

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR "OUTDOOR BUSINESS ACTIVITIES, PERMANENT,
IN COMPLIANCE WITH 122-76"**

(PartytimeHDO dba ProEM National Events - 5300 Newport Drive)

WHEREAS, G&I UL & ISF Portfolio JV LLC ("**Owner**") owns the property commonly known as 5300 Newport Drive, within the City's M-1 Business Park Zoning District, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, PartytimeHDO D.B.A ProEM National Events ("**Operator**") operates an events rental warehouse ("**Business**") at the Subject Property; and

WHEREAS, in order to expand the use of the Business's operation at the Subject Property, Operator, with Owner's consent, requested that the City grant a special use to authorize "Outdoor business activities, permanent, in compliance with 122-76" 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 August 6, 2025 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: Findings. The recitals set forth above and the findings of the PZC attached as **Exhibit A** are each 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 authorize "Outdoor business activities, permanent, in compliance with 122-76" at 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** ("**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 2 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.

[Signature page follows.]

Exhibit A

Legal Description

PARCEL 1:

LOT 15 IN ROLLING MEADOWS INDUSTRIAL CENTER, UNIT 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 15, LYING SOUTH OF A LINE DESCRIBED AS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT, BEING ALSO THE EASTERLY LINE OF MEADOW DRIVE, 161.66 FEET, ARC MEASURE, SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT AND RUNNING TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT AND RUNNING TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 348.70 FEET SOUTHEASTERLY OF THE MOST NORTHERLY CORNER OF SAID LOT), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF LOT 15 IN ROLLING MEADOWS INDUSTRIAL CENTER, UNIT 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DESCRIBED AS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT, BEING ALSO THE EASTERLY LINE OF MEADOW DRIVE, 161.66 FEET, ARC MEASURE, SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT AND RUNNING TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 348.70 FEET SOUTHEASTERLY OF THE MOST NORTHERLY CORNER OF SAID LOT, AND LYING NORTHERLY OF A LINE DESCRIBED AS:

COMMENCING AT SAID POINT ON THE WESTERLY LINE OF SAID LOT, 161.66 FEET SOUTHERLY, AS AFORESAID, AND RUNNING TO A POINT ON THE WEST LINE OF THE EAST 80.0 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT, 233.50 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTHEASTERLY LINE OF SAID LOT, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **5300 NEWPORT DRIVE, ROLLING MEADOWS, ILLINOIS**

PERMANENT INDEX NUMBERS: 08-08-302-012-0000; 08-08-302-013-0000

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 9th day of September, 2025.

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

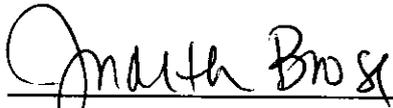
NAYS: 0

ABSENT: 0



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 10th day of September, 2025.



Judith Brose, Deputy City Clerk

Exhibit B

PZC Findings of Fact

Special Use Standards

Standard 1. 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.*

Petitioners Requested Findings: The storage racks will have no impact to adjacent or nearby properties.

Standard 2. 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.*

Petitioners Requested Findings: PartyTime intends to use the racks solely as allowed by the City of Rolling Meadows.

Standard 3. 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.*

Petitioners Requested Findings: Racks will be kept in loading/unloading area on private lot. No contact with nearby areas.

