

**AN ORDINANCE AMENDING THE COMPREHENSIVE
ZONING CODE OF THE CITY OF ROLLING MEADOWS**

WHEREAS, the Plan Commission of the City of Rolling Meadows conducted a public hearing on June 2, 2015 regarding the proposed amendments to outdoor used car sales in the C-2 General Commercial Service District as set forth in Section 122-193(b)(16)b of the City's Comprehensive Zoning Code and to allow outdoor used car sales in the M-1 Manufacturing District; and

WHEREAS, the Plan Commission did conduct the above public hearing after appropriate notice as required by law; and

WHEREAS, Plan Commission has submitted its report, and recommendation in writing, to the Mayor and City Council of the City, which recommendation is to not amend the Comprehensive Zoning Code pertaining to outdoor used car sales.

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

SECTION ONE: Section 122-193(b)(16)b of the Comprehensive Zoning Code is hereby amended, to provide as follows:

b. Outdoor used-car sales lots only along Algonquin, Golf and Wilke Roads and in accordance with the following regulations:

The outdoor used car sales lot operation must conform to all City regulations including but not limited to "Signs" (Sect. 122-22), "Driveways and Parking Areas" (Article VII of Chapter 18 Building Code (Sect. 18-243) as well as the following:

1. No outdoor used car sales lot operation shall be located immediately abutting a residentially zoned district and/or use and service bay doors shall not face residentially zoned district and/or use.

2. Parking of vehicles shall conform to Section 18-245 of the City's Municipal Code for commercial parking areas. The entire sales lot and off street parking area must be paved and a perimeter curb or barrier must be provided to prevent encroachment of vehicles for sale into the required landscaped and landscaped areas.
 - a. There shall be no parking of vehicles on anything other than a paved surface within the confines of the lot's property lines.
3. No automobile shall be stored or displayed nearer to the property line than eight (8) feet.
4. All motor vehicle sales lots shall buffer the activities from adjacent parcels by landscaping or other buffering materials. Preferred materials shall be decorative fencing and/or vegetative material.
5. Adequate customer and employee parking must be provided in off-street parking spaces. The employee and customer parking shall be clearly designated and shall not be used for the parking, storage or display of motor vehicles, for sale, rental or hire.
6. Said lot must contain a permanent building, containing a foundation and meets the current building codes for the prescribed business activities. Suitable sanitary facilities shall be available for use and convenience of employees as well as general public.
7. The architectural appearance and functional plan of the building and site may not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute an adverse effect within a reasonable distance of the operation.
8. No bodywork or painting shall be performed unless approved as part of the special use permit and meets all state and local building and fire code regulations. Any bodywork or painting allowed as part of the special use must be on cars owned, sold or under warranty by the person or persons operation the business.
9. All mechanical repairs must be limited to cars owned, sold or under warranty by the person or persons operation the business.
10. All exterior lighting shall be designed and oriented so as to not shine or spill onto adjacent properties in order to minimize its visual impact. A photometric plan shall be submitted for review.
11. No exterior public address system, music, etc. shall be permitted.
12. Gasoline pumping is prohibited. No person shall store, sell or pump gasoline on the premises.

13. No outside repairs permitted. Repair work, storage and sale of auto parts and accessories shall be conducted within a fully enclosed structure.
14. All vehicles and equipment parked and/or displayed outside must be in operational condition.
15. No outdoor stock piling of parts, materials or equipment shall be permitted.
16. The property upon which any used car lot is located must be maintained in a neat and orderly manner with no accumulation or junk vehicles, tires, auto parts, garbage, refuse or debris on the property.
17. The removal of snow must not adversely affect adjacent properties.
18. No exterior display of banners, pennants, ribbons, or other similar temporary advertising materials shall be permitted in any outdoor sales area.
19. Hours of operation shall be limited to 9 a.m. to 9 p.m. Monday to Friday, 9 a.m. to 6 p.m. Saturday and closed on Sunday.

