

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN
AUTOMATIC CAR WASH TO BE LOCATED AT
2765 ALGONQUIN ROAD (PROPOSED FULLER’S CAR WASH)**

WHEREAS, on November 7, 2017, the Planning and Zoning Commission conducted a public hearing on the Petition of Fuller’s Car Wash (“Petitioner”) for the purpose of rehearing a petition for a Special Use to allow for the construction and the operation of an automatic car wash, with outdoor vacuum units, within the existing C-2 General Commercial Service District, for the property commonly known as 2765 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.

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 an automatic car wash with twelve (12) outside vacuum units at the property commonly known at 2765 Algonquin Road, Rolling Meadows, Illinois pursuant to Section 122-193(b)(16)a of the Comprehensive Zoning Code and per previously approved Ordinance 17-25.

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

- A. All conditions approved by City Council on August 8, 2017 remain in effect (see attached ordinance 17-25, with one exception – see condition B).

- B. No left turn movements are to be allowed from the site onto Algonquin Road, per IDOT requirements.
- C. Petitioner is to add additional landscaping as screening between the proposed escape lane and the property line.
- D. Petitioner is to add a "No left turn" sign and a "Do not enter" sign to the site plan to restrict vehicles from entering the adjacent office building parking lot directly from the car wash site.
- E. Site plan dated 10/25/2017 is being considered for Planning and Zoning Commission approval at this time.

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

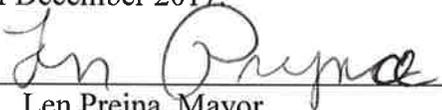
SECTION FOUR: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadow, Illinois.

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

NAYS: 0

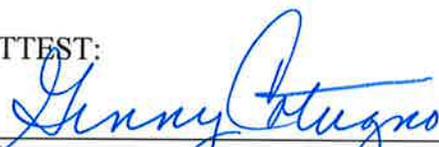
ABSENT: 0

Passed and Approved this 5th day of December 2017.



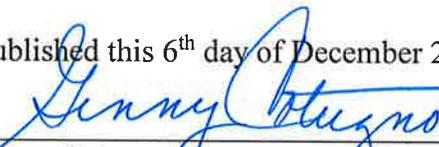
Len Prejna, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 6th day of December 2017.



Ginny Cotugno, Deputy City Clerk