Standard 4. 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.*

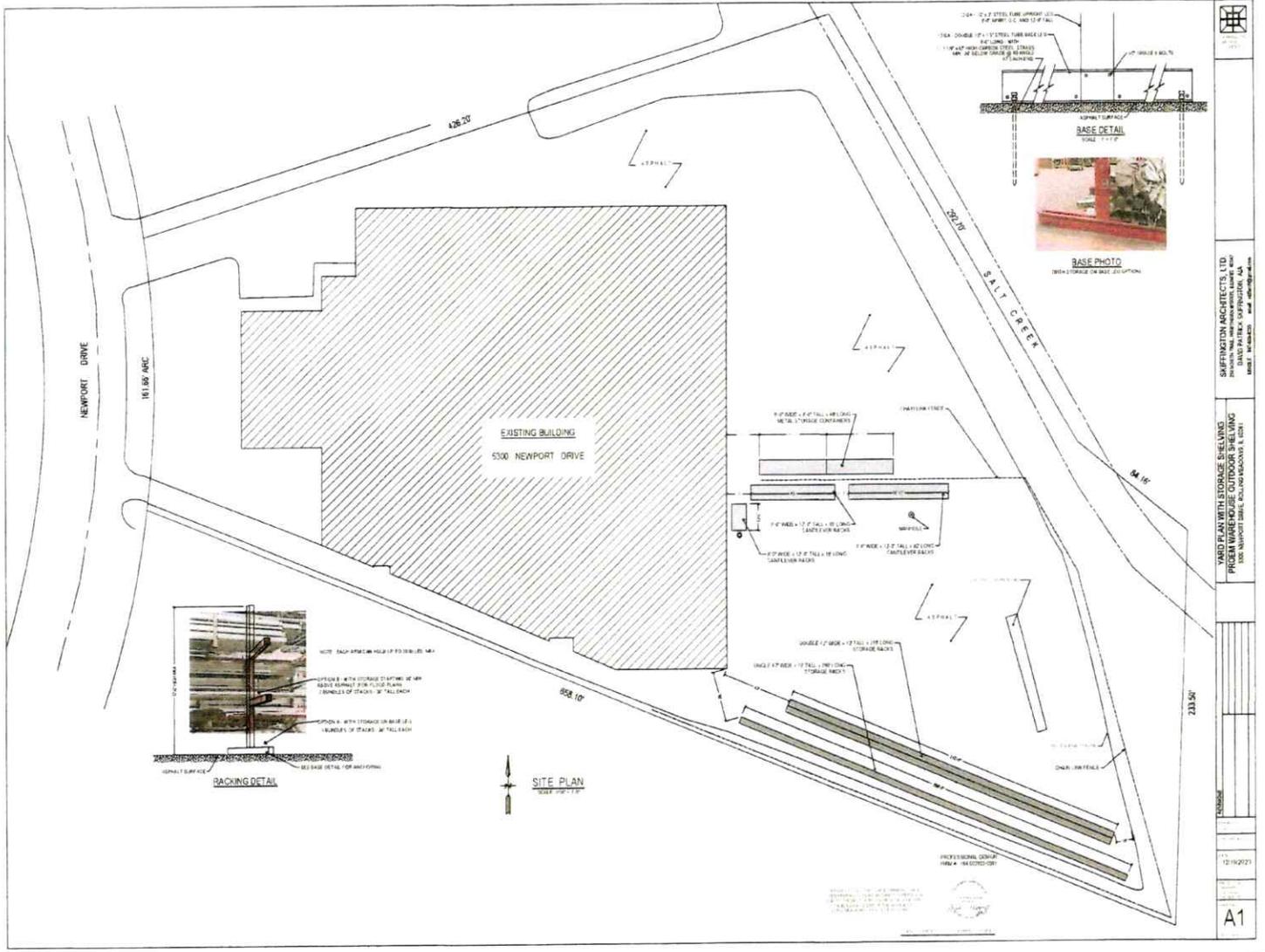
Petitioners Requested Findings: Public facilities will remain free and available for service away from storage racks.

Standard 5. 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.*

Petitioners Requested Findings: Design is clear according to plan provided. Storage to be kept away from parking areas.

