

**AN ORDINANCE AMENDING THE ROLLING MEADOWS  
SHOPPING CENTER PLANNED UNIT DEVELOPMENT  
AND GRANTING A SPECIAL USE FOR A DRIVE-THROUGH FACILITY**

WHEREAS, Ramco Gershenson, Inc., "Petitioner," has requested that the City approve a proposed amendment to the Rolling Meadows Shopping Center Unit Development to allow a bank facility with a Special Use for a Drive-Thru facility and approve signage for the bank facility; and

WHEREAS, after publication of notice thereof, as provided by law, the Plan Commission has conducted a public hearing on June 1, 2010 at 7:30 p.m. at City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois, to consider the proposal to amend said Planned Unit Development to allow a 3,800 square foot Chase Bank with 3 drive-through lanes on outlot A of the development; and

WHEREAS, the Plan Commission has made its recommendation to the City Council recommending approval of the amendment to the Planned Unit Development to permit this construction grant a Special Use for the drive-through facility and approve signage for the facility; and

WHEREAS, the City Council has reviewed the minutes and recommendations of the Plan Commission; and

WHEREAS, the City Council finds that the evidence is such as to establish the following beyond reasonable doubt:

That the proposed use at the particular location required is necessary or desirable to provide a service of a facility which is in the interest of public convenience and will constitute to the general welfare of the neighborhood or the community; and

That such use will not under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity; and

That the proposed use will comply with the regulations and the conditions specified in the City's Comprehensive Zoning Code for such use and with the stipulations and conditions made a part of the authorization granted by the City Council; and

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

SECTION ONE:

That the Rolling Meadows Shopping Development is hereby amended to allow the construction of a 3,800 square foot Chase Bank Facility with three (3) Drive-Through lanes, subject to the following

- A. The facility is to be substantially constructed per the “Amendment to the Rolling Meadows Shopping Center PUD – Chase Bank Outlot” as prepared by Gewalt Hamilton Associates Inc. dated June 2, 2010;
- B. The facades of the new bank should substantially be in conformance with those depicted in Interplan drawings dated April 23, 2010;
- C. The sign package shall substantially follow the proposed sign plan as prepared by NW Sign Industries, drawing number 10-161-2 page numbers 2,3,4,5,6, and 10. Sign illumination shall conform with that which is currently allowed in the downtown Kirchoff area and shall be optically controlled in such a manner as not to create a nuisance to adjacent property.
- D. The “Landscape Plan.” Page L1, prepared by Brusseau Design Group, LLC dated June 4, 2010 shall be implemented and maintained as presented.
- E. The new parking plan for the northwest corner of the shopping center (that area behind the Post Office) as depicted on LS-44 PRELIM by Ramco Gershenson Inc. dated May 19, 2010 shall be implemented/constructed prior to the occupancy of the new bank.
- F. The site plan dated June 2, 2010 and Exhibit 9 of the Traffic Planning Study revised on May 20, 2010, both prepared by Gewalt Hamilton Associates, Inc., shall be implemented with the following modifications:
  1. The 4-way intersection and drive-aisles feeding into this intersection shall be monitored by Gewealt Hamilton, a professional traffic consultant, on-site within 6 months of the bank being in operation and annually for two years thereafter (must include at least one winter/holiday season). A report shall be prepared with the findings of the traffic consultant (“Traffic Report”) and submitted to the Community Development Department to be reviewed by appropriate departments and committees to determine if any on-site circulation or traffic flow problems exist. The Traffic Report shall contain (i) accident history from the McDonald’s entrance drive north to the main east-west circulation drive in front of the in-line stores, the adjacent drive aisles and from the McDonalds exit west to a point past the proposed Chase Bank entrance, as depicted in Exhibit A; and (ii) monitor and report concerning on-site traffic circulation (“Study”) from the McDonald’s entrance drive north to the main east-west circulation drive in front of the in-line stores, the adjacent drive aisles and from the McDonalds exit west to a point past the proposed Chase Bank entrance. The Study shall be conducted over a three (3) day period between 11:00 a.m. and 2:00 p.m. and between 4:00 and 6:00 p.m. on weekdays, and on Saturdays from 11:00 a.m. to 1:00 p.m.. If the Traffic Report reveals traffic or pedestrian accidents that exceed 5 in a year that could be mitigated in the opinion of the City Engineer and the Traffic Review Committee, the shopping center ownership shall take commercially reasonable measures to correct these problem(s); provided, however, such measures, if any, shall be subject to the approval rights of third persons through leasehold rights or easement rights, including, but not limited to tenants and other outlot owners within the Shopping Center, who have the right to approve any site plan modifications to the Shopping Center, including the common areas, and to the flow of traffic therein.

2. All traffic directional geometrics, striping, signage shall be constructed/implemented prior to the occupancy of the bank. This shall include the signage and striping on the McDonald's site and the northwest corner of the site behind the current Post Office.
3. The pedestrian crossing on the east side of the proposed bank building will be raised, signed and/or cross-hatched.

SECTION TWO: Petitioner is hereby granted a Special Use to allow a bank facility with three (3) drive-through lanes upon and after the conditions set forth in Section One hereof are satisfied.

SECTION THREE: This Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

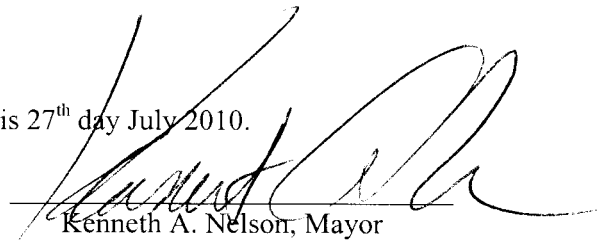
SECTION FOUR: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

YEAS: Pitzafarro, Judd, Adams, D'Astice, Larsen

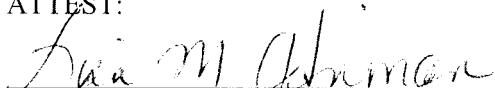
NAYS: Lusk, Buske

ABSENT: 0

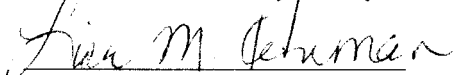
Passed and approved this 27<sup>th</sup> day July 2010.

  
Kenneth A. Nelson, Mayor

ATTEST:

  
Lisa M. Hinman, City Clerk

Published this 28<sup>th</sup> day of July 2010

  
Lisa M. Hinman, City Clerk