inconsistent with the trend of development in the area, which already has a diverse mix of businesses, and we add to that diversity. Legion FC adds positively to the community by mentoring and training young people through healthy team sport and a supportive environment.

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.*

Legion FC has an existing parking variance due to the limitations of the site. Since the original special use and variance per permitted, we have developed contractual shared parking arrangements with two of our neighbors which has increased our parking supply. The structure is well appointed in terms of utilities to support the intended amount of 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.*

There are no intended changes to traffic or parking that would impact traffic or pedestrian access. The shared parking arrangements are both with properties that have safe and separated pedestrian access to our facility. We are working with the City to ensure that our proposed layout for the interior expansion complies with all codes and as functional as possible.

Exhibit C

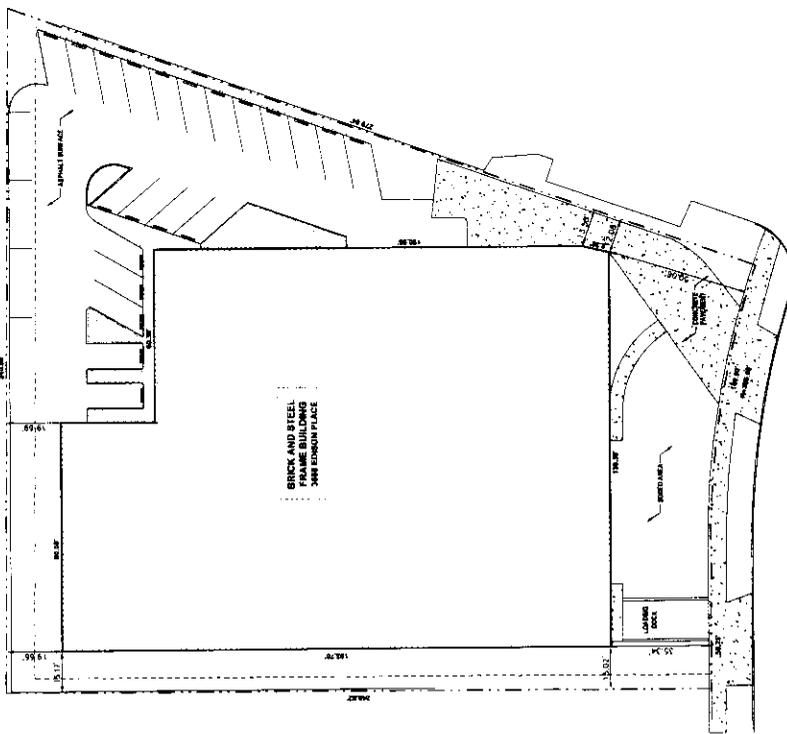
Plans

SHEET INDEX

No	NAME	PROJECT ISSUED	LAST ISSUED
A01	FLOOR PLANS INTERIOR ELEVATIONS	08.15.2020	08.15.2020
A02	FOUNDATION AND FRAME DETAILS	08.18.2020	08.18.2020
A03	EXTERIOR ELEVATIONS	08.18.2020	08.18.2020

PROJECT DATA

ZONING DISTRICT	M-1 MANUFACTURING DISTRICT
OCCUPANCY / USE	INDUSTRY ASSEMBLY A-3/7 DANGLAM STORAGE S-1/7 METRODIA, UTILITY, SPANLER
CONSTRUCTION TYPE	TYPE I-B
FLOOR AREA	25724.73



1 EXISTING SITE PLAN
SCALE 1"=20'



LOVE
ARCHITECTS
INTERIOR DESIGNERS
LEVEL ENTERPRISES, LLC
1000 N. WILSON AVENUE
SUITE 100
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.LOVEARCHITECTS.COM

SCOPE DRAWINGS
These drawings include the architectural site plan, foundation and framing details, and exterior elevations for the proposed brick and steel frame building at 308 Edison Place. The drawings are prepared in accordance with the Michigan Building Code and the International Building Code. The drawings are intended to be used in conjunction with the other drawings in this set. The drawings are not to be used for any other purpose without the written consent of the architect.

LEGION INC. BUILDING EXISTING CONDITIONS
TITLE SHEET, SITE PLAN, SHEET INDEX.
3080 EDISON PLACE ROLLING MEADOWS, ILLINOIS

DESIGNED FOR	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

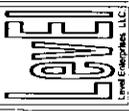


DESIGN FIRM ELECTION	11/20/2020
PROJECT NO.	111
DATE	08.13.2023
BY	DATE
DATE	08.13.2023
SHEET	A01

CERTIFICATION

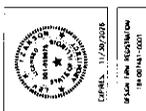
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

