

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 122 OF THE CODE OF ORDINANCES OF THE CITY OF ROLLING MEADOWS, ILLINOIS TO MODIFY AND CLARIFY PROVISIONS OF THE ZONING CODE**

**WHEREAS**, the City of Rolling Meadows petitioned the Planning and Zoning Commission ("PZC") to consider text amendments to the City's Zoning Ordinance in order to modify and clarify various provisions of the Zoning Ordinance; and

**WHEREAS**, the PZC, after notice of public hearing as required by law, conducted a public hearing on March 1, 2022, to consider the proposed text amendments; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the Text Amendment findings of fact enumerated below and recommended that the City Council approve the text amendment;

**Standard 1: Potential impacts: The amendment shall not adversely impact existing land uses in proximity to a subject property, or, in the case of a text amendment, the overall zoning district purpose or intent of a code section proposed for amendment. The amendment should not unreasonably affect the value, use and enjoyment of nearby properties.**

*Findings:*

*The proposed text amendments are solely for clarification and updating to meet the intent of the code as drafted. The changes do not impact the purpose or intent of any section of the code; rather, they enhance it.*

**Standard 2: Trend of development/consistency: Map amendments should be a logical extension of the trend of development in the area around the subject property, or consistent with the approved comprehensive plan. In the case of a text amendment, the amendment shall be consistent with the overall zoning district purpose or intent of a code section proposed for amendment.**

*Findings:*

*As noted above, the proposed text amendments are consistent with the purpose of the code, and the changes are meant to be updates to better clarify the intent of the code.*

**Standard 3: Externalities: Relevant physical or market conditions that may have changed to make the existing zoning of a property inappropriate, or that make the proposed text amendment necessary for this chapter to be in keeping with the desirable development of the city shall be specified.**

*Findings:*

*The changes clarify inadvertent omissions and scrivener's errors.*

**Standard 4: City plans: Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.**

*Findings:*

*The update of the Zoning Code was consistent with recommendations made by the Comprehensive Plan. It was understood when the code went into effect that some items would need to be updated, modified, or corrected. The proposed changes will maintain consistency with the rest of the code and the Comprehensive Plan.*

**Standard 5: Zoning appropriateness: The extent to which use of the subject property (or relevant properties in the case of a text amendment) is diminished by the current zoning standards or designation and is no longer suitable for the underlying zoning shall be specified.**

*Findings:*

*These changes are to correct and update only. No specific properties are affected, and the modified regulations generally allow more freedom than the uncorrected code – for example, allowing religious uses as special uses in the manufacturing areas or detached garages of up to 1,000 square feet; 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 revise its Zoning Ordinance regulations modifying and clarifying various provisions of the Zoning Ordinance of the City of Rolling Meadows.

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

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

**Section 2.** That various sections of Chapter 122 ("Zoning) of the Code of Ordinances of the City of Rolling Meadows, Illinois are hereby modified as shown in Exhibit 1.

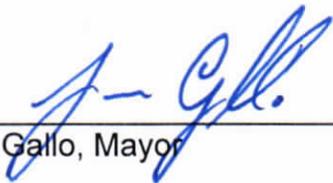
**Section 3.** This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 12<sup>th</sup> day of April, 2022.

AYES: Reyez, Sanoica, McHale, Budmats, O'Brien, Bisesi

NAYS: 0

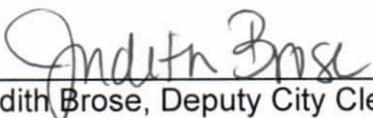
ABSENT: Vinezeano

  
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Joe Gallo, Mayor

ATTEST:

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

Published this 13<sup>th</sup> day of April, 2022.

  
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Judith Brose, Deputy City Clerk

## Exhibit 1

*Section 122-78(c)(2) shall be deleted and amended to read in its entirety:*

- (2) Requirements for detached garages. In all residential zoning districts:
  - a. Maximum height of gable to ground. 15 feet 6 inches.
  - b. Maximum dimensions. 1,000 square feet.
  - c. Accessory detached garages up to 18 feet may be approved as a special use in single family residential districts.

*Section 122-87 shall be added to read:*

### 122-87 – Religious Institutions

*(a) Purpose and applicability:* It is the intent and purpose of this Section to provide regulations regarding religious institutions within the corporate limits of the City of Rolling Meadows.

*(b) Special use:* Religious institutions, as defined herein, require approval of a special use in the districts in which they are listed according to table 5.1 Land Use Table and such request for a special use shall be processed in accordance with section 122-395 (Special Uses) of chapter 122 (Zoning) and as provided herein below. If a religious institution is not identified as a permitted or special use in a particular zoning district of the City, such use shall be deemed prohibited in that zoning district.