Exhibit C

Plans

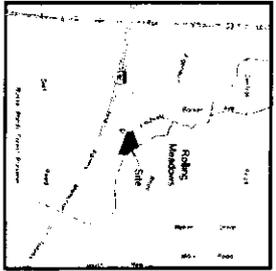


SAFFORD ARCHITECTS, LTD.
PROFESSIONAL ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202-1001
TEL: 303.733.1111
WWW.SAFFORDARCHITECTS.COM

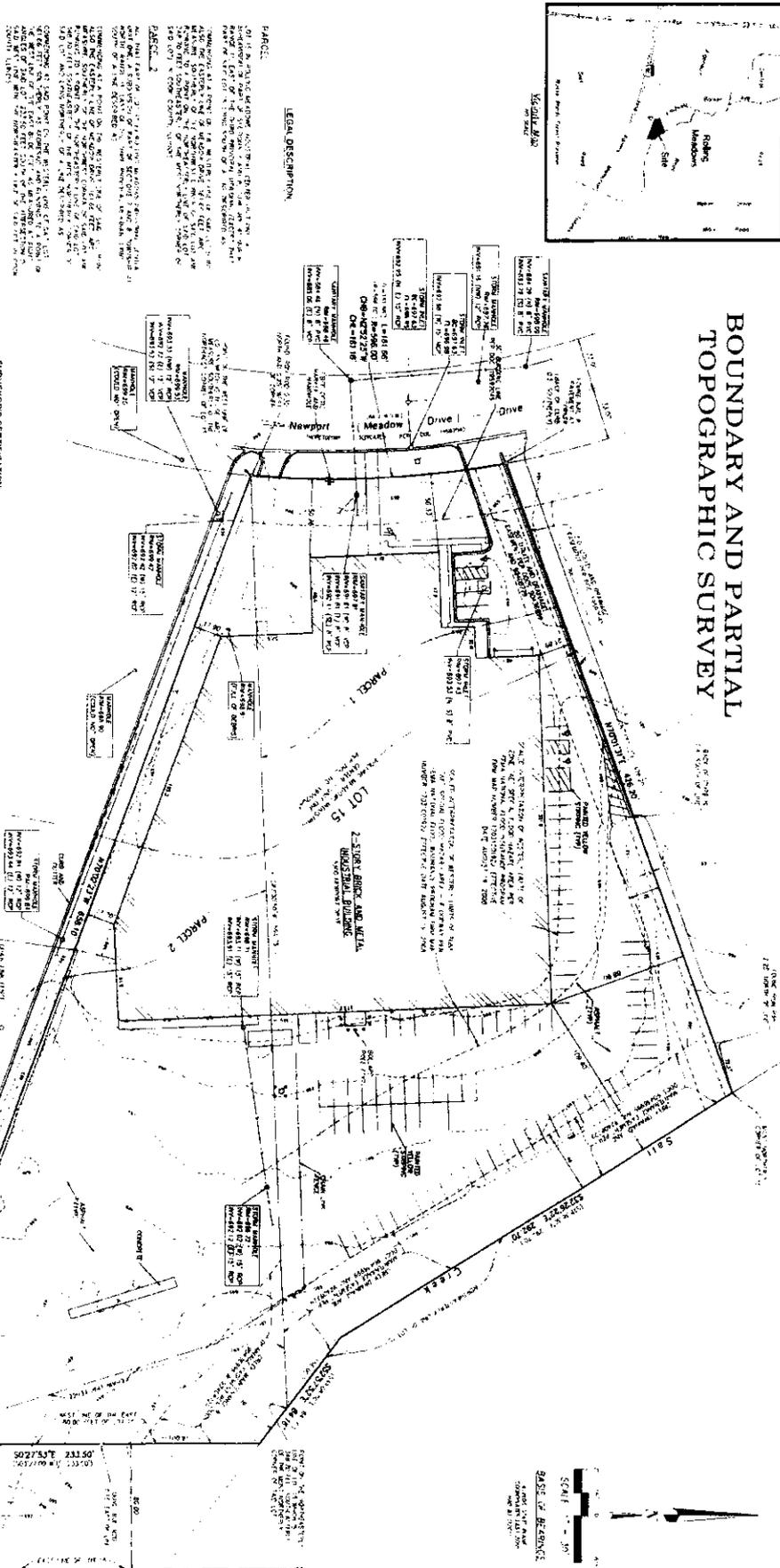
YARD PLAN WITH STORAGE SHELVING
PROJECT: PROPOSED STORAGE SHELVING
FOR 5300 NEWPORT DRIVE, DENVER, CO

