

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE FOR AN INDOOR SOCCER FIELD, AND A VARIANCE TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 44 TO 22 AT 3660 EDISON PLACE

WHEREAS, Kiril Ivanov, Legion, Inc. (“Petitioner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for an indoor soccer field, and a variance to Section 122-163 of the City of Rolling Meadows Zoning Code of Ordinances to reduce the number of required parking spaces from 44 to 21, located on the property legally described in Ordinance Exhibit 1, and commonly known as 3660 Edison Place (“Premises”); and

WHEREAS, the PZC, after notice of public hearing as required by law, conducted a public hearing on May 3, 2022 at a regular meeting; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC accepted the Special Use and Variance findings of fact enumerated below and, by a 4-1 vote of the members present, recommended that the City Council approve a special use for an indoor soccer field, and a variance to Section 122-163 of the City of Rolling Meadows Zoning Code of Ordinances to reduce the number of required parking spaces from 44 to 21:

Variation Standards

Standard 1: Unique physical condition: The presence of unique physical conditions related to the property that create a hardship or practical difficulty for the applicant to meet the established requirements of this chapter. The applicant must evidence how such unique hardship or practical difficulty is more impactful to meeting the requirements of this chapter than a mere inconvenience.

Findings:

The lot was developed with a manufacturing building, which required significantly less parking than the use being proposed. Most of the manufacturing buildings in the City were developed the same way. Adaptive reuse of these properties will require some creative thinking. In this case, however, the building was purchased prior to understanding zoning requirements. Additional parking on site beyond the proposed 20 parking spaces is not practical. Additional off-site parking might be possible, if needed in the future, but would require additional expense by the applicant, and zoning approval process.

Standard 2: Impact: Granting a variance will not substantially impact use and enjoyment of adjacent or nearby properties by impairing an adequate supply of light and air, increasing the risk from fire or other public safety hazard, or diminishing property values. To mitigate impacts, the variance should be the least amount of relief required to accomplish the proposed development.

Findings:

Based on the petitioner's submittal, the only cars necessary on site during training are for coaches and staff. Participants are all under the age of 14 years old, and parents will not be allowed to watch sessions, meaning there will be no need for them to park or wait on site. Pickup and drop off of the students remains a concern for site safety. If the on-site circulation is not properly managed or exceeds the proposal, impacts to surrounding businesses could be seen. It is necessary to condition the granting of this special use on occupancy of only the eastern half of the building, and on the successful implementation of the petitioner's plan. Revocation of the special use might be necessary if on-site parking and staging of cars on the property is not remediated or alternate off-site parking arrangements are not secured.

Standard 3: Not self-imposed: The conditions creating the hardship or practical difficulty are a result of application of this chapter, and not self-imposed, having been created by the applicant or by another on behalf of the applicant, or in furtherance of an opportunity for additional profit.

Findings:

The building is being purchased as-is, having been constructed with the existing building and parking. The parking is being modified to be more code compliant, but there is no room on site to expand parking. The building was purchased fully before zoning could be fully examined and discussed.

Standard 4: Use of property: Use of the property possible under the standards of this chapter, without receiving the requested variance, would deprive the property owner of substantial rights commonly enjoyed by owners of other lots subject to the same provisions. This standard acknowledges that application of zoning standards may create somewhat increased development costs; which do not constitute, in and of themselves, a hardship.

Findings:

With the new zoning code in effect, the use of the building as it is currently developed will not be possible due to parking deficit. The parking requirements for almost any use will greatly exceed the available parking on site. The only other remedy would be to completely demolish the building and develop the site with a smaller building and more parking. This is overly burdensome on any potential user, and not expected of every property in the area. However, there are uses that could more easily fit their parking on site, and sites that could more easily fit this user.

Standard 5: Community character: Granting a variance will not impair the public health, safety, morals, comfort, or welfare of the community. Further, said variance shall not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building height and setback, traffic management, landscaping, building orientation, and established aesthetic standards.