SECTION TWO: Section 122-221(c) of the Comprehensive Zoning Code is hereby amended by adding thereto, the following:

(14) Outdoor used-car sales lots only along Algonquin, Golf and Wilke Roads and in accordance with the following regulations:

The outdoor used car sales lot operation must conform to all City regulations including but not limited to “Signs” (Sect. 122-22), “Driveways and Parking Areas” (Article VII of Chapter 18 Building Code (Sect. 18-243) as well as the following:

1. No outdoor used car sales lot operation shall be located immediately abutting a residentially zoned district and/or use and service bay doors shall not face residentially zoned district and/or use.
2. Parking of vehicles shall conform to Section 18-245 of the City’s Municipal Code for commercial parking areas. The entire sales lot and off street parking area must be paved and a perimeter curb or barrier must be provided to prevent encroachment of vehicles for sale into the required landscaped and landscaped areas.
 - a. There shall be no parking of vehicles on anything other than a paved surface within the confines of the lot’s property lines.
3. No automobile shall be stored or displayed nearer to the property line than eight (8) feet.

4. All motor vehicle sales lots shall buffer the activities from adjacent parcels by landscaping or other buffering materials. Preferred materials shall be decorative fencing and/or vegetative material.
5. Adequate customer and employee parking must be provided in off-street parking spaces. The employee and customer parking shall be clearly designated and shall not be used for the parking, storage or display of motor vehicles, for sale, rental or hire.
6. Said lot must contain a permanent building, containing a foundation and meets the current building codes for the prescribed business activities. Suitable sanitary facilities shall be available for use and convenience of employees as well as general public.
7. The architectural appearance and functional plan of the building and site may not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute an adverse effect within a reasonable distance of the operation.
8. No bodywork or painting shall be performed unless approved as part of the special use permit and meets all state and local building and fire code regulations. Any bodywork or painting allowed as part of the special use must be on cars owned, sold or under warranty by the person or persons operation the business.
9. All mechanical repairs must be limited to cars owned, sold or under warranty by the person or persons operation the business.
10. All exterior lighting shall be designed and oriented so as to not shine or spill onto adjacent properties in order to minimize its visual impact. A photometric plan shall be submitted for review.
11. No exterior public address system, music, etc. shall be permitted.
12. Gasoline pumping is prohibited. No person shall store, sell or pump gasoline on the premises.
13. No outside repairs permitted. Repair work, storage and sale of auto parts and accessories shall be conducted within a fully enclosed structure.
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17. The removal of snow must not adversely affect adjacent properties.
18. No exterior display of banners, pennants, ribbons, or other similar temporary advertising materials shall be permitted in any outdoor sales area.
19. Hours of operation shall be limited to 9 a.m. to 9 p.m. Monday to Friday, 9 a.m. to 6 p.m. Saturday and closed on Sunday.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION FOUR: This Ordinance shall be printed and published in pamphlet form by order of the City Council of the City of Rolling Meadows.

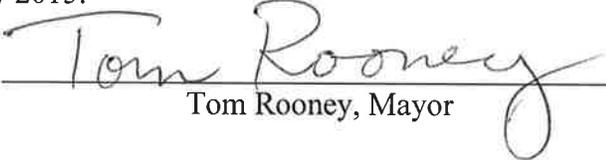
YEAS: Cannon, Judd, D'Astice, Veenbaas

NAYS: Prejna, Majikes, Banger

ABSENT: 0

Passed this 14th day of July 2015.

Approved this 14th day of July 2015.



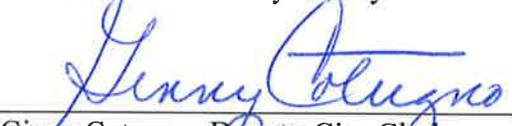
Tom Rooney, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 15th day of July 2015.



Ginny Cotugno, Deputy City Clerk

