

**AN ORDINANCE MODIFYING THE CITY'S ZONING ORDINANCE
TO MODIFY THE MAXIMUM WIDTH OF SINGLE-FAMILY RESIDENTIAL
DRIVEWAYS AND GARAGE DOORS**

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, Section 122-394 ("Amendments") of Chapter 122 ("Zoning") sets forth procedures for considering amendments to the map and text of the City's Zoning Ordinance; and

WHEREAS, the City desires to amend the Zoning Ordinance in order to (i) allow a residential driveway to be a maximum of 32 feet wide for the first 20 feet in front of the garage and then tapered down to the current maximum of 24 feet at the property line and (ii) to allow a double garage door to be 18 feet wide. (collectively, these are the "**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 7, 2024 to consider a 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: Amendment to Section 122-153. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority of Chapter 122 ("Zoning") is hereby amended as [additions are **bold and double-underlined**; deletions are struck through]:

"* * *

Sec. 122-153. - Access to public streets and rights-of-way.

- (1) Parking areas shall be designed with appropriate means of vehicular access to a street. Such access, as well as any access to an alley or adjacent property, will be designed in such a manner as will least interfere with the movement of traffic.

- (2) ~~Any driveway accessing a street from private residential property shall have a maximum width of 25 feet.~~
- (23) Any driveway accessing a street from private commercial or manufacturing property shall have a maximum width of 36 feet, unless otherwise provided in this chapter.
- (34) All driveway lanes accessing a public street from private commercial or manufacturing property shall have a minimum width of 12 feet.
- (45) The number of lanes per driveway will be determined as part of the site plan review (See article VI, Administration and Development Review). Wider driveway widths for commercial and manufacturing properties may be permitted through site plan review upon evidence provided by the applicant and finding by the zoning administrator that wider lanes or additional lanes are required to provide safe access or to best manage traffic flow to and from the site.

(5) Driveways for single-family residential properties shall comply with the following:

- a. Driveway aprons (i.e. that portion of the driveway in the public right-of-way) shall comply with Chapter 18, Article VII, Section 18-244 of the Municipal Code.
- b. Width: Driveways on private property shall be a minimum of nine feet wide and a maximum of 20 feet wide. The portion of the driveway approaching a garage is permitted to widen to a maximum width that is the lesser of: (i) 32 feet or (ii) the width of the garage, as measured from the interior demising wall of the garage to the outside of the exterior wall. The increased driveway width is only permitted to extend for a distance of 20 feet from the garage doors before tapering to the required driveway width (20 feet) at a point no further than 30 feet from the garage door.

[Illustration to follow.]

* * *

Section 3: Amendment to Section 122-78. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Chapter 122 ("Zoning") is hereby amended as [additions are **bold and double-underlined**; deletions are struck through]:

** * *

Sec. 122-78. – Accessory uses and structures

(c) Garages.

(1) Requirements for attached garages. In all residential zoning districts:

- a. The maximum width of any attached garage shall not exceed 67 percent of the full width of the building.
- b. The maximum height of any garage door shall not exceed eight feet.

- c. The maximum number of garage doors facing in any one direction shall be limited to three single doors, each having a maximum width of nine feet, or one single door of nine feet maximum width plus one double door having a maximum width of ~~16~~ **18** feet.

* * *

Section 5: 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 6: 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 28th day of May, 2024.

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

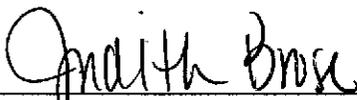
NAYS: 0

ABSENT: Vinezeano



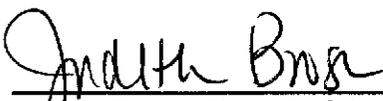
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 31st day of May, 2024.



Judith Brose, Deputy City Clerk

EXHIBIT A

PZC's Adopted Findings of Fact

Amendment Standards

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 amendment modifies the code to permit proper vehicular access to a 2 car or 3 car garage and is consistent with other standards limiting front yard pavement and driveway apron width.

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: Two and three car garages are generally desired for new home construction. The amendments will resolve a conflict between driveway width and the allowance of 3 car garages. Thus, the amendments are consistent with the trend of development.

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: The amendments are necessary to accommodate additional investment in the City's housing which is a desirable benefit for the community.

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: The amendments will contribute to housing market in the City and thus be consistent with the City's plans and policies.

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 current standards are in conflict with current development trends and therefore need to be amended.

