

**AN ORDINANCE MODIFYING THE CITY'S ZONING ORDINANCE
CONCERNING MONUMENT SIGN BASE REQUIREMENTS
FOR CERTAIN USES IN CERTAIN DISTRICTS.**

WHEREAS, the City of Rolling Meadows is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Article X ("Signs") of Chapter 122 ("Zoning") regulates the time, place, and manner of signage within the City ("**Sign Regulations**"); and

WHEREAS, in 2020, the City comprehensively amended its Sign Regulations to require that monument signs be "mounted on a base made of decorative masonry or stone" which would gradually eliminate pole-mounted signage within the City; and

WHEREAS, the City desires to amend the Sign Regulations as set forth in this Ordinance in order to allow pole sign bases to be utilized in connection with specific uses and areas where this method of construction would enhance, rather than diminish, the City's sense of place and neighborhood character ("**Requested Amendment**"); and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on May 2, 2023 at a regular meeting to consider a City-initiated petition to consider the Requested Amendment; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit A** and recommended that the City Council approve the Requested 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 Requested Amendment as set forth in this Ordinance.

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

Section 1: Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Amended Section 122-603. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-603 ("General provisions") of Article X ("Signs") of Chapter 122 ("Zoning") is hereby amended to read as follows [additions are **bold and double-underlined**; deletions are ~~struck through~~]:

"SECTION 122-603 General provisions.

* * *

(g) *Prohibited signs*: The following signs are prohibited in all areas of the city:

* * *

(6) Pole signs, **except as specifically set forth in section 122-606(d)**;

* * *"

Section 3: Amended Section 122-606. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-606 ("Permanent signs requiring permit.") of Article X ("Signs") of Chapter 122 ("Zoning") is hereby amended to read as follows [additions are **bold and double-underlined**; deletions are ~~struck through~~]:

"SECTION 122-606

Permanent signs requiring permit.

* * *

(d) *Monument signs.*

* * *

c. Base:

* * *

vi. Alternative Sign Mounting Method:

A. Applicability: The alternative sign mounting method provided in this subsection (vi) may only be utilized for signage associated with the following uses located in the respective listed districts, and no variation may authorize its use elsewhere:

1. **"Schools (Public, non-profit or private)" in residential districts.**
2. **"Public recreational facilities," "Golf course", and "community swimming pool," in residential districts.**
3. **"Cemeteries," in all districts.**
4. **For single-unit residential subdivision or development access signs in residential districts.**

B. Alternative Sign Mounting Method: Where applicable, any monument sign or signs may instead be erected

on two vertical poles or supports in lieu of mounting the sign to a monument base as would be otherwise required by this subsection (c). The two supports must each be located at, behind, or beneath either horizontal end of the sign face.

C. *Landscaping Requirement:* The landscape requirements applicable to monument bases also apply to the alternative sign mounting method authorized by this subsection (vi). However, the zoning administrator may approve a landscape plan that provides a lesser amount of landscaping than otherwise required under the sign face where the administrator finds that the required plantings would obstruct the sign face due to the mounting height of the sign face.

* * *

Section 4: Severability. 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.

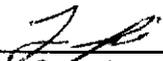
Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 23rd day of May, 2023.

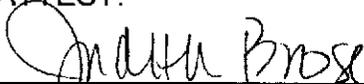
AYES: Reyez, Koehler, McHale, Budmats, O'Brien, Vinezeano, Boucher

NAYS: 0

ABSENT: 0

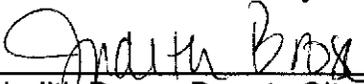


Lara Sanoica, Mayor

ATTEST:


Judith Brose, Deputy City Clerk

Published this 26th day of May, 2023.



Judith Brose, Deputy City Clerk

EXHIBIT A

PZC's Adopted Findings of Fact

Text Amendment Standards

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: The stated intent of the code section is to "provide for design, construction, and placement of signs that [...] enhance the appearance and economic value of the city [...] are compatible with surroundings [...] and aesthetically pleasing, of appropriate scale, and integrated with the built environment, in order to meet the objectives related to the quality and character of development set forth in the City of Rolling Meadows Comprehensive Plan." (Sec. 122-601, "Purpose")

The amendment narrowly authorizes the continuation of an existing class of signs in locations where they are most associated with the historical development of the City and its "small-town feel." For example, the "Gateway and Wayfinding Signage" section of the Comprehensive Plan (at pg. 26) specifically highlights a Kimball Hill Park sign that is prohibited under the City's current sign regulations but which would be permissible after the adoption of the amendment.

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: See finding concerning Standard 1. In addition, while not directly applicable (as it is not a map amendment), this text amendment would serve as a "logical extension of the trend of development" evidenced by the prior construction of these signs in the specific locations authorized by the amendment.

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: See finding concerning Standard 1.

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: See finding concerning Standard 1. The City's Comprehensive Plan identifies the "small-town feel" of the City as well as signs such as the Kimball Hill Park sign, and the amendment would advance these elements of the Plan.

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: The City's existing sign regulations *prohibit* the subject sign type. The amendment would allow the subject sign type only in specific areas where they are most consistent with and essential to the City's small-town charm and neighborhood character.