

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A
PEDIATRIC DENTAL/ORTHODONTICS OFFICE TO BE
LOCATED AT 2251 PLUM GROVE ROAD**

WHEREAS, on September 5, 2017, the Planning and Zoning Commission conducted a public hearing on the Petition of Dr. Reena Patel (“Petitioner”) for the purpose of considering the granting of a Special Use for the location of a pediatric dental/orthodontics office within the existing T-1 Office, Institutional, and Research District, for the property commonly known as 2251 Plum Grove Road, Palatine, Illinois mailing address (“Premises”); and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed special use 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 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: Petitioner is granted a Special Use to a pediatric orthodontics/dental office at the property commonly known at 2251 Plum Grove Road, Palatine, Illinois pursuant to Section 122-156(b)(14)b of the Comprehensive Zoning Code.

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

1. Proposed signage for the building and for the existing freestanding sign need to be in compliance with existing codes and permits applied for.
2. Acknowledgement of the off-site drainage problems and allowing for the drainage swale to be re-graded is required.
3. Proposed building expansion, at a later date on the west side for utilization of the existing drive-through canopy, shall not exceed the 68.7 foot length of the building, and shall require the building permit approval process to be followed.
4. No changes to site lighting or site parking are being considered.

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, Budmats, Majikes, Gallo, Banger, D'Astice, Veenbaas

NAYS: 0

ABSENT: 0

Passed and Approved this 10th day of October 2017.



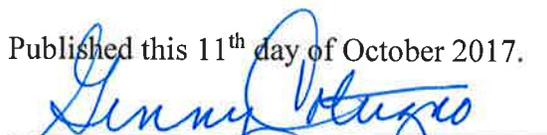
Len Prejna, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 11th day of October 2017.



Ginny Cotugno, Deputy City Clerk

