

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW OUTDOOR STORAGE AND VARIATIONS FOR SIDE AND REAR YARD PAVEMENT SETBACKS AT 4000 INDUSTRIAL AVENUE**

**WHEREAS**, Michael DeCarlo of DiCarlo Construction petitioned the Planning and Zoning Commission ("PZC") to consider a special use to allow outdoor storage and variations for side and rear yard pavement setbacks at the property legally described in Exhibit 1, and commonly known as 4000 Industrial Drive ("Premises"); and

**WHEREAS**, the PZC, after notice of public hearing as required by law, conducted a public hearing on June 2, 2020 at a regular meeting, which was continued to a June 17, 2020 special meeting; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated below and recommended that the City Council approve the petition for a special use for outdoor storage; and

**Standard 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;**

*Findings:*

The subject property was previously in poor condition. The current owner, the petitioner, has already made many improvements to the site, and plans additional improvements over time. It is to the City's benefit to have a responsible property owner located at a previously vacant, run-down property.

**Standard 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**

*Findings:*

The petitioner has provided a great amount of screening to the site, and plans to make updates to the front of the lot and exterior of the building to make it more attractive. This will help property values in the area.

Manufacturing districts are ideal for a contractor's yard, especially when they are well designed and maintained. The petitioner has already made improvements to the property by installing slatted chain link fence and clearing out perimeter weedy trees. Additional improvements to the front of the building to improve its appearance are already being planned.

**STANDARD 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.**

*Findings:*

The petitioner already complies with requirements for the use in the area.

The petitioner has indicated a willingness to work with staff and comply with conditions of the Special Use approval as adopted in Ordinance form by the City Council.

**WHEREAS**, the Planning and Zoning Commission has submitted its report and recommendation 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 accepts the findings of fact recommended by the PZC and has determined that the proposed Special Use and variations to reduce the side and rear yard pavement setbacks will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire or endanger the public safety, 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; and

**WHEREAS**, the corporate authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve the special use for outdoor storage and variations to reduce the side and rear yard pavements setbacks on the Premises.

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

**Section 1:** The recitals set forth above are incorporate herein by reference.

**Section 2:** A special use permit for outdoor storage and variations to reduce the side and rear yard pavement setbacks to those which are already provided and indicated on the plat of survey attached hereto as Exhibit 2, are hereby granted.

**Section 3:** The approval of the special use and variations granted herein are subject to the following conditions:

1. Only two drop containers, located in the northeast corner of the property are permitted, and then only when screened as approved by the City.
2. The pavement setback variations are for outdoor storage uses only, and only when pavement is screened as approved by the City.
3. Two 2.5" caliper shade trees shall be installed along the rear (North) property line within 30 days of approval. The petitioner shall obtain approval of these trees from the City Forester prior to installation.
4. All paved surfaces are to be crack filled and seal coated at a minimum within 90 days of approval. Grind and overlay asphalt improvements are preferred but optional, and require a permit to ensure proper drainage.
5. Both sides of the driveway entrance shall be regraded and seeded to restore the muddy ruts caused by vehicles not staying on the driveway. If additional damage within one year of the date of approval is identified, petitioner must secure permits and add 2' concrete ribbons on each side of the existing driveway.

6. To maintain adequate screening, the slats added to the perimeter fencing shall be maintained in good repair, or replaced at the request of City staff.

**Section 4:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**Section 5:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

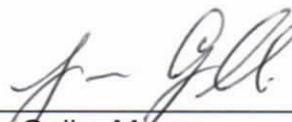
**Section 6:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 28<sup>th</sup> day of July, 2020.

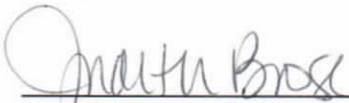
YEAS: O'Brien, Vinezeano, Bisesi, D'Astice, Sanoica, Cannon, Budmats

NAYS: 0

ABSENT: 0

  
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Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 29<sup>th</sup> day of July, 2020.

  
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Judith Brose, Deputy City Clerk

Ordinance Exhibit 1

LOT 12 (EXCEPT THE EAST 30 FEET THEREOF) AND (EXCEPT THE WEST 60 FEET AND THAT PART OF THE NORTH 60 FEET LYING EAST OF THE WEST 6 FEET THEREOF AND THE WEST OF THE EAST 30 FEET THEREOF OF LOT 12) IN NORTHWESTERN INDUSTRIAL PARK UNIT 2, A SUBDIVISION OF THE SOUTH 250 FEET OF THE WEST 871.20 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 4000 Industrial Drive

Ordinance Exhibit 2  
Plat of Survey