Findings:

The petitioner is requesting a use allowed by the zoning code as a special use, though very different from other users in the area. The parking variance will likely not impact any other users in the area, provided site management is done correctly and the conditions of this approval are met.

Special Use Standards

All special uses are required to show evidence that the standards listed in the Code are met. Each standard is listed below in **bold**, with the finding for that standards listed in *italics*.

Standard 1: Potential impact: The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.

Findings:

Based on the submittal from the petitioner, traffic impacts should be minimal. The majority of sessions will occur during the colder months, and largely off-hours for most businesses in the area. This does not count deliveries that may be occurring during these off-hours. The site is proposed to have one-way traffic, which is required to accommodate more parking on site. Consideration should be given to how parents waiting to pick up or drop off their children will locate on the site, since overflow from the site onto Edison Place could potentially cause negative impacts to neighboring businesses.

Standard 2: Consistency: The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

Findings:

Indoor athletic facilities are permitted in this area by special use. It is the intent of the Comprehensive Plan that this area remain light manufacturing, though it acknowledges that adaptive reuse of some of our buildings is needed.

Standard 3: Trend of development: Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.

Findings:

There will be some on-site improvements, including restriping, modifications to the building, and replacement of the asphalt. The type of use proposed is in keeping with the intent of the zoning code.

Standard 4: Public facilities: Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.

Findings:

Existing utilities are sufficient to accommodate this use.

Standard 5: Site design: The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.

Findings:

The traffic flow is proposed to be one-way, with signage and pavement markings to aid. The pickup/drop off area is located in such a way as to block access to both handicapped parking spaces. There is no room on site for parents who have picked up or dropped off their students to go around those still waiting to do so, so traffic and queueing will need to be monitored very carefully and not be allowed to overflow onto Edison Place.

WHEREAS, the PZC 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 has received and reviewed the recommendations and findings of fact of the PZC; and

WHEREAS, the City Council accepts the findings of fact recommended by the PZC and has determined that approving a special use for an indoor soccer field, and a variance to Section 122-163 of the City of Rolling Meadows Zoning Code of Ordinances to reduce the number of required parking spaces from 44 to 21 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; 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 a special use for an indoor soccer field, and a variance to Section 122-163 of the City of Rolling Meadows Zoning Code of Ordinances to reduce the number of required parking spaces from 44 to 21 on the Premises.

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

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

Section 2: A special use is approved for an indoor soccer field on the Premises.

Section 3: A variation from Section 122-163 of the City of Rolling Meadows Code of Ordinances is approved to authorize a reduction in the number of required parking spaces from 44 to 21.

Section 4: The relief granted in Section 2 and 3 herein above, is authorized subject to Petitioner satisfying all of the following conditions:

1. This approval shall be null and void if permits are not applied for within two (2) months of City Council approval, and work completed within one year.
2. The special use and variation shall be null and void unless building and site improvements are in substantial conformance with the representations, plans and specifications prepared by DAEdalus, Inc. and dated 3/8/2022, pursuant to proper building permit review and approval by the City, except as follows:
 - a. The three overhead doors on the north end of the building shall be removed and filled by building material similar to existing material.
 - b. The depressed loading dock and overhead door on the south elevation shall either be removed and restored with sod, or an appropriate safety barrier, as approved by the City Engineer, shall be installed to separate the western drive aisle from the depressed loading dock.
 - c. The drop off area on the north side of the building shall be moved to the east, and out of conflict with the proposed handicapped parking spaces.
 - d. All pavement shall be ground and overlaid with new asphalt as approved by the City Engineer prior to striping.
 - e. Code compliant lighting and photometric plans shall be provided.
 - f. A landscaping plan for the area in front of the building shall be submitted as part of the permit, and shall include designs for foundation landscaping as required by the zoning code.

