

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN,
REZONING, GRANTING A SPECIAL USE AND APPROVING A PLANNED
DEVELOPMENT
(SBLP Rolling Meadows, LLC)
2835-2901 Kirchoff Road**

WHEREAS, the Plan Commission of the City of Rolling Meadows conducted a public hearing on July 5, 2016 at 7:30 p.m. regarding the proposed rezoning of certain territory legally described in the attached Exhibit "A" ("Subject Property") from C-2, General Commercial Services District, to T-1 Transitional District, for the proposed Rolling Meadows Senior Living Development and granting a special use to allow a senior living center and assisted living facility; and

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

WHEREAS, the property is generally located at the southeast corner of Kirchoff Road and Meadow Drive; and

WHEREAS, the amendment to the City's Comprehensive Plan, Zoning Code and the City zoning map rezoning the Subject Property from the C-2, General Residence District, to T-1 Transitional District, will promote the health, safety and welfare of the general public, will create revenue and assessed valuation for the City and will not diminish the value of surrounding properties and will otherwise promote the economic development of the City to the benefit of the residences thereof; and

WHEREAS, the Plan Commission has submitted its report and recommendation in writing to the Mayor and City Council of the City which recommendation is that the Subject Property not be rezoned from C-2, General Commercial Services District, to T-1, Transitional

District, the Planned Unit Development not be approved and the special use for a senior living facility and assisted living facility also not be approved; and

WHEREAS, the City Council has reviewed the minutes and recommendations of the Plan Commission; and

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

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

That such special 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

The proposed special use will comply with the regulations and the conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the City Council.

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

SECTION ONE: The Subject Property is hereby rezoned from C-2 General Commercial District to T-1 Transitional District.

SECTION TWO: The Rolling Meadows Senior Living Planned Development is hereby approved.

SECTION THREE: The City's Comprehensive Plan is hereby revised to reflect the Subject Property as "Multi-Family Residential".

SECTION FOUR: The City's Zoning Map shall be revised to reflect the rezoning of the Subject Property to the T-1 Transitional District.

SECTION FIVE: The City Council hereby approves a special use for a senior living center and an assisted living facility for the Subject Property

SECTION SIX: The Planned Unit Development and the special use approvals are subject to the following conditions:

- A. The proposed development shall be constructed in substantial conformance to "Site Plan/PUD Plat, Rolling Meadows Senior Living" prepared by Mackie Consultants with latest revision date of 6/23/16.
- B. Landscaping for the project shall be at a minimum in conformance with Landscaping Plan, pages L-1.0, L-1.1, L-1.2, L-1.3, L-1.4, L-2.0, L-2.1, LT-1.0, LT-2.0 prepared by Daniel Weinbach & Partners, Ltd., dated 05/06/16 with latest revision date of 6/23/16.
- C. The western most drive on Kirchoff be restricted to right-in/right-out movement per the recommendation of the Traffic Review Committee.
- D. The proposed development shall be permitted up to a maximum of three (3) freestanding signs in substantial conformance to the Typical Monument Sign Plan dated June 2, 2016 none to exceed 150 square feet.
- E. Adequate site lighting is to be provided for the site with zero footcandles maintained at the south property line of the development.
- F. Visitor parking to be designated.
- G. The Development is to contract with a private ambulance service for non-life threatening/non-emergency services.
- H. Fencing is to be installed along the remainder of the south property line as well as the east property line. This fencing may be more open as it is more of a deterrent rather than screening. The fencing separating the single family residential structures and the proposed project on the south shall still be board-on-board as it is intended for screening.

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

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

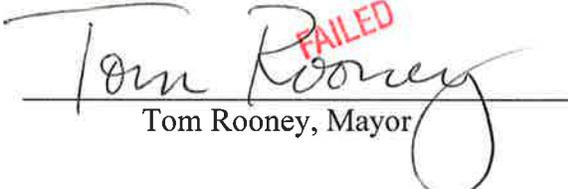
YEAS: Banger

NAYS: Cannon, Prejna, Majikes, Judd, D'Astice

ABSENT: Veenbaas

Passed this 9th day of August 2016.

