

AN ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE AUTHORIZED BY ORDINANCE 86-27 FOR THE "CITY HALL" PROPERTY COMMONLY KNOWN AS 3600 KIRCHOFF ROAD TO AUTHORIZE THE ADDITIONAL PROPERTY AT 2809 OWL LANE AS A MUNICIPAL USE AND APPROVING THE FINAL PLAT OF ROLLING MEADOWS CITY HALL SUBDIVISION.

WHEREAS, the City of Rolling Meadows ("Petitioner"), petitioned the City of Rolling Meadows for approval of amendments to a Special Use Permit granted by Ordinance 86-27 for the City Hall property commonly known as 3600 Kirchoff Road to add the property at 2809 Owl Lane (collectively "Subject Property") as a Municipal Use, and for approval of the "Final Plat of Rolling Meadows City Hall Subdivision"; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on June 2, 2020 and continued and concluded at a special meeting of the Planning and Zoning Commission on June 17, 2020; and

WHEREAS, on June 17, 2020, the Planning and Zoning Commission recommended approval of the amendment to the special use, subject to conditions, and the "Final Plat of Rolling Meadows City Hall Subdivision" by a vote of 5-1; and

WHEREAS, the City and Petitioner have conducted all required public hearings before the Planning and Zoning Commission of the City of Rolling Meadows for the amendment to the special use for the Subject Property and for the Final Plat of Subdivision, and have otherwise satisfied all conditions precedent to the adoption of this Ordinance; and

WHEREAS, the City Council has reviewed and adopts the following findings of fact of the Planning and Zoning Commission of the City of Rolling Meadows, finds that the proposed amendment to the special use is in conformance with the applicable factors contained therein, and finds 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:

Standards (in bold)

Findings of Fact (in italics)

- 1. The proposed use at that particular location requested is necessary or 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;**
 - a. Existing City Hall property was authorized as a special use in 1986 pursuant to Ordinance 86-27.*
 - b. The property at 2809 Owl is adjacent to City Hall property and located immediately to the north, and was authorized for purchase by the Council in March 2020 pursuant to Ordinance 20-14.*
 - c. The structures on the Owl property are necessary to provide space to consolidate file and other commodity storage, which is presently scattered in multiple City-owned buildings throughout the community.*
 - d. The existing shed on the 2809 Owl property will be removed, and a 6' wooden board on board fence will be relocated from the south yard line to the north line to provide screening in areas where an existing evergreen hedge row will be maintained for screening.*
 - e. Acquisition of the property will also contribute to the general welfare of the community given the drainage improvements being made.*
- 2. 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**

- a. *Amending the special use will not be detrimental to the health, safety morals or general welfare of persons residing in the area. The structure will continue to appear residential in nature, and will be used primarily for storage, with only limited need to access the building.*
 - b. *A 6' fence that will be installed along the north property line, along with an existing evergreen hedgerow, will provide adequate screening of police department headlights using the new driveway as an exit. Fence will be installed 6" above grade, for an overall fence height of 6.5'.*
 - c. *The driveway connection will improve access by the Police Department to its parking facility, thereby improving safety.*
- 3. The proposed use will comply with the regulations and the conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the City Council.**

The use will comply with the regulations and address concerns for safety if the following conditions are met and included as conditions of approval in any ordinance authorizing the special use:

- a. *Modifications to any existing structures or the intended use of the buildings as storage shall not occur unless authorized by Council pursuant to an amendment to the special use.*

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

SECTION ONE: The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

SECTION TWO: The "Final Plat of Rolling Meadows City Hall Subdivision", attached hereto as Exhibit "A" is hereby approved.

SECTION THREE: Petitioner is granted a modification to the Special Use authorized by Ordinance 86-27 to add the property located at 3809 Owl Lane as a Municipal Use, subject to the following condition:

1. Any future modification to the structure or the use of the existing single-family structure at 2809 Owl Lane for anything other than for primarily storage purposes is subject to approval by the City Council pursuant to an amendment to the special use granted herein.

SECTION FOUR: Except as modified herein, Ordinance 86-27 shall remain in full force and effect, and this Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

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

PASSED BY THE CITY COUNCIL of the City of Rolling Meadows, at a regular meeting, held on the 23rd day of June, 2020.

YEAS: O'Brien, Bisesi, D'Astice, Sanoica, Cannon, Budmats

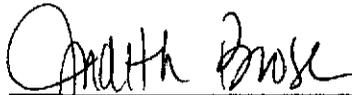
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ABSENT: Vinezeano



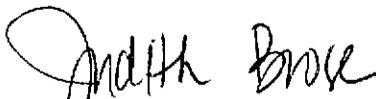
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 24th day of June, 2020.



Judith Brose, Deputy City Clerk