NAME: [Signature] DATE: 08.13.2023



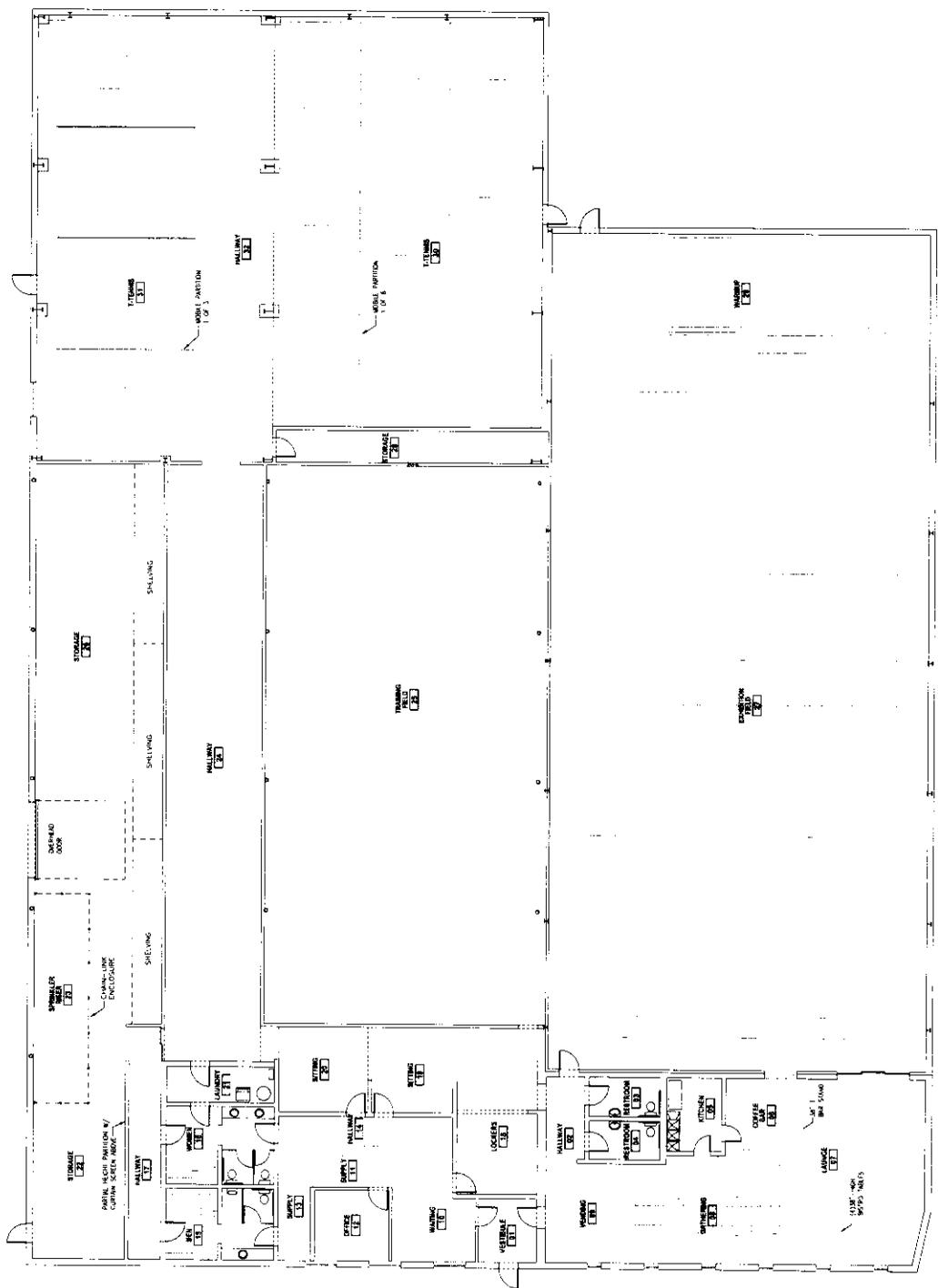
SCOPE DRAWINGS
 These drawings are prepared in accordance with the contract documents and the applicable building codes. The drawings are intended to show the general location and extent of the work to be performed. The drawings do not constitute a contract. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable building codes and regulations. The contractor shall also be responsible for coordinating the work with other trades and for protecting existing work.

LEGION INC. BUILDING EXISTING CONDITONS
 3600 EDISON PLACE ROLLING MEADOWS, ILLINOIS
 EXISTING FLOOR PLAN
 ISSUED FOR: DATE: 11/20/2024
 DRAWN BY: 10-24-2024



DATE: 11/20/2024
 PROJECT: 1111111111
 SHEET: 1111111111
 SCALE: 1/8" = 1'-0"

A02



1 EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEVEL
Level Enterprises LLC

ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
2015 W. 10TH STREET
SUITE 200
DENVER, CO 80202
303.733.2222

SCOPE DRAWINGS
These drawings indicate the general scope of the project in terms of architectural design concepts, the appearance of the building, the major architectural elements and the type of materials, construction and color schemes. The drawings do not necessarily indicate or define the nature and detailed scope of all work required for the implementation and completion of the requirements of the Contract. On the basis of the architectural scope indicated in this drawing, the Contractor shall provide the items indicated by the owner and shall be responsible for the coordination of all work and completion of the work.

