

**AN ORDINANCE GRANTING A SPECIAL USE FOR A  
VETERINARY CLINIC AT 1327 GOLF ROAD  
(AMERICAN VETERINARY GROUP)**

**WHEREAS**, Meadows Crossing, LLC ("**Owner**") owns the property commonly known as 1327 Golf Road within the City's C-1 Community Commercial zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

**WHEREAS**, AVG Plantation, LLC d/b/a American Veterinary Group ("**Operator**") desires to operate an urgent care veterinary clinic within a tenant space at the Subject Property; and

**WHEREAS**, in order to allow Operator's veterinary clinic to operate at the Subject Property ("**Business**"), Operator, with Owner's consent, requested that the City grant a special use permit to authorize the Business as a "Veterinary Clinic" at the Subject Property (the "**Requested Relief**"); and

**WHEREAS**, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on April 2, 2024 to consider the Requested Relief; 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 Requested Relief; 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 Relief in accordance with, and subject to, the conditions, restrictions, and provisions of 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:** Grant of Special Use Permit. Pursuant to the standards and procedures set forth in Section 122-395 ("Special uses") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby approves a special use permit to allow the operation of the Business on the Subject Property.

**Section 3:** Conditions. The Special Use granted in Section 2 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.

- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator, the Business and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** (collectively "**Plans**").
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Business, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.

**Section 4:**

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Special Use granted in Section 3 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

**Section 5:** The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

**Section 6:** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

**Section 7: 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 23<sup>rd</sup> day of April, 2024.

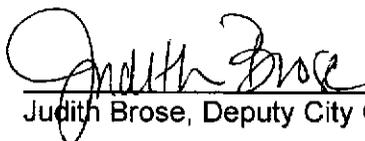
AYES: McHale, Budmats, O'Brien, Boucher, Reyez, Koehler

NAYS: 0

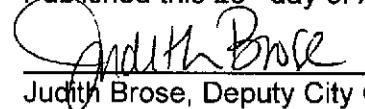
ABSENT: Vinezeano

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 26<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

**Exhibit A**

**Legal Description of Subject Property  
(Commonly Known As 1327 Golf Road)**

**PIN #: 08-16-100-037-0000**

## LEGAL DESCRIPTION OF PROPERTY

Situate in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, City of Rolling Meadows, County of Cook, State of Illinois, and being part of Lots 3 and 4 of Heise's Subdivision as recorded in Document Number 24119807, and being part of Lot 1 of Caudill's Subdivision as recorded in Document Number 13160398 and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found at the northeast corner of Lot 1 of Caudill's Subdivision as recorded in Document No. 13160398, said corner also being in the south line of said Heise's Subdivision;

thence along the south line of said Heise's Subdivision, North eighty degrees fifty-nine minutes twenty-nine seconds West (N80°59'29"W) for one hundred two and 01/100 feet (102.01') to an iron pin found at the TRUE POINT OF BEGINNING of the herein described tract of land at the southwest corner of Lot 2 of said Heise's Subdivision;

thence continuing along the south line of said Heise's Subdivision, North eighty degrees fifty-nine minutes twenty-nine seconds West (N80°59'29"W) for one hundred twenty-four and 75/100 feet (124.75');

thence on a new division line over Lots 3 and 4 of said Heise's Subdivision and said Lot 1 of Coudills Subdivision for the following seven (7) courses:

