

**AN ORDINANCE AMENDING THE MARKETPLACE OF
ROLLING MEADOWS PLANNED UNIT DEVELOPMENT
GRANTING A SPECIAL USE AND SIGN VARIANCE
(1635 Algonquin Road)**

WHEREAS, Wintrust Financial Corp. "Petitioner" has requested that the City approve a proposed amendment to the Marketplace of Rolling Meadows Planned Unit Development to allow a special use for a bank with a drive-through facility, and three (3) wall signs on the north, east and south facades of the building for the property commonly known as 1635 Algonquin Road, Rolling Meadows, Illinois; and

WHEREAS, the Petitioner has requested a special use permit to allow the drive-in facility; and

WHEREAS, the Petitioner has requested a variance from the requirements of Section 122-193(j) and 122-192 to allow a third wall sign; and

WHEREAS, after publication of notice thereof, as provided by law, the Plan Commission has conducted a public hearing on January 3, 2017 at 7:30 p.m. at City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois, to consider the proposal to amend said Planned Unit Development, grant the special use and variance to allow a third wall sign; and

WHEREAS, the Plan Commission has made its recommendation to the City Council recommending approval of the amendment to the Planned Unit Development to allow the special use for a drive-through facility and grant a variance to allow a third wall sign; and

WHEREAS, the City Council has reviewed the minutes and recommendations of the Plan Commission; and

WHEREAS, the City Council finds that the evidence is such as to establish the following beyond reasonable doubt:

That the proposed use at the particular location required is necessary or desirable to provide a service of a facility which is in the interest of public convenience and will constitute 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

The proposed use will comply with the regulations and the conditions 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 finds that special circumstances exist involving size, shape, topography, location or surroundings affect the property referred to in the application and the third wall sign would not cause substantial injury to the value of other affecting property I the vicinity or be detrimental to the public safety or welfare in eh neighborhood in which it is located.

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

SECTION ONE: The Marketplace of Rolling Meadows Development is hereby amended to allow a bank with a drive-through facility.

SECTION TWO: Petitioner is granted a special use permit to allow a drive-through facility.

SECTION THREE: A variance is hereby granted from the provisions of Sections 122-193(j) and 122-192 of the Comprehensive Zoning Code to allow a third wall sign.

SECTION FOUR: The Planned Unit Development amendment, special use and variance

are subject to the following conditions:

- A. The site shall be developed in substantial conformance to the Proposed Arch. Site Plan, Sheet I.P., for Village Bank & Trust prepared by Tinaglia Architects with last revision date of December 29, 2016 (New street signage in northeast corner not included).
- B. A new stop bar and “Do Not Enter” signs are to be installed at the southeast exit of the site.
- C. Landscaping is to be implemented per the “Wintrust Community Banks Landscape Plan” prepared by Dowden Landscape Design and dated November 28, 2016.
- D. Designated employee parking is to be located at the southeast corner of the site.
- E. The enclosed and fenced rear garbage areas of the subject retail center are to be repaired and maintained with doors always closed.
- F. All illuminated signage, both wall and freestanding, shall be turned off and not operated between the hours of 11:00 p.m. and 7:00 a.m., as the subject property is across the street from a residential district (per Sect. 122-22 Signs; i. Illuminated Signs (5)).
- G. The new freestanding sign is to be located in same location as the current multi-tenant freestanding sign.

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 Meadows, Illinois.

YEAS: Cannon, Prejna, Majikes, Judd, Banger, D'Astice, Veenbaas

NAYS: 0

ABSENT: 0

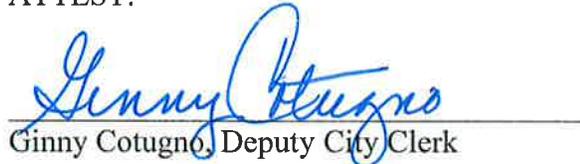
Passed this 14th day of February 2017.

Approved this 14th day of February 2017.



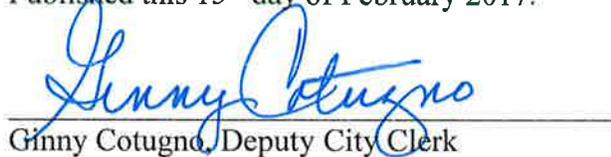
Tim Veenbaas, Acting Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 15th day of February 2017.



Ginny Cotugno, Deputy City Clerk