

AN ORDINANCE AMENDING ORDINANCE 22-21 TO PROVIDE EXTENDED TIME FOR COMPLIANCE WITH ZONING APPROVAL CONDITIONS AND ESTABLISH ADDITIONAL CONDITIONS REGARDING THE SPECIAL USE AND PARKING VARIATION ASSOCIATED WITH THE INDOOR SOCCER FIELD LOCATED AT 3660 EDISON PLACE IN THE CITY OF ROLLING MEADOWS

WHEREAS, Ordinance No. 22-21 adopted by the City Council on June 14, 2022 ("**Prior Ordinance**") granted a special use permit and variations to Legion, Inc. ("**Petitioner**") to authorize the use of the property legally described in **Exhibit 1** and commonly known as 3660 Edison Place ("**Premises**") as an indoor soccer field; and

WHEREAS, among other conditions imposed upon Petitioner, Section 4 of the Prior Ordinance requires that Petitioner complete certain building and site improvements prior to occupancy ("**Required Improvements**"); and

WHEREAS, owing to unforeseen delays in construction and limitations caused by recent weather conditions, the Petitioner has requested to commence occupancy prior to the full completion of the Required Improvements, and furthermore has proposed to temporarily lease the surface parking lots located at 980 and 1101 Carnegie St. (collectively, the "**Leased Parking**") for use by its employees and visitors until the completion of the Required Improvements; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it is in the best interest of the City to amend the time for compliance with respect to the conditions established by the Prior Ordinance in order to allow the temporary use and occupancy of the Premises by Petitioner

prior to the completion of the Required Improvements subject to certain other conditions as set forth in this Ordinance.

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: Pursuant to the standards of Section 122-395 of the Municipal Code and the City's home rule authority, paragraph 3 of Section 4 of Ordinance No. 22-21 is hereby amended to read as follows [additions are **bold and double-underlined**; deletions are struck through]:

3. **Completion of Site and Building Improvements.**
 - a. **Occupancy of the building shall not be allowed until all building and site improvements required by Ordinance 22-21 have been completed by the applicant and approved by the City and the Petitioner has been issued a certificate of completion. A temporary certificate of occupancy may be issued to Petitioner, valid through July 1, 2023, contingent upon the Petitioner's completion and compliance with the following provisions.**
 - b. **The Petitioner shall complete all building and site improvements required by Ordinance 22-21 to the satisfaction and acceptance of the City Manager prior to the expiration of the temporary certificate of occupancy on July 1, 2023.**
 - c. **Starting on the date that Petitioner begins any operations for members or the public and during all times while operating under the temporary certificate of occupancy, Petitioner shall:**
 1. **Maintain a license or other agreement authorizing their temporary shared use of the following surface parking lots at 980 Carnegie St. and 1101 Carnegie St. (collectively, the "Leased Parking").**
 2. **Require its officers, managers, employees, and volunteers park exclusively in Leased Parking**

whenever the facility is open to members or the public.

3. Require that all pick-up and drop-off activities of all persons under the age of 16 years old occur on the Premises, and not within the public street or any Leased Parking. Petitioner shall proactively communicate this requirement, in writing and otherwise, to its patrons of the Premises. Petitioner shall provide evidence to the City of its written communications advising patrons of this rule no later than five days after opening and thereafter within five business days after a request by the City.
 4. Enter into an agreement in a form approved by the City Manager and City Attorney holding harmless the City and its officials and employees with respect to the Petitioner's use of the property while operating under the temporary certificate of occupancy.
- d. Upon the failure or refusal of Petitioner to comply with any or all of the requirements of this Ordinance and Ordinance No. 22-21, the special use and variation granted to Petitioner under Ordinance No. 22-21 shall be null and void and have no force and effect.

Section 3: Except as amended by this Ordinance, Ordinance 22-21 and all other the conditions, restrictions, and provisions set forth therein remain in full force and effect.

Section 4: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

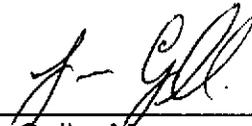
PASSED AND APPROVED by the City Council of Rolling Meadows, Cook

County, Illinois this 28th day of February, 2023.

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

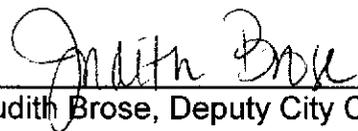
NAYS: 0

ABSENT: 0



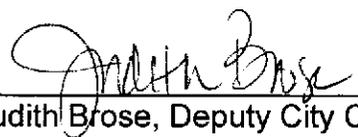
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 3rd day of March, 2023.



Judith Brose, Deputy City Clerk

Exhibit 1

Legal Description of the Premises

Lot 29 in Northwestern Industrial Park Unit No. 4, being a Subdivision of the East ½ of the Southeast ¼ 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.