3. Occupancy of the building shall not be allowed until all building and site improvements required herein have been completed by the applicant and approved by the City.
4. No use of the western half of the building (roughly 13,000 square feet) or remaining rooms in the eastern half is permitted, either expansion or additional user, unless Owner secures additional zoning variations or off-site parking as required by the Zoning Ordinance.
5. The special use and variance shall be null and void upon notification by the City of any of the following conditions:
 - a. Cars on the site that are not parked in parking spaces block the drive aisle for more than ten minutes.
 - b. Cars waiting for athletes using the facility wait or park on Edison.
6. This approval is explicitly for the petitioner's business as presented. This approval shall become null and void if the petitioner changes their model to accommodate competitive games or matches instead of practice space only, includes older, driving-age athletes, or allows parents to observe the practices, unless owner seeks and receives an amendment to their special use.
7. This approval is exclusively for zoning, and shall not be interpreted to waive any requirements of the building code due to the proposed change in occupancy.
8. The approval of this special use and variance are specifically for an indoor soccer field for Legion, Inc. The approval shall become null and void on transference of the property or business license.

Section 5: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Section 6: 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 7: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

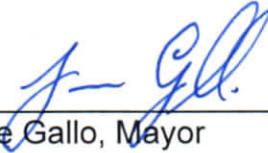
ASSESSED AND APPROVED by the City Council of Rolling Meadows, Cook

County, Illinois this 14th day of June, 2022.

AYES: Bisesi, Sanoica, Budmats, O'Brien

NAYS: 0

ABSENT: Reyez, McHale, Vinezeano



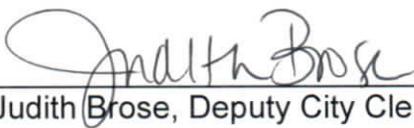
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 15th day of June, 2022.



Judith Brose, Deputy City Clerk

Exhibit 1

Legal Description

Lot 29 in Northwestern Industrial Park Unit No. 4, being a Subdivision of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 3660 Edison, Rolling Meadows, IL 60008.

Exhibit 2
Plans and Drawings

Indoor Soccer Field at 3660 Edison PI

We strive to be a youth soccer club known for providing quality programming across all age groups and playing levels, as well as consistently developing highly skillful and intelligent players capable of competing at the highest level of the game and in life. We are highly motivated to change the culture of soccer here in the U.S. and in our local communities. We want to develop our players to become the best soccer players they can become as well as people of great character. Legion FC's staffs are highly qualified with many years of experience in local youth soccer. Our staff can help provide support and resources to enhance player's experience.

In order to help with accomplishing all the above and more we need an indoor soccer facility.

The indoor soccer field that we are planning to build will be used for our youth soccer club- Legion FC. We are providing training sessions and programs for ages 5 to 14 years old. Players will be dropped off and picked up by their parents. Parents will be not allowed to wait at the parking lot. There will be designated areas for the drops off/picks up. Currently we have 8 teams with approximately 100 players. One training session is 1 hr long and up to 20 people at the same time including two coaches. We will have one coach that always helps the kids walking in and out of the facility. There will be 30 minutes between training sessions to avoid traffic. Each team has 2 training sessions per week with some ages combining training sessions. Hours of operations will be 4:30pm to 9:30pm weekdays and 9am to 12pm on weekends. All areas will be properly lit inside and outside the facility as well as have cameras installed around the facility. All 5 overhead doors will be removed and same siding will be installed.

