

Ordinance No. 15-01

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A PLACE OF WORSHIP AND A
VARIANCE FROM THE LOT AREA REQUIREMENT
(4801 Emerson Avenue)**

WHEREAS, on December 2, 2014, the Plan Commission conducted a public hearing on the Petition of Ark Church International (“Petitioner”) for the purpose of considering granting a Special Use to allow a place of worship and granting a variance from the Zoning Code concerning the required lot area for the property commonly known as 4801 Emerson Avenue, Rolling Meadows, Illinois (“Premises”); and

WHEREAS, the Plan Commission conducted a public hearing on the Special Use and a variance after notice of public hearing as required by law; and

WHEREAS, the Plan Commission has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows; and

WHEREAS, the Plan Commission has submitted its report and recommendation to grant the Special Use and a variance to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

WHEREAS, the City Council having received the minutes, recommendation and findings of fact of the Plan Commission; and

WHEREAS, the City Council finds that the evidence is such as to establish the following beyond a reasonable doubt:

That the proposed use at the particular location required is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or the community; and

That such use will not under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity; and

That the proposed use will comply with the regulations and the conditions specified in the City's Comprehensive Zoning Code for such use and with the stipulations and conditions made a part of the authorization granted by the City Council; and

WHEREAS, the City Council, has determined that the proposed variation from the 60,000 square foot lot requirement will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

SECTION ONE: Petitioner is granted a Special Use to permit a place of worship at the property commonly known as 4801 Emerson Avenue, Rolling Meadows, Illinois pursuant to Section 122-187(b)(69)a of the Comprehensive Zoning Code.

SECTION TWO: The Petitioner is also granted a variance from the Comprehensive Zoning Code, Section 122-187(b)(69)a of the City to allow a place of worship containing 4,200 square feet.

SECTION THREE: The approval of the special use and a variance herein granted are subject to the following:

- A. All other remodeling shall comply with applicable codes and building permits will be required.
- B. All modifications shall be made prior to occupancy.
- C. The special use shall be limited to Suite 112 and up to 4,300 sq. ft.
- D. Both the Special Use and Variation shall terminate if Ark Church International no longer occupies this space at this location.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

SECTION FIVE: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadow, Illinois.

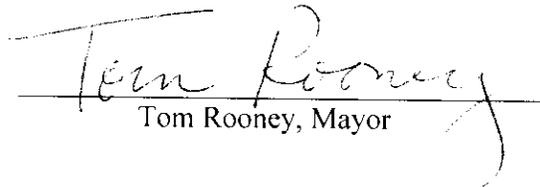
YEAS: Cannon, Prejna, Majikes, Judd, Banger, D'Astice, Veenbaas

NAYS: 0

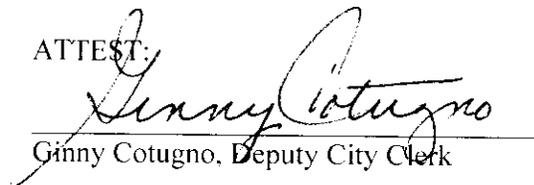
ABSENT: 0

Passed this 27th day of January 2015.

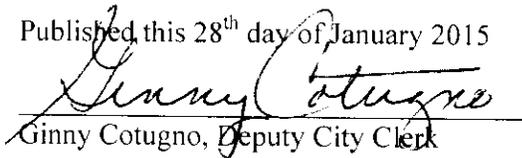
Approved this 27th day of January 2015.


Tom Rooney, Mayor

ATTEST:


Ginny Cotugno, Deputy City Clerk

Published this 28th day of January 2015


Ginny Cotugno, Deputy City Clerk