LEGION INC. BUILDING EXISTING CONDITIONS
3900 LEGION PLACE ROLLINGWOODS, ILLINOIS
EXISTING REFLECTED CEILING PLAN

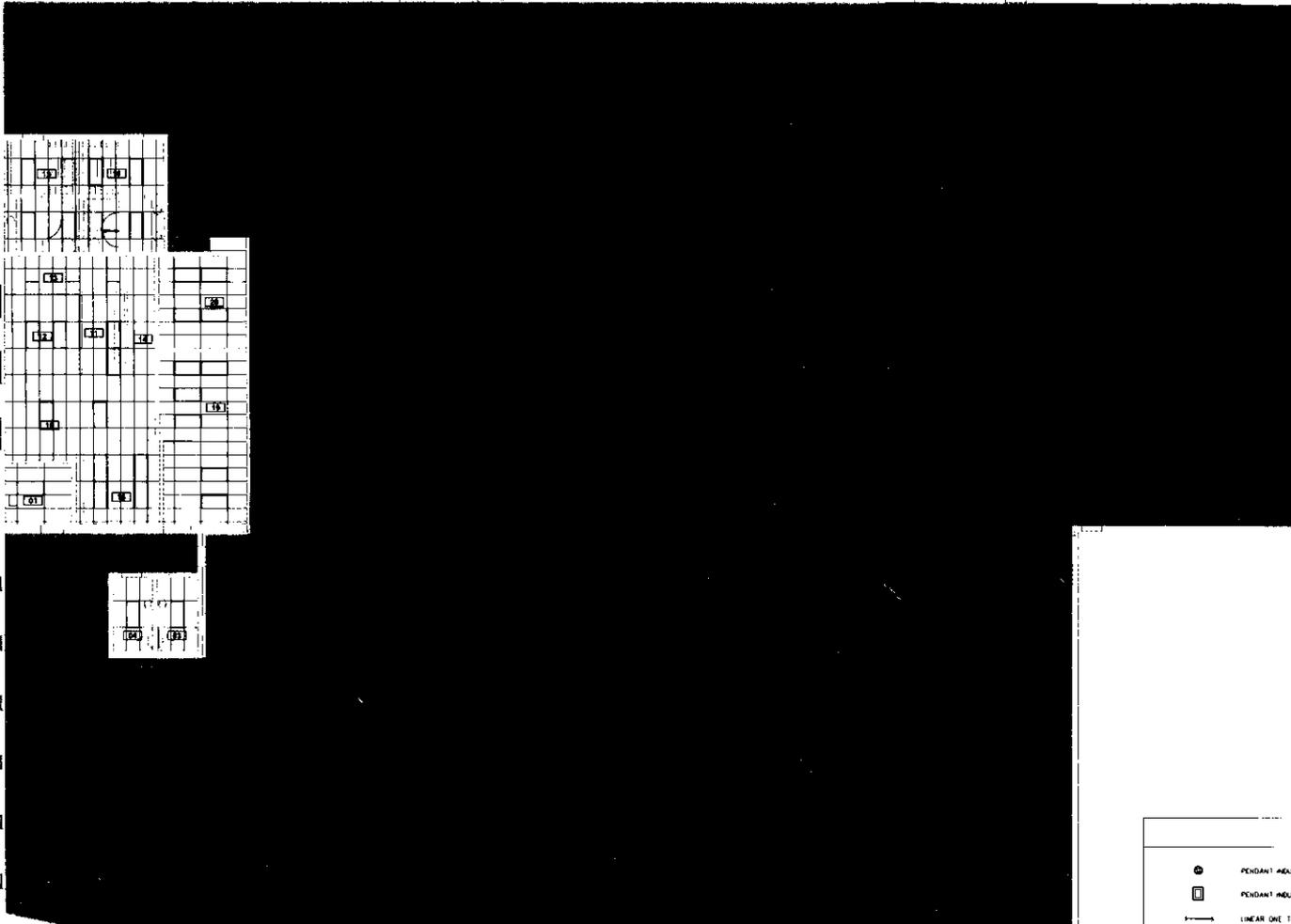
ISSUED FOR:	DATE:
PROJECT NO.:	08-10-020



DESIGN FIRM REGISTRATION
18-00781-0001

PREPARED BY: JAMES LLOYD
DATE: 04/15/20

A03



1 EXISTING REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

CEILING PLAN LEGEND

	PENDANT INDUSTRIAL - ROUND		ACOUSTICAL CEILING TILE
	PENDANT INDUSTRIAL - RECTANGULAR		OPEN TO STRUCTURE ABOVE
	LINEAR ONE TIER - HORIZONTAL		
	LINEAR TWO TIER - HORIZONTAL		
	LINEAR - VERTICAL		
	PARABOLIC TROFFER CEILING MOUNTED		
	2x4 RECESSED		
	2x2 RECESSED		
	CEILING MOUNTED LINEAR UTILITY		