Approved this 9th day of August 2016.


Tom Rooney, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 10th day of August 2016.



Ginny Cotugno, Deputy City Clerk

EXHIBIT "A"

PARCEL 1:

THAT PART OF LOT "B"- "B" IN ROLLING MEADOWS UNIT NO. 10, BEING A SUBDIVISION OF LOT "U" IN ROLLING MEADOWS UNIT NO. 8, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD, WHICH LIES NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT "B"- "B" 160.62 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 03 MINUTES 24 SECONDS TO THE LEFT WITH A PROLONGATION OF SAID EAST LINE OF LOT "B"- "B", 203.65 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 14 DEGREES 38 MINUTES TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 141.56 FEET; THENCE SOUTHWESTERLY ON A LINE FORMING AN ANGLE OF 17 DEGREES 31 MINUTES 45 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 148.56 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 18 DEGREES 0 MINUTES 18 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 78.94 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT "B"- "B" 135.0 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT "B"- "B" AS MEASURED ALONG THE ARC OF SAID WEST LINE, BEING A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 1245 FEET, EXCEPTING THEREFROM THE NORTHERLY 150 FEET OF THE WESTERLY 150 FEET THEREOF (AS MEASURED ON THE SOUTHERLY LINE OF KIRCHOFF ROAD ON THE EASTERLY LINE OF MEADOW DRIVE).

PARCEL 2:

THE EAST 5 ACRES (EXCEPT THE SOUTH 630 FEET) OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF CENTRAL ROAD (NOW KIRCHOFF ROAD), IN SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, BEING A POINT 3.76 FEET WEST OF POINT USED IN SURVEY MADE IN 1929, (SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT "D"- "D" IN ROLLING MEADOWS UNIT NO. 10 BEING A SUBDIVISION OF LOT "U" IN ROLLING MEADOWS UNIT NO. 8 IN THE WEST 1/2 OF SECTION 36 AFORESAID); THENCE EAST ON THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 250.57 FEET TO AN IRON PIPE, AS ESTABLISHED BY SAID 1929 SURVEY FOR THE EAST LINE OF PROPERTY, (SAID

IRON PIPE BEING 182.60 FEET, AS MEASURED ALONG SAID SOUTH LINE, WEST OF THE SOUTHWEST CORNER, AS MONUMENTED, OF ROLLING MEADOWS UNIT NO.

19, RECORDED JULY 24, 1959. AS DOCUMENT NUMBER 17609019); THENCE NORTH ALONG THE EAST LINE OF PROPERTY, AS ESTABLISHED BY SAID 1929 SURVEY, TO AN IRON PIPE, AS PLACED ON SAID 1929 SURVEY ON THE SOUTHERLY LINE OF ROAD LEADING TO PLUM GROVE, NOW CALLED KIRCHOFF ROAD, (SAID EAST LINE OF PROPERTY BEING A LINE PARALLEL WITH THE WEST LINE OF SAID ROLLING MEADOWS UNIT NUMBER 19 AS MONUMENTED); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID ROAD, A DISTANCE OF 257.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 6.26 FEET NORTHWESTERLY OF THE WESTERLY LINE OF THE NORTHEAST 1/4, AS USED IN SAID 1929 SURVEY, (SAID POINT BEING ALSO A POINT 173.66 FEET, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID ROAD, EASTERLY OF THE NORTHEAST CORNER OF LOT "U" IN ROLLING MEADOWS UNIT NO. 8, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 36 AFORESAID); THENCE SOUTH ALONG THE WEST LINE 7 OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE NORTHERLY 212 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID KIRCHOFF ROAD, AND ALSO EXCEPTING THEREFROM THE SOUTH 630 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

ADDRESS: 2801 KIRCHOFF ROAD, ROLLING MEADOWS. ILLINOIS

PERMANENT TAX NUMBERS:

PARCEL 1: 02-36-102-021-0000

PARCEL 2: 02-36-102-022-0000

PARCEL 3: 02-36-202-011-0000