DATE: 12/16/2021

A1



BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

PARCELS: Parcel 1 is a portion of the original 100-acre tract, bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel 2 is a portion of the original 100-acre tract, bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

REFERENCE BENCHMARK

4700 FT. BENCH MARK: Located at the intersection of the 1/4 section line and the 1/4 section line, bearing S 89° 58' 12" W, distance 100.00 feet.

SIMPSON'S CERTIFICATION

I, the undersigned, being a duly licensed and sworn surveyor, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations of the above described survey, and that the same have been carefully examined and found to be correct.

JACOB A. HEINER
SURVEYOR



LEGEND
 - Solid line: Boundary line
 - Dashed line: Easement line
 - Dotted line: Proposed boundary line
 - Shaded area: Existing building
 - Contour lines: Topographic contours

ASSURANCES
 I warrant that the above is a true and correct copy of the original field notes and computations of the above described survey, and that the same have been carefully examined and found to be correct.

Scale: 1" = 40'
 Date: 11/15/2008
 Project: Boundary and Partial Topographic Survey

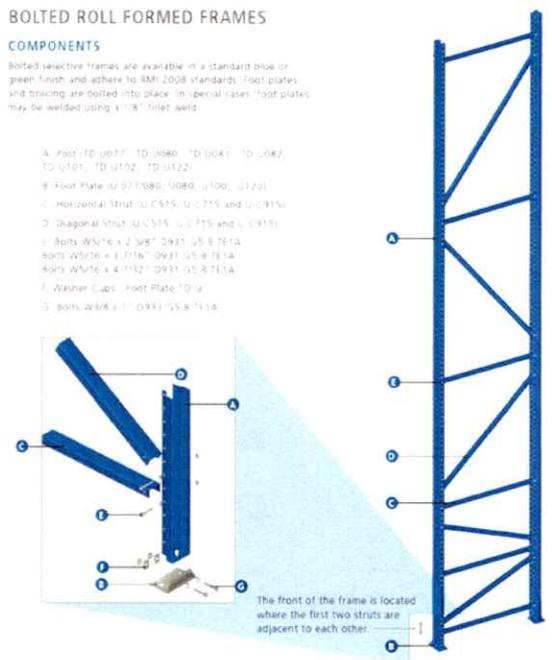




PROEM YARD STORAGE
5300 NEWPORT DRIVE
ROLLING MEADOWS, ILLINOIS
JHA PROJECT NO. G891

FLOODPLAIN DISPLACEMENT CALCULATIONS

THE FOLLOWING CALCULATIONS WERE PREPARED TO DETERMINE FLOODPLAIN DISPLACEMENT CREATED BY PROPOSED STEEL RACKING SYSTEM. REFER TO YARD STORAGE EXHIBIT, LAST REVISED APRIL 2025, PREPARED BY JACOB & HEFNER ASSOCIATES, INC., FOR PROPOSED RACK LOCATIONS.

