

ORDINANCE NO. 22-39

**AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE TO ALLOW A
2,100 SQUARE FOOT TAEKWONDO STUDIO AT 3124 KIRCHOFF ROAD**

WHEREAS, Hyeongryeol Kim, HK Taekwondo (“Petitioner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a temporary “Indoor Athletic Facility” use located on the property legally described in Ordinance Exhibit 1, in the 2,100 square foot unit individually addressed as 3124 Kirchoff Road (“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 2,100 square foot taekwondo studio on the Premises:

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:

Other businesses in the strip include restaurants and retail stores, as well as some vacant spaces. This use will have limited numbers of people on site at specified times, and will be completely contained in the space. There is expected to be little to no impact on surrounding 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:

The Comprehensive Plan envisions this area to remain commercial in nature, and the Zoning Code indicates indoor athletic facilities are allowed as special uses. This use is consistent with the City's plans for the area.

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:

Uses in this area vary from medical clinics to restaurants to retail. A martial arts studio fits in well with the other businesses in the development, and could serve to bring additional business to the other areas of the center.

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 2,100 square foot taekwondo studio on the Premises 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 2,100 square foot taekwondo studio 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 incorporated herein by reference.

Section 2: A special use is approved for a 2,100 square foot taekwondo studio 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. This special use approval shall become null and void on the transfer or sale of the business license and/or the property, or when the use is not active for six (6) consecutive months.

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.

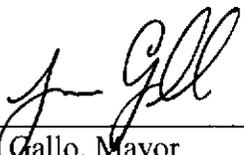
Section 6: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 11th day of October, 2022.

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

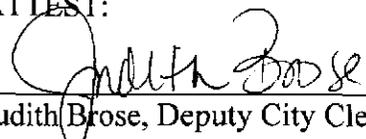
NAYS: 0

ABSENT: Budmats



Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 20th day of October, 2022.



Judith Brose, Deputy City Clerk

Exhibit 1

Legal Description of Premises

The 2,100 square foot unit individually addressed as 3124 Kirchoff Road ("Premises") in the property legally described as follows:

Parcel 1:

Lot 2 in Rolling Meadows Shopping Center Subdivision of Lot L in Rolling Meadows Unit No. 4, being a subdivision of part of the south $\frac{1}{2}$ of section 25 and part of the north $\frac{1}{2}$ of section 36, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Parcel 2:

Lot 4 in Rolling Meadows Shopping Center Subdivision of Lot L in Rolling Meadows Unit No. 4, being a subdivision of part of the south $\frac{1}{2}$ of section 25 and part of the north $\frac{1}{2}$ of section 36, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Exhibit 2
Plans and Drawings

]

]

]

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.

HK Taekwondo will not impact adjacent/nearby properties or the ingress/egress of the site because even at its full capacity, the total number of people at the school at one time will be 20 people. This includes both potential bystanders and the students. The hours in which classes take place are limited to a total of 4 hours and the classes are paced out in 45-minute increments. Having a timed class schedule helps avoid an overload of people driving in and out of the plaza at one specific time, since each class will be at limit to a specific number of students.

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.

"A Great Place to Call Home" is the unofficial slogan for the City of Rolling Meadows. With this slogan in mind, HK TKD will strive to make this city feel more like a home, by engaging and most importantly, contributing to the community. We will welcome and encourage people of all ages and cultures to embark on their fitness journey with us and give opportunities to everyone who wants to join. If financial hardship is a concern, we can offer beginner rates, "to meet the needs of people at all stages of life". HK TKD will participate and attend local events and fundraisers and make an effort to get to know/support other local businesses. In terms of the environment, HK TKD will contribute to the health of the city by using LED lights throughout the space.

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.

HK TKD will promote growth to the City of Rolling Meadows by providing a top TKD school in the area for residents to attend. As of now, there isn't a TKD in the city and this could be the trademark location for students to come and train. As stated by the city, "Older shopping centers are challenged in current markets by weak / vacant anchor tenants". We will fill this shopping center with a bright, new, and innovative form of commercialism that stems far from retail – which is what we believe this plaza needs to further flourish.

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.

As a business owner in Rolling Meadows, HK Taekwondo will be seen as partners in the management process for maintaining adequate infrastructure to manage stormwater and limit flooding. HK TKD will consider potential flooding reduction and stormwater management needs in development proposals to the space. In compliance with the city's goal for a green infrastructure, HK TKD will practice investment in City utilities (water, sanitary sewers, stormwater) and roadway infrastructure.

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.

HK Taekwondo will not developmentally design any features to the new space that will affect road and pedestrian patterns. There will only be minimal repair inside the space, including adding mats inside the gym, which will not alter any outdoor functions and maintenance. HK TKD will comply to the city's design.

HK Taekwondo Description of Proposed Use

We are requesting the ability to open a Taekwondo School in the City of Rolling Meadows. HK Taekwondo Inc. is a martial arts school and gym specializing in the art of Taekwondo. This school will serve many purposes aside from fitness. Here at HK Taekwondo, we strive to implement regimens of discipline, self defense, and high self esteem. We encourage positive child development and heightened mental and physical well being. Our school welcomes all ages and motivates both children and adults to embark on their personal martial arts/fitness journey.

HK Taekwondo will operate 6 days a week:

Monday - Friday from 10:00AM to 8:30PM

Saturday's 10:00AM to 1:00PM

There will be 5 classes a day Monday - Friday and 3 classes on Saturday.

These classes will be as follows:

Mon - Fri

- Tiny ninja class (30 Min)
- Beginner class (45 Min)
- Intermediate class (45 Min)
- Advance class (45 Min)
- Black belt class (45 Min)

Saturday (2hrs)

- Sparring team
- Form team
- Demo team

HK Taekwondo will have approximately 200 students, with about 10-15 students attending each class. The school will operate with a total of 3 taekwondo form instructors, and the Headmaster.

