

AN ORDINANCE MODIFYING THE CITY’S ZONING ORDINANCE TO AUTHORIZE “SCHOOLS (PUBLIC, NON-PROFIT, AND PRIVATE)” AS A SPECIAL USE IN THE C-3 OFFICE, INSTITUTIONAL, AND RESEARCH DISTRICT.

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.

WHEREAS, the City desires to amend the Zoning Ordinance in order to authorize “Schools (Public, non-profit, or private)” as a special use in the C-3 Office, Institutional, and Research District (“*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 June 4, 2024 to consider an application 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 122-331. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-331 (“Permitted and Special Land Uses”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) is hereby amended to authorize “Schools (Public, non-profit, or private)” as a special use in the C-3 Office, Institutional, and Research District as follows [additions are **bold and double-underlined**; deletions are struck through]:

| | R-1 | R-2 | R-3 | R-4 | R-5 | C-1 | C-2 | C-3 |
|---|-----|-----|-----|-----|-----|-----|-----|-----------------|
| Schools (Public, non-profit or private) | S | S | S | S | S | | | <u>S</u> |

Section 3: 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 4: 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 18th day of June, 2024.

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

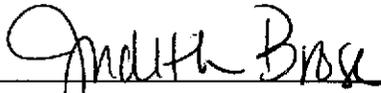
NAYS: 0

ABSENT: McHale



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 20th day of June, 2024.



Judith Brose, Deputy City Clerk

EXHIBIT A

PZC's Adopted Findings of Fact

All text amendments are required to show evidence that the standards listed in the Code are met. Each standard is listed below in **bold**, with the PZC's finding for that standard listed in *italics*.

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 purpose of the C-3 District is to provide "an organized environment for various office, institutional, and research facilities and their related uses. The subject special use is an institutional use consistent with this purpose.

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: As noted above, the text amendment is consistent with the purpose of the C-3 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.

Findings: There is a need for schools that provide education and training for individuals with intellectual and developmental disabilities. The amendment addresses that need.

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: As the land use is consistent with the C-3 District, it is consistent with the City's plans and 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.

Findings: The current list of permitted and special uses in the Zoning Ordinance does not adequately accommodate the need for a private school in a non-residential area.