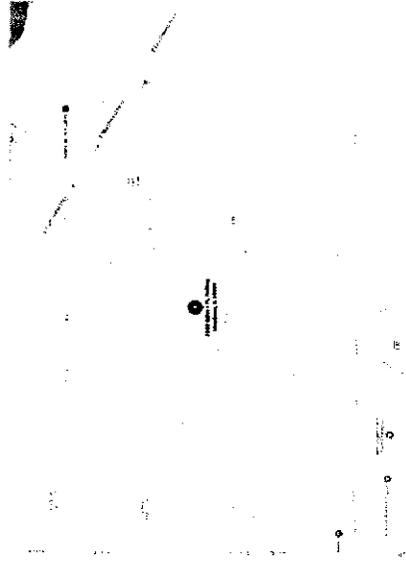
New Indoor Soccer Field

3660 Edison Place, Rolling Meadows, Illinois

Satellite



Location



General Notes

- GENERAL NOTES SUPPLEMENT ALL DETAILS NOT SHOWN BY ARCHITECT OR OTHER DESIGNER. SMALL SCALE DETAILS SHALL BE SHOWN ON LARGE SCALE DETAILS. SMALL SCALE DETAILS SHALL BE SHOWN ON LARGE SCALE DETAILS.
- PROVIDE USURABLE, NON-SLIP, LEVEL, DURABLE, AND EASY TO MAINTAIN SURFACES ON THE FLOOR APPLICABLE TO ALL DRAWINGS OF THE SAME TYPE.
- GENERAL CONTRACTOR TO COORDINATE ALL WORK WITH DRAWINGS, SPECIFICATIONS AND PROJECT PROGRAM.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO PERFORM THE WORK OF THIS PROJECT.
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Drawing Index

Sheet Number	Sheet Name
01.0	Site Plan
02.0	Foundation

Project Description

3660 Edison Place, Rolling Meadows, Illinois

Applicable Building Codes

Construction	2009 International Building Code
Mechanical	2009 International Mechanical Code
Electrical	2009 National Fire Protection Association, National Electrical Code
Plumbing	2009 International Plumbing Code
Fire	2009 International Fire Code

Building and Zoning Information

Code	Description
City	Rolling Meadows, Illinois
County	Cook County, Illinois
State	Illinois
City	Rolling Meadows, Illinois
County	Cook County, Illinois
State	Illinois
City	Rolling Meadows, Illinois
County	Cook County, Illinois
State	Illinois
City	Rolling Meadows, Illinois
County	Cook County, Illinois
State	Illinois

Architect's Certification

I hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed architect in the State of Illinois.

11/28/2023

DAEdalus, Inc.
Architectural Firm

14311 Lake Street,
Downers Grove, Illinois 60130
P: (630) 431-4181
F: (630) 431-4182

Legion Inc

1440 Green Park, Rolling Meadows, Illinois

REVISIONS

No.	Date	Description
1	11/28/2023	Issue for Construction

Project No. 21-007

Date: 11/28/2023

Cover Sheet

Project No.

New Indoor Soccer Field

A0.0

DAEDALUS
INC.

1000 E. 1st Ave.
Chicago, IL 60611
Tel: 312.321.1111
Fax: 312.321.1112

Project Name	Legion Inc
Project No.	21077
Revision	11/02/01
Scale	1" = 20'-0"
Sheet No.	A0.1
Sheet Title	Site Plan
Client	Legion Inc
Architect	DAEDALUS INC.
Engineer	DAEDALUS INC.
Contract No.	
Contract Date	
Contract Value	
Contract Address	
Contract City	
Contract State	
Contract Zip	
Contract Phone	
Contract Fax	
Contract E-Mail	
Contract Website	
Contract Other	

Legion Inc

REVISIONS	
NO.	DATE
1	11/02/01
2	11/02/01
3	11/02/01
4	11/02/01
5	11/02/01
6	11/02/01
7	11/02/01
8	11/02/01
9	11/02/01
10	11/02/01

Project No. 21077
Revision 11/02/01

Scale 1" = 20'-0"

Sheet No. A0.1

Sheet Title Site Plan

Client Legion Inc

Architect DAEDALUS INC.

Engineer DAEDALUS INC.

Contract No.

