

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING CODE
AND GRANTING A SPECIAL USE AND, SIGN APPEAL FOR PROPERTY
LOCATED AT 3405-3477 ALGONQUIN ROAD,
T-1 OFFICE, INSTITUTIONAL, AND RESEARCH ZONING DISTRICT**

WHEREAS, on September 5, 2017, the Planning and Zoning Commission conducted a public hearing for the purpose of considering an amendment to the Comprehensive Zoning Code to add assisted living establishments as a Special Use in the T-1 Office, Institutional, and Research District, and on the Petition of Mr. Sanjeev Patel, Rolling Meadows Properties, LLC (“Petitioner”) for the purpose of considering the granting of a Special Use for an assisted living establishment, and a Sign Appeal, within the existing T-1 Office, Institutional, and Research District, for the property commonly known as 3405-3477 Algonquin Road, Rolling Meadows, Illinois mailing address (“Premises”); and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed text amendment, special use and sign appeal after notice of public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has submitted its report 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, in regard to the Special Use, 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.

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

SECTION ONE: The Comprehensive Zoning Code is amended at Section 122-156(b)(14)(j) adding thereto after the words "Senior living center" the following:

"or Assisted living establishment"

SECTION TWO: Petitioner is granted a special use to allow an assisted living establishment on a portion of the Premises legally described on Exhibit A attached hereto pursuant to Section 122-156(b)(14)(j) of the Comprehensive Zoning Code.

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

- A. Site is to be developed in substantial conformance with the site plan dated 8/25/2017.
- B. Petitioner is to work with City Engineer with regard to traffic flow and access driveways.
- C. City Council approval of the Petitioner's parking plan
- D. Interior plumbing arrangements will be reviewed at the time of permit request submittals, and will need to comply with City codes and be accessible in regard to multiple operations.

SECTION FOUR: Petitioner is granted a sign appeal for the Premises pursuant to Section 122-156(o) of the Comprehensive Zoning Code per submittal dated August 28, 2017 (sheets SIG-01, SIG-02 and SIG-08 dated August 25, 2017 and sheets, SIG-03, SIG-04, SIG-05 and SIG-06 dated August 1, 2017) for both hotel and assisted living establishment T-1 Office, Institutional, and Research District.

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

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

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

NAYS: 0

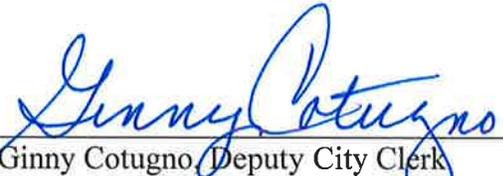
ABSENT: 0

Passed and Approved this 24th day of October 2017.



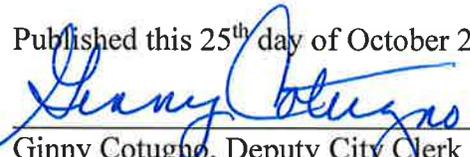
Len Prejna, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 25th day of October 2017.



Ginny Cotugno, Deputy City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF THE SPECIAL USE PARCEL

UNIT 2:

THAT PART OF LOT 1 ROLLING MEADOWS INDUSTRIAL CENTER, UNIT 1, A SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1965 AS DOCUMENT NUMBER 19592045, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 08 DEGREES 58 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, 91.28 FEET; THENCE SOUTH 71 DEGREES 25 MINUTES 16 SECONDS EAST, 57.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 71 DEGREES 25 MINUTES 16 SECONDS EAST, 281.07 FEET; THENCE SOUTH 09 DEGREES 02 MINUTES 52 SECONDS WEST, 156.72; THENCE SOUTH 80 DEGREES 57 MINUTES 08 SECONDS EAST, 53.92 FEET; THENCE SOUTH 08 DEGREES 43 MINUTES 45 SECONDS WEST, 94.36 FEET; THENCE SOUTH 81 DEGREES 01 MINUTE 51 SECONDS EAST, 25.20 FEET; THENCE SOUTH 08 DEGREES 58 MINUTES 09 SECONDS WEST, 93.14 FEET; THENCE NORTH 81 DEGREES 01 MINUTE 51 SECONDS WEST, 356.42 FEET; THENCE NORTH 08 DEGREES 58 MINUTES 09 SECONDS EAST, 391.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