1. North nine degrees two minutes forty seconds East (N09°02'40"E) for one hundred forty-three and 65/100 feet (143.65');
2. North eighty degrees fifty-seven minutes twenty seconds West (N80°57'20"W) for one hundred eighty-seven and 86/100 feet (187.86');
3. South nine degrees two minutes forty seconds West (S09°02'40"W) for one hundred fifteen and 13/100 feet (115.13');
4. North eighty degrees fifty-seven minutes twenty seconds West (N80°57'20"W) for one and 80/100 feet (1.80');
5. on a *non-tangent* curve to the right with a radius of twenty-seven and 00/100 feet (27.00') for an arc distance of eleven and 94/100 feet (11.94'), [chord bearing South thirty-seven degrees fifty-nine minutes fifty-nine seconds West (S37°59'59"W) for eleven and 85/100 feet (11.85'), delta angle of said curve being twenty-five degrees twenty minutes thirty-seven seconds (25°20'37")];
6. South twenty-one degrees ten minutes forty-six seconds West (S21°10'46"W) for fifty-six and 62/100 feet (56.62');
7. North sixty-nine degrees eighteen minutes twenty seconds West (N69°18'20"W) for two hundred four and 37/100 feet (204.37') to point in the east line of Lot 5 of said Heise's Subdivision;

thence along the east line of Lot 5 of said Heise's Subdivision for the following two courses:

1. North nine degrees no minutes thirty-one seconds East (N09°00'31"E) for one hundred thirty-seven and 03/100 feet (137.03');
2. North one degree twenty-two minutes fifty-two seconds West (N01°22'52"W) for ninety-nine and 05/100 feet (99.05') to an iron pin found in the south right-of-way line of Golf Road as established by said Heise's Subdivision;

thence along the south right-of-way line of said Golf Road for the following two courses:

1. North eighty-eight degrees thirty-seven minutes eight seconds East (N88°37'08"E) for five hundred twenty-seven and 91/100 feet (527.91') to an iron pin found;
2. on a non-tangent curve to the right with a radius of three hundred ninety and 00/100 feet (390.00') for an arc distance of thirty-one and 72/100 feet (31.72') , [chord bearing South sixty-eight degrees twenty-six minutes forty-seven seconds East (S68°26'47"E) for thirty-one and 71/100 feet (31.71') , delta angle of said curve being four degrees thirty-nine minutes thirty-five seconds (4°39'35")] to the northwest corner of Lot 2 of said Heise's Subdivision;

thence along the west line of said Lot 2, South nine degrees two minutes one second West (S09°02'01"W) for three hundred twenty-seven and 10/100 feet (327.10') to the TRUE POINT OF BEGINNING, containing three and 024/1000 (3.024) acres.

**Common Address:** 1327 Golf Road, Rolling Meadows, IL 60008

**Permanent Index No.:** 08-16-100-020-0000

**EXHIBIT B**

**PZC's Adopted Findings of Fact**

**SPECIAL USE STANDARDS**

- A. 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.**

The proposed special use will not unduly impact the adjacent or nearby properties nor will it negatively impact the general health, safety, and welfare of the general area and overall community. The proposed veterinary clinic will be located in commercial space with a retail shopping center development. The adjacent and surrounding properties are part of the same mixed-use retail shopping center. The veterinary clinic is compatible with the surrounding commercial and retail uses and will not unduly impact the general health, safety, and welfare of the area as the proposed use will provide a benefit to the community by generating revenue and increase the number of people visiting the area. The proposed special use also will not cause undue traffic congestion as the veterinary clinic will be located within existing retail commercial space with existing parking spaces attributed to the space. Therefore, there will be little to no change to the traffic impact of the surrounding area.

- B. 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.**

The proposed special use will keep with the recommendations and intent of the City's Comprehensive Plan, Official Map, and other plans and policies adopted by the City. Specifically, the veterinary clinic will contribute to and diversify the economic viability of the surrounding area and the City.

- C. 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.**

As previously noted, the area immediately surrounding the proposed location of the veterinary clinic is a retail shopping center development and is utilized with various commercial uses. The proposed veterinary clinic is a logical extension of the trend of development in the C-2 zoning district and it is compatible with the uses of the surrounding properties such that it will not interfere with the use and development of nearby properties.

- D. 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.**

Adequate public facilities and services will be available to serve the proposed special use and the property on which it will be located. The veterinary clinic will be located in commercial space within an existing retail shopping center and will use the established public facilities and services in accordance with the declaration agreement of Meadows Crossing.