Contract Date

Contract Value

Contract Address

Contract City

Contract State

Contract Zip

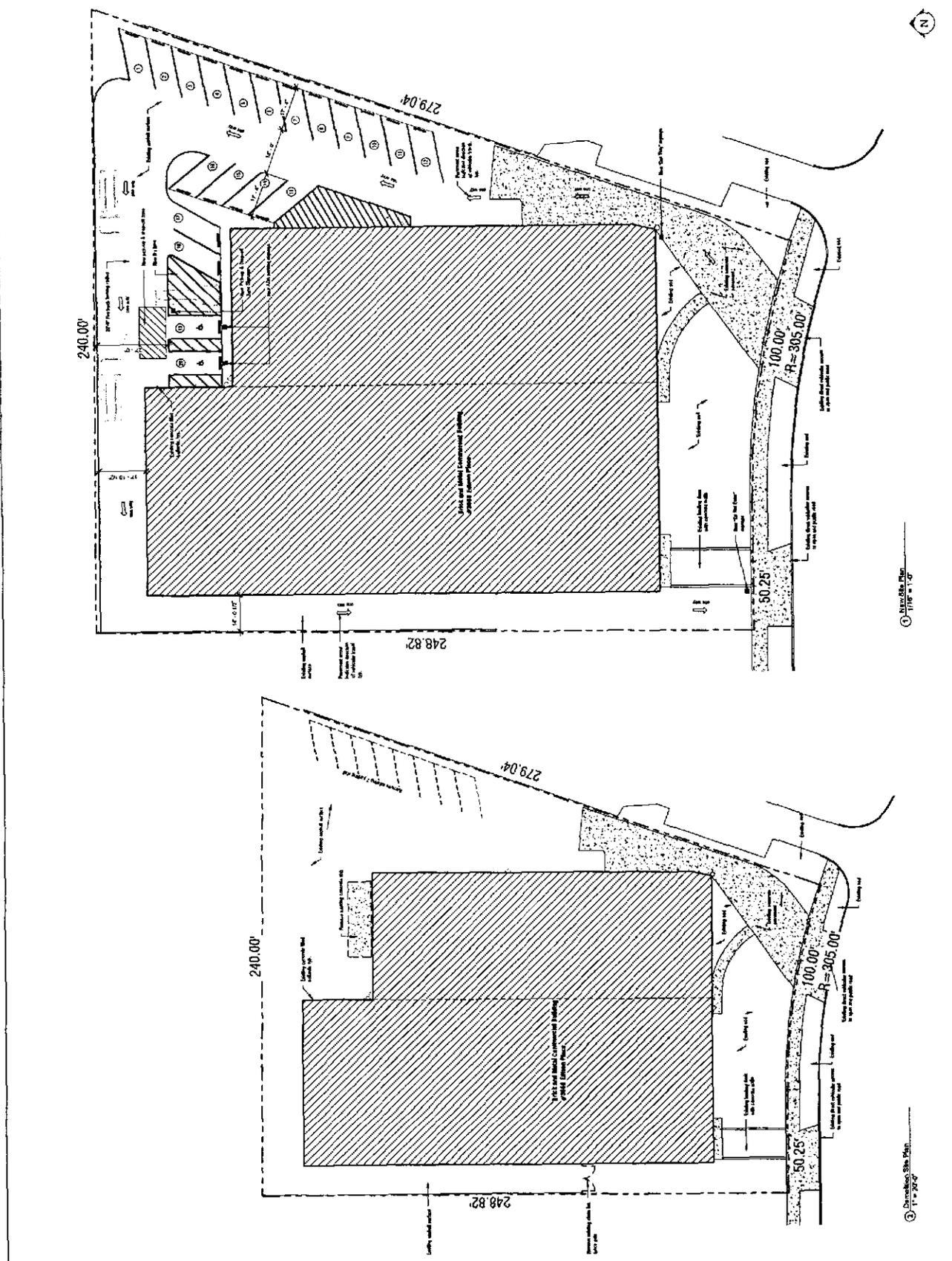
Contract Phone

Contract Fax

Contract E-Mail

Contract Website

Contract Other



① Overall Site Plan
1" = 20'-0"

