

**AN ORDINANCE GRANTING A SPECIAL USE AND
SIGN APPEAL TO A DUNKIN DONUTS/BASKIN
ROBBINS RESTAURANT & DRIVE-THROUGH
AT 1921 ALGONQUIN ROAD**

WHEREAS, on August 2, 2017, the Planning and Zoning Commission conducted a public hearing on the Petition of Dunkin Donuts/Baskin Robbins (“Petitioner”) for the purpose of considering granting a Special Use to allow for the construction and the operation of a restaurant, with drive-through services and an outdoor seating area, within the existing C-2 General Commercial Service District, for the property commonly known as 1921 Algonquin Road, Rolling Meadows, Illinois (“Premises”); and

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

WHEREAS, the Planning and Zoning Commission has submitted its report and recommendation to grant the Special Use 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 Planning and Zoning 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 this particular location is 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 Special Use 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: and

WHEREAS, the City Council finds that the proposed location and establishment of such special use will be desirable or necessary for the public convenience or welfare and will be harmonious and compatible with other uses adjacent to and in the vicinity of a selected site;

WHEREAS, the City Council has determined that the proposed sign variation 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 restaurant with drive-through services and an outdoor seating area at the property commonly known as

1921 Algonquin Road, Rolling Meadows, Illinois pursuant to Section 122-193(b)(16)a and 122-193(b)(16)g and a variance from the sign regulations as provided in Section 122-193(j) of the Comprehensive Zoning Code.

SECTION TWO: The approval of the special use herein granted is subject to the following:

- A. The operation is permitted to be open 4:00 am-10:30 pm, seven days per week.
- B. The site is to be developed in substantial conformance to the proposed site plan prepared by Kolbrook design dated 6/6/17 with a widened drive-through.
- C. The entrance drive along Algonquin Road is to be widened to provide one inbound lane (15 feet) and 2 outbound lanes (each 10 feet) striped for separate left and right turn movements.
- D. The drive-through exit is to have Stop control and a sign indicating that cross traffic does not stop plus striping as cars entering from Algonquin Road will be crossing exiting vehicles.
- E. At Algonquin and New Wilke exits, Stop sign controls are to be installed.
- F. Removed by amendment August 22, 2017. [Left-turn restrictions.]
- G. Wayfinding signage should be provided at the south end of the site to help customers to/from the available cross access drives that lead to New Wilke Road (TIS). Flyers and/or other materials informing customers that there is an alternate exit out to New Wilke Road is to be implemented as well.
- H. An ADA accessible sidewalk should be considered to be extended from front of site to connect directly to sidewalk along Algonquin Road.

I. An 8 foot board-on-board privacy fence is to be installed along the western perimeter to the front of the subject building.

J. A bike rack should be provided to encourage non-auto trips (TIS).

K. The lighting for the subject property shall be in accordance with submitted lighting plan prepared by Villa Lighting dated 12/5/16 with no more than 0.1 foot candle along the western property line and 0.2 along the other property perimeters.

L. The freestanding sign is to be no more than 20 feet in height to the top of the sign and no more than 113 sq. ft. in sign area.

M. Refuse collection is prohibited prior to 6:00 a.m. per the municipal code.

N. Landscaping shall be implemented per the Landscape Plan, L1, prepared by Wingren Landscape dated 10/17/16 with as much of the existing landscaping retained as possible to provide screening to the adjacent residential complex.

O. Review and approval of final engineering plans by the City Engineer and Department of Public Works will be required prior to issuance of any building or site construction permits.

P. A protective barrier be installed between Algonquin Road and the outdoor seating area.

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

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

YEAS: Cannon, Majikes, Gallo, Banger, D'Astice, Veenbaas

NAYS: 0

ABSENT: 0

Passed this 12th day of September 2017.

Approved this 12th day of September, 2017.



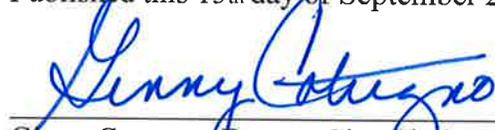
Len Prejna, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 13th day of September 2017.



Ginny Cotugno, Deputy City Clerk