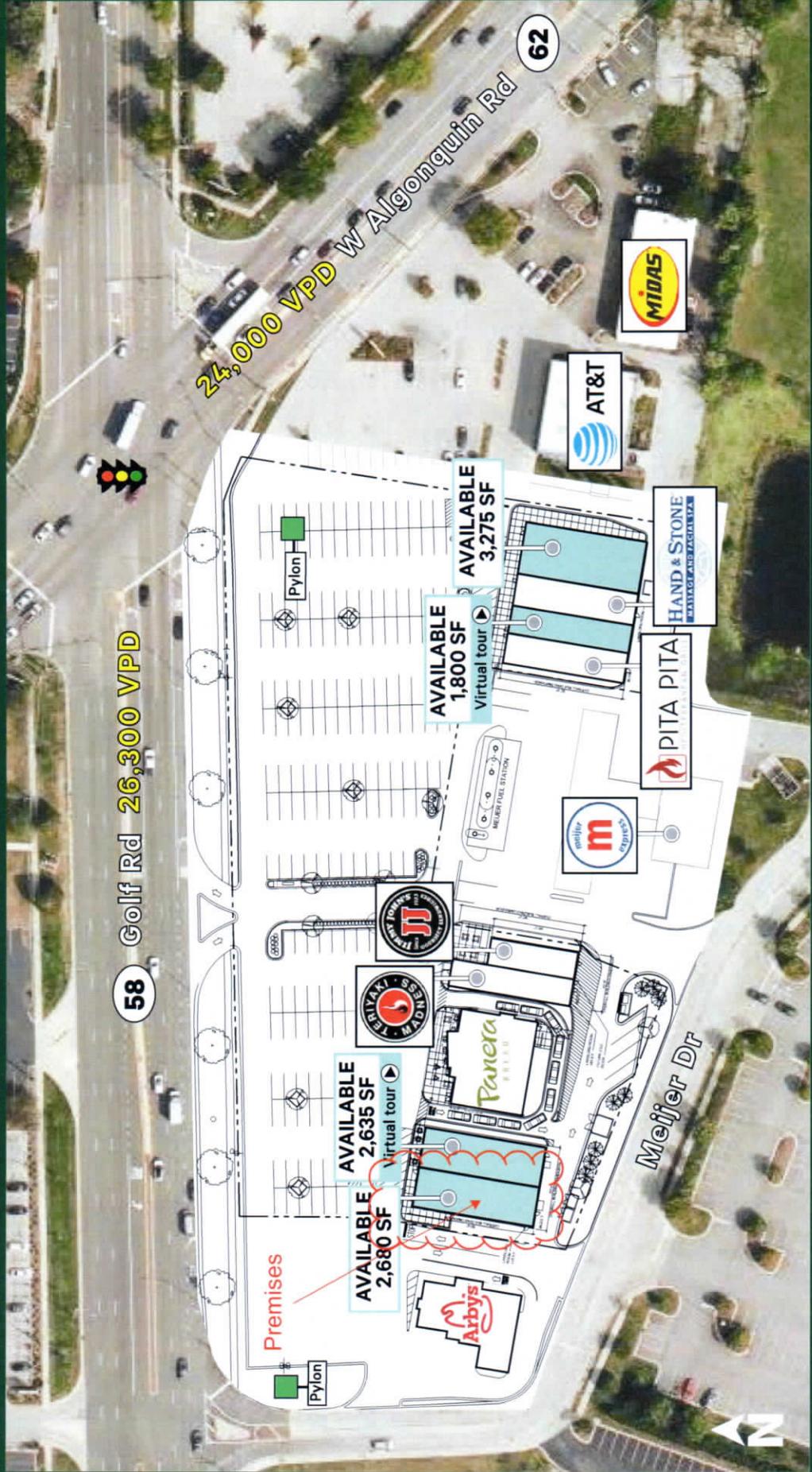
**E. SITE DESIGN – The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.**

The on-site development design of the proposed special use will be understandable to users, safe, and maintainable in terms of road and pedestrian patterns. It will also provide adequate parking, loading and site maintenance. Since the veterinary clinic will operate in an existing retail shopping center, it will not have any impact on the existing road and pedestrian patterns and no changes are necessary to accommodate the proposed special use. There are 182 parking spaces at the shopping center development that will be available for use by patrons of the veterinary clinic.