*(c) Requirements of a religious institution in the manufacturing zoning districts:* All religious institutions proposed to be located in manufacturing zoning districts (M-1 or M-2) must comply with the following:

- (1) All activities are to be conducted within a wholly enclosed building.
- (2) Parking is to be provided as required in table 4-4 district or as approved by the City Council in granting the special use.
- (3) Elementary and high schools are not permitted as an accessory use.
- (4) No residential use of the premises is permitted.
- (5) The reuse of an existing building is allowed only after an environmental evaluation of the premises and appropriate remediation of hazards is made and subject to approval by the Public Works Director.
- (6) The maximum total floor area is not to exceed 50,000 square feet.
- (7) There is to be a minimum separation of 1,000 feet from other places of worship, other than those located in residential districts.
- (8) The minimum lot size shall be one (1) acre (43,560 square feet).

*Section 122-151(1) shall be deleted, and amended to read in its entirety:*

- (1) Parking areas are permitted encroachments only as indicated in this subsection or otherwise allowed by this chapter:
  - b. In commercial and manufacturing zoning districts and for multiple-family uses:
    - i. Parking areas may encroach into required Side Yards and required Rear Yards, subject to the provisions of Section 122-72g and 122-151(1)b.
    - ii. Parking areas shall not encroach into front yards; except for properties zoned C-2, M-1, and M-2 where a minimum front yard setback of 15 feet shall be maintained for all parking areas.
  - c. In commercial and manufacturing zoning districts and for multiple-family uses adjacent to properties with single family detached, single family attached or two family dwellings, parking areas may encroach into required side yards and required rear yards except that a minimum setback of ten feet shall be maintained for all parking areas.
  - d. In residential zoning districts for non-residential uses, including schools and religious organizations:
    - i. Parking areas may encroach into required Side yards and required Rear Yards, subject to the provisions of Section 122-72g and 122-151(1)b, except that a minimum setback of ten feet (10') shall be maintained for all parking areas where the use is adjacent to single family detached, single-family attached or two-family dwellings.
    - ii. Parking areas may encroach into front yards provided a minimum setback of not less than 15 feet is maintained.

Section 122-201, Table 5.1 shall be amended to read:

District	Minimum Rear Yard Setback (ft)
R-1	25% of lot depth, not less than 30 ft.
R-2	25% of lot depth, not less than 30 ft.
R-3	25% of lot depth, not less than 30 ft.
R-4 <sup>1</sup>	30 ft.
R-5 <sup>1</sup>	30 ft.
C-1	25% of lot depth, not less than 30 ft.
C-2	25% of lot depth, not less than 30 ft.
C-3	25% of lot depth, not less than 30 ft.
M-1	25 ft.
M-2	30 ft.

Sections 122-231, Table 5.3; 122-232, Table 5.4; 122-233, Table 5.5; 122-271, Table 5.8; 122-272, Table 5.9; 122-273, Table 5.10 shall be amended to read:

Minimum Rear Yard	25% of lot depth (not less than 30 ft.)
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Section 122-331 Table 5.13 shall be amended to read:

	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	M-1	M-2
Public, Cultural, Recreation, and Other Institutional Uses										
Religious Institutions	S	S	S	S	S	S	S	S	S	S

	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	M-1	M-2
Adult Regulated Use									S	S
Adult-use cannabis infuser organization or infuser									S	S

Section 122-393(3)a shall be deleted and amended to read in its entirety:

- a. To modify dimensional standards as set out in Table 5.1.

Section 122-606(d)(2)b shall be deleted and amended to read in its entirety:

- b. In C-1, C-2, and C-3 zoning districts permitted monument signs shall meet the following requirements.
  - i. The square footage of a sign shall be calculated at one times the lineal frontage of the property.
  - ii. Where the property has multiple road frontages, the largest shall be used to calculate sign area.
  - iii. In no case shall gross sign area exceed 100 square feet in size.
  - iv. In no case shall a sign located on a property with a single business exceed eight feet in height.
  - v. In no case shall a sign for a development with multiple tenants exceed 15 feet in height.

*Section 122-606(d)(2)c shall be deleted and amended to read in its entirety:*

- c. In M-1, M-2 and zoning districts permitted monument signs shall meet the following requirements.
  - i. The square footage of a sign shall be calculated at one times the lineal frontage of the property.
  - ii. Where the property has multiple road frontages, the largest shall be used to calculate sign area.
  - iii. In no case shall sign area exceed 100 square feet in size.
  - iv. In no case shall a sign located on a property with a single business exceed eight feet in height.
  - v. In no case shall a sign for a development with multiple tenants exceed 15 feet in height.