<p>BOLTED ROLL FORMED FRAMES</p> <p>COMPONENTS</p> <p>Bolted selective frames are available in a standard blue or green finish and adhere to RMI 2008 standards. Foot plates and bracing are bolted into place. In special cases, foot plates may be welded using a 1/8" fillet weld.</p> <p>A. Foot: TD U077, TD U080, TD U041, TD U082, TD U101, TD U102, TD U122</p> <p>B. Foot Plate: U077/080, U080, U100, U123</p> <p>C. Horizontal Strut: C515, C1715 and C1815</p> <p>D. Diagonal Strut: D1315, D1715 and D1815</p> <p>E. Bolts: W5/16 x 2 5/8" D931, D5 8 7/16, D931, D5 8 7/16, D931, D5 8 7/16</p> <p>F. Washer Caps: Foot Plate TD U</p> <p>G. Bolt: W5/16 x 1 D931, D5 8 7/16</p> 	<p>Vertical Frame Data:</p> <ul style="list-style-type: none"> Perimeter length of post: 16"=1.33' Steel thickness: 0.078"=0.0065' (14 gauge) Cross-sectional area: 1.33'*0.0065'= 0.0086-sf 2 vertical posts every frame 2 vertical frames (4 posts) per storage rack Storage rack width = 9' Storage rack vertical post displacement at average floodplain depth of 3' = 0.0086-sf*3'*4 posts = 0.1032-cf Total rack length within floodplain=670' Number of storage racks=(670/9) = 75 Floodplain displacement volume from vertical posts=75 racks*0.1032-cf=7.74-cf <p>Horizontal Cross Brace Data:</p> <ul style="list-style-type: none"> Cross brace length: 36"=3' Cross brace width: 4" (0.33') Steel thickness: 0.078"=0.0065' (14 gauge) Volume per cross brace=0.0065-cf Estimated number of cross braces: 4 per vertical frame, 8 per storage rack = 8*75 = 600 Floodplain displacement volume from horizontal cross braces=3.90-cf <p>Total Floodplain Displacement</p> <ul style="list-style-type: none"> Vertical post displacement: 7.74-cf Horizontal cross brace displacement: 3.90-cf Total displacement of storage rack within floodplain: 11.64-cf (88 gallons) Total footprint of vertical posts and cross beams in floodplain: ((.0086-sf*4)+(3'*0.33'))*75=78-sf
---	---



STORAGE RACK PHOTOGRAPHS (PROVIDED BY OWNER):

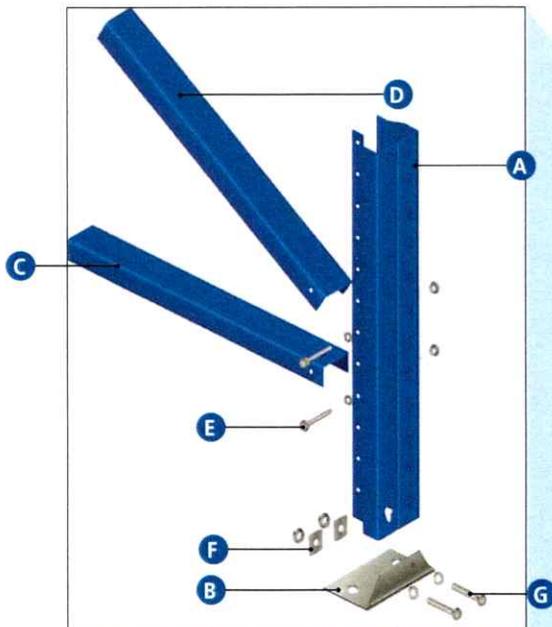


BOLTED ROLL FORMED FRAMES

COMPONENTS

Bolted selective frames are available in a standard blue or green finish and adhere to RMI 2008 standards. Foot plates and bracing are bolted into place. In special cases, foot plates may be welded using a 1/8" fillet weld.

- A. Post (TD U077; TD U080; TD U081; TD U082; TD U101; TD U102; TD U122)
- B. Foot Plate (U 077/080; U080; U100; U120)
- C. Horizontal Strut (U C515, U C715 and U C915)
- D. Diagonal Strut (U C515, U C715 and U C915)
- E. Bolts W5/16 x 2 5/8" D931 G5 B TE1A
Bolts W5/16 x 3 7/16" D931 G5 B TE1A
Bolts W5/16 x 4 7/32" D931 G5 B TE1A
- F. Washer Cups - Foot Plate TD U
- G. Bolts W3/8 x 1" D933 G5 B TE1A



The front of the frame is located where the first two struts are adjacent to each other.

