

AN ORDINANCE GRANTING A VARIANCE FOR THE NUMBER, SIZE, AND LOCATION OF PARKING SPACES FOR PROPERTY LOCATED AT 3405 ALGONQUIN ROAD, T-1 OFFICE, INSTITUTIONAL, AND RESEARCH ZONING DISTRICT

WHEREAS, on November 7, 2017, the Planning and Zoning Commission conducted a public hearing on the Petition of Mr. Sanjeev Patel, Rolling Meadows Properties, LLC (“Petitioner”) for the purpose of considering the granting of a Variance for the number, size, and location of parking spaces for the property commonly known as 3405 Algonquin Road, Rolling Meadows, Illinois mailing address (“Premises”); and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the variance 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, has determined that the proposed variance 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 variance to requirements for number, size, and location of parking spaces at the property commonly known at 3405 Algonquin Road, Rolling Meadows, Illinois pursuant to Section 18-245 of the City of Rolling Meadows Code of Ordinances.

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

- A. Site is to be developed in substantial conformance with the site plan dated 10/8/2017, or as modified by the site plan dated 10/25/2017.
- B. All parking spaces designated to be used by patrons are to be nine feet (9') in width.
- C. Petitioner is to continue to pursue agreements for shared parking with adjacent property owners, and provide the City with verification and documentation when obtained. The Petitioner's satisfaction of this condition shall be subject to the approval of the City Manager, Public Works Director and City Attorney. The Petitioner's inability to obtain off-site parking for 25 parking spaces at no cost or maintenance responsibility to the Petitioner shall not be deemed to satisfy this condition of the city's approval.
- D. The petitioner shall submit, with application for building permits for the Tapestry, an alternate on-site parking plan to provide an additional 25-50 parking spaces as proposed by the site plan dated 10/25/2017, presumably to the south of the Tapestry facility, in the event that off-site parking agreements are not secured.

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

