

**AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE TO ALLOW A  
TEMPORARY SCHOOL USE AT 2804 FREMONT STREET**

**WHEREAS**, Edward Suh, Township High School District 214 (“Petitioner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a temporary school use located on the property legally described in Ordinance Exhibit 1, commonly known as 2804 Fremont Street (“Premises”); and

**WHEREAS**, the PZC, after notice of public hearing as required by law, conducted a public hearing on September 6, 2022 at a regular meeting; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC accepted the Special Use findings of fact enumerated below and, by a 6-0 vote of the members present, recommended that the City Council approve a special use for a temporary school use:

**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:*

*This is the second such request this petitioner has made. Last year, the petitioner performed similar work on Bluebird. At that time, there were some concerns with parking on the street from neighboring properties. There were no complaints once work was underway to staff’s knowledge. Otherwise, the project is similar to other remodeling projects in a residential area, with vehicles and work going on throughout the day. There should be no major impact on surrounding properties, and the improvement will have a positive impact long-term.*

**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:*

*The proposed use is not changing in nature. It is beginning as a residential property, and will end as a residential property, which is consistent with both zoning and the Comprehensive Plan.*

**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:*

*Development in this area is for single family homes only. This petition is to remodel an existing single family home for it to remain a single family home. The only request is to allow said remodel to also function as a teaching tool.*

**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:*

*No modifications to the site are being proposed; and*

**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 a temporary school 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; 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 a temporary school use.

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

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

**Section 2:** A special use is approved for a temporary school use on the Premises.

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

1. This approval is for zoning only. No part of this approval shall be interpreted to waive requirements of the building code, or the need for building permits or a business license.
2. On street parking shall be located only on the south side of Fremont Street.
3. The Temporary Special Use shall expire upon the issuance of a Certificate of Completion or May 31, 2023, whichever occurs first.

**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.

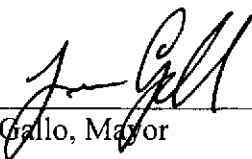
**Section 6:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 27<sup>th</sup> day of September, 2022.

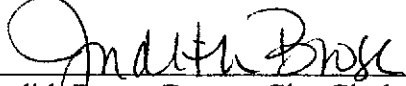
AYES: Bisesi, Reyez, Sanoica, McHale, Budmats, O'Brien, Vinezeano

NAYS: 0

ABSENT: 0

  
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Joe Gallo, Mayor

ATTEST:

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

Published this 30<sup>th</sup> day of September, 2022.

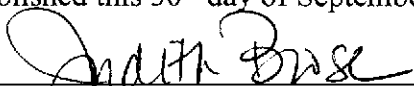
  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Exhibit 1

Legal Description of Premises

Lot 655 in Rolling Meadows Unit No. 3, Being a Subdivision in the South Half of Section 25, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 2804 Fremont Street, Rolling Meadows, IL 60008.