**EXHIBIT C**

**Floor Plan**

SITE PLAN



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BIDDING DOCUMENTS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



DATE: 10/20/2023  
 PROJECT: [REDACTED]

URGENTVET  
 CIVIL

REVISED: 10/20/2023  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

**A101**

**CONSTRUCTION GENERAL NOTES**

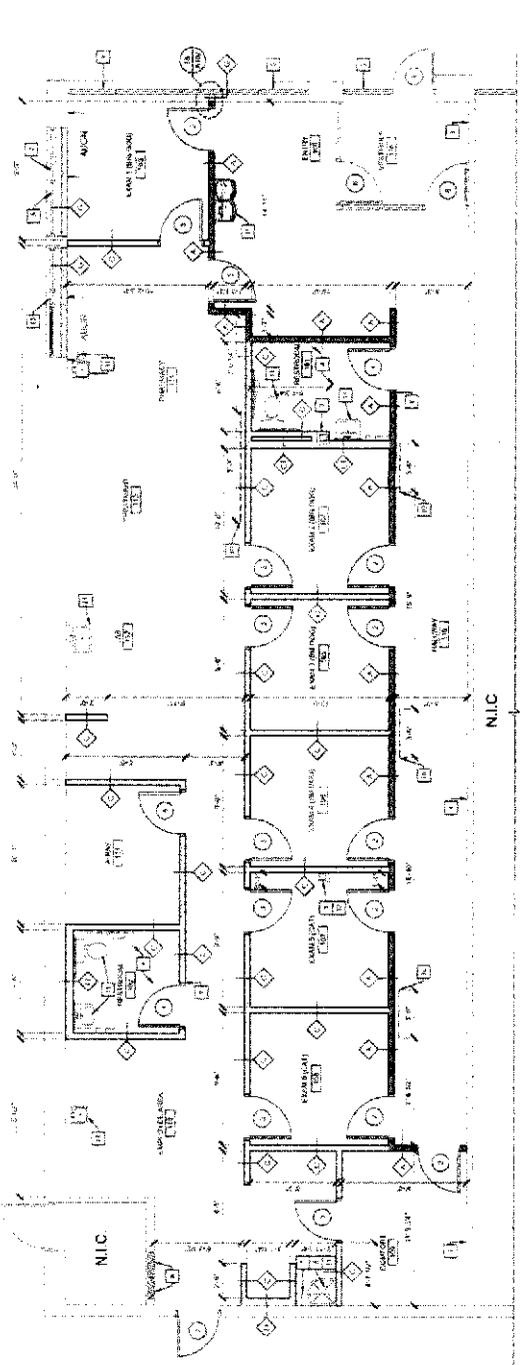
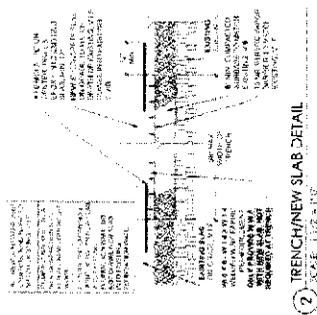
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**CONSTRUCTION KEY NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**LEGEND**

- 1. [Symbol] DOOR SCHEDULE REFERENCE
- 2. [Symbol] WINDOW SCHEDULE REFERENCE
- 3. [Symbol] ROOM SCHEDULE REFERENCE
- 4. [Symbol] FINISH SCHEDULE REFERENCE
- 5. [Symbol] EQUIPMENT SCHEDULE REFERENCE
- 6. [Symbol] MECHANICAL SCHEDULE REFERENCE
- 7. [Symbol] ELECTRICAL SCHEDULE REFERENCE
- 8. [Symbol] PLUMBING SCHEDULE REFERENCE
- 9. [Symbol] HVAC SCHEDULE REFERENCE
- 10. [Symbol] OTHER SCHEDULE REFERENCE