② Overall Site Plan
1" = 20'-0"

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www.daedalusinc.com

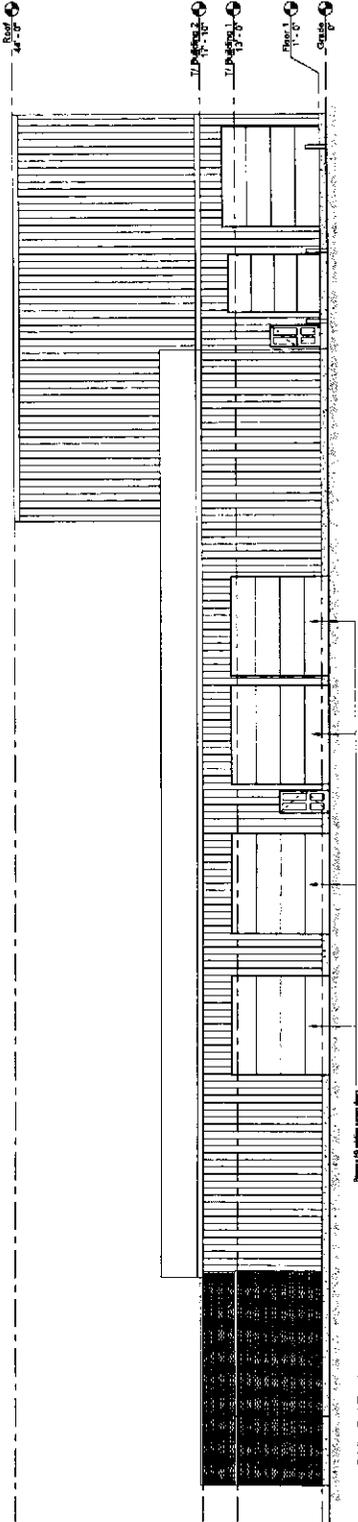
Legion Inc

REVISED	
NO	DATE
1	03/20/22
2	03/20/22
3	03/20/22
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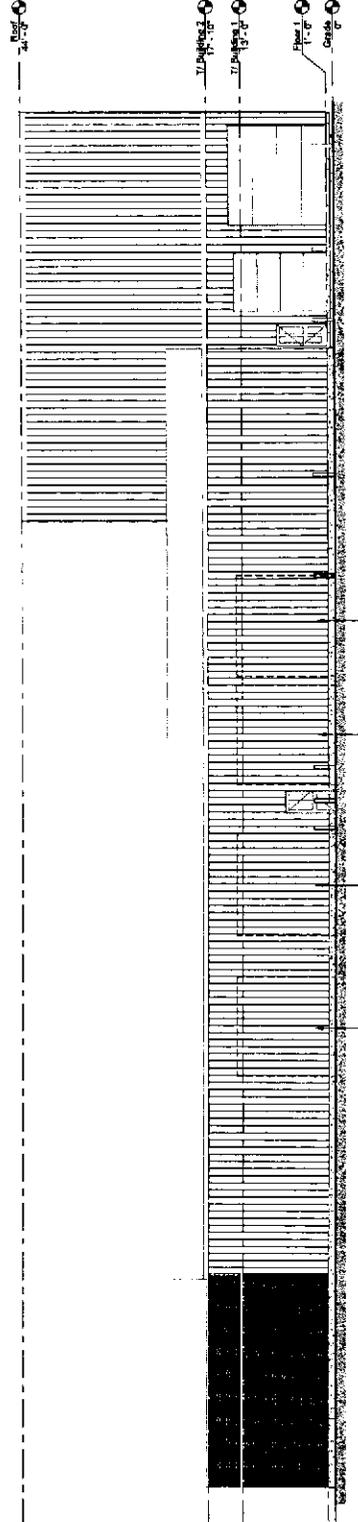
Elevations

New Indoor Soccer Field

A2.0



① South Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"