

AN ORDINANCE AMENDING THE ROLLING MEADOWS ZONING REGULATIONS CONCERNING "RELIGIOUS INSTITUTIONS"

WHEREAS, the City of Rolling Meadows petitioned the Planning and Zoning Commission ("**PZC**") to consider text amendments to the City's Zoning Ordinance concerning "Religious Institutions" ("**Text Amendment**"); and

WHEREAS, the PZC, after providing notice as required by law, conducted a public hearing on April 5, 2023, to consider the Text Amendment; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Text Amendment; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Text Amendment.

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 as the findings of the Corporate Authorities.

Section 2. Pursuant to Section 122-394 ("Amendments") and the City's home rule authority, Section 87, entitled "Religious Institutions", of Chapter 122, entitled "Zoning", is hereby comprehensively amended and replaced in its entirety with **Exhibit A** attached to and, by this reference, made a part of this Ordinance.

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

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

Illinois, this 25th day of April, 2023.

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

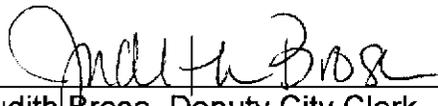
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ABSENT: 0



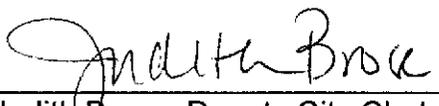
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 28th day of April, 2023.



Judith Brose, Deputy City Clerk

EXHIBIT A

Revised Section 122-87

Changes shown in red underscore [additions] and ~~crossout~~ [deletions]

Sec. 122-87. - Religious institutions.

(a) *Purpose and applicability.* It is the intent and purpose of this section to provide regulations regarding religious institutions within the corporate limits of the City of Rolling Meadows in a manner that: (i) is non-discriminatory on the basis of religion or denomination; (ii) is equally or more permissive than the treatment of non-religious assemblies and institutions within a given zoning district; and (iii) furthers the City's compelling land use and other governmental interests using the least restrictive means available.

(b) *Special use.* Religious institutions, as defined herein, require approval of a special use in the districts in which they are listed according to Table 5.1 Land Use Table and such request for a special use shall be processed in accordance with Section 122-395 (Special Uses) of Chapter 122 (Zoning) and as provided herein below. If a religious institution is not identified as a permitted or special use in a particular zoning district of the city, such use shall be deemed prohibited in that zoning district.

~~(c) *Requirements of a religious institution in the manufacturing zoning districts.* All religious institutions proposed to be located in manufacturing zoning districts (M-1 or M-2) must comply with the following:~~

~~(1) All activities are to be conducted within a wholly enclosed building.~~

~~(2) Parking is to be provided as required in Table 4-4 district or as approved by the city council in granting the special use.~~

~~(3) Elementary and high schools are not permitted as an accessory use.~~

~~(4) No residential use of the premises is permitted.~~

~~(5) The reuse of an existing building is allowed only after an environmental evaluation of the premises and appropriate remediation of hazards is made and subject to approval by the public works director.~~

~~(6) The maximum total floor area is not to exceed 50,000 square feet.~~

~~(7) There is to be a minimum separation of 1,000 feet from other places of worship, other than those located in residential districts.~~

~~(8) The minimum lot size shall be one acre (43,560 square feet).~~

EXHIBIT B

PZC's Adopted Findings of Fact

Text Amendments

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.*

Finding: The text amendment only affects religious users in M districts. The Amendment will ensure that they are able to select and develop property in the area in the same manner as a comparable secular use.

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.*

Finding: *This text amendment is consistent with the intent of the code, which is to allow adaptive and creative reuse of existing buildings in the M district.*

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.*

Finding: This text amendment will not substantially affect any physical or market conditions.

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.*

Finding: This text amendment does not substantially interact with or contradict any official City plans or policies.

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.*

Finding: This amendment will expand, and not diminish, the potential uses of properties in the M districts.