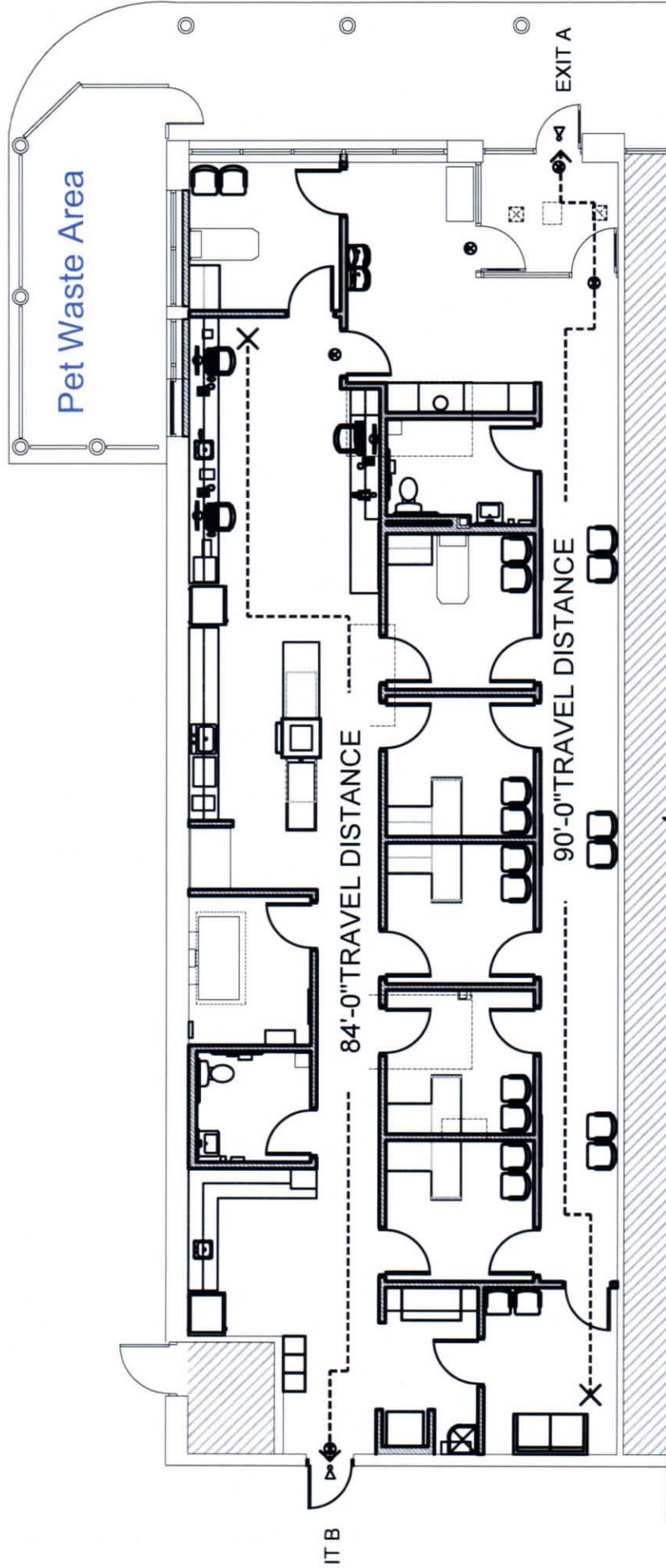


**1 FLOOR PLAN**  
 SCALE: 1/4\"/>

# LEGEND

-  EXIT SIGN/EMERGENCY LIGHT
-  EXTERIOR WALL PACK LIGHTING

Urgent Vet Rolling Meadows 1327 Golf Rd.



# 1 EXIT PLAN

SCALE: 3/32" = 1'-0"