

**AN ORDINANCE AMENDING TABLE 5.13: "LAND USE TABLE", IN SECTION 122-331, OF DIVISION 5, OF ARTICLE V, IN CHAPTER 122 OF THE CODE OF ORDINANCES CITY OF ROLLING MEADOWS, ILLINOIS, TO ADD AND REGULATE "MEDICAL AND DENTAL CLINICS" AS AN ALLOWABLE SPECIAL USE IN THE M-1 MANUFACTURING ZONING DISTRICT**

**WHEREAS**, the City of Rolling Meadows petitioned the Planning and Zoning Commission ("PZC") to consider a text amendment to the City's Zoning Ordinance in order to add and regulate medical and dental clinics as an allowable special use in the M-1 zoning district; and

**WHEREAS**, the PZC, after notice of public hearing as required by law, conducted a public hearing on July 5, 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:*

*Medical and Dental Clinics are permitted uses in commercial areas, and continue to operate with no difficulty. Some clinics also operate in office parks zoned M-1, and have had no obvious impacts on surrounding businesses and properties. Allowing them as special uses in the M-1 District will allow staff the ability to permit these uses in appropriate areas, while maintaining a close eye on any potential impacts that might be caused by their presence.*

**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:*

*Certain existing office parks zoned M-1 in Rolling Meadows, were meant to include offices of various types. The sites have been designed with adequate parking and potential customer traffic in mind. Allowing Medical and Dental Clinics as special uses allows existing development trends to continue, while allowing staff to monitor these uses and limit impacts on surrounding uses.*

**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 prior code allowed Medical and Dental Clinics in M-1 Zoning District, specifically those that were allowed in office parks. There have been no negative impacts that staff is aware of. This text amendment allows existing non-conforming uses to become conforming again, while also allowing new uses that request locations in these properties an avenue for approval.*

**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 City's Comprehensive Plan notes that trends can change over time. It encourages flexibility when making decisions about uses and zoning. The recently updated zoning code also provides for this flexibility. This text amendment is in the spirit of both the Comprehensive Plan and the zoning code.*

**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:*

*Medical and Dental Clinics have a history in certain Rolling Meadows manufacturing areas. Authorizing them again as special uses in the M-1 District will allow the City to support them when there is adequate parking and when*

*impacts to neighboring properties are mitigated with appropriate setbacks and screening when they adjoin residential or other sensitive uses.*

**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 adding and regulating medical and dental clinics in the M-1 zoning district.

**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 Table 5.13: Land Use Table, in Section 122-331, of Division 5 "Special Uses", of Article V "Regulations for Zoning District", of Chapter 122 "Zoning" of the Code of Ordinances of the City of Rolling Meadows, Illinois is hereby modified to add an "S" in the "M-1" column for "Medical and Dental Clinics" as shown with an underscored "S" in Exhibit 1 attached hereto.

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

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**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County,

Illinois this 9<sup>th</sup> day of August, 2022.

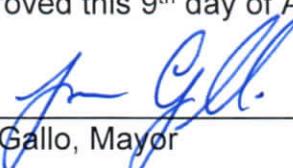
AYES: Reyez, Sanoica, McHale, Budmats, O'Brien, Bisesi

NAYS: 0

ABSENT: Vinezeano

ABSTAIN: 0

Approved this 9<sup>th</sup> day of August, 2022.

  
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Joe Gallo, Mayor

ATTEST:

  
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Judith Brose, Deputy City Clerk

Published this 10<sup>th</sup> day of August, 2022.

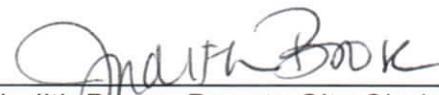
  
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Judith Brose, Deputy City Clerk

Exhibit 1

Proposed Change to Use Table 5.13

Section 122-331. – Permitted and special land uses

Table 5.13: Land Use Table

	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	M-1	M-2
Business Uses										
Medical and Dental Clinics						P	P	P	<u>S</u>	