

AN ORDINANCE MODIFYING THE CITY'S ZONING REGULATIONS RELATED TO ELECTRIC VEHICLE CHARGING STATIONS (EVSE).

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 (the "**Zoning Ordinance**") of the Code of Ordinances, City of Rolling Meadows, Illinois ("**City Code**") 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 clarify certain requirements for electric vehicle charging stations (EVSE) as set forth in this Ordinance (collectively, the "**Requested Amendments**")

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on November 4, 2025 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 interests 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 122-168. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-168 ("Electric vehicle charging (EVSE)") of Division 2 ("General Standards for Off-Street Parking") of Article IV ("Off-Street Parking and Loading") of Chapter 122 ("Zoning") of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

"Sec. 122-168 Electric Vehicle Charging (EVSE).

* * *

(d) *Minimum required EV parking spaces.* Where required by section 122-122, not less than the following number of EVSE-capable, EVSE-ready, and EVSE-installed parking spaces must be provided within an off-street parking and loading facility:

- (1) *Small residential uses.* For residential uses with four or fewer dwelling units, at least one EVSE-capable parking space must be provided for each residential unit that has dedicated parking.
- (2) *Large residential uses.* For residential uses with five or more dwelling units, all parking spaces designated for residential use must be EVSE-capable.
- (3) *Gasoline stations.* A property that is used as a "gas/fueling station" that

receives a new or amended special use permit after the effective date of the ordinance from which this section derives must provide one DCFC EVSE-installed space per four fuel pumps.

(4) Lots with no primary building. Parking lots that do not serve a primary habitable building are not required to install EVSE. This includes, for example, parking lots that provide access to parks, reserves, and sports fields.

(4) (5) All other uses. For all other uses, a minimum number of EVSE-installed spaces for public use must be provided according to the following table. Each public EVSE operated within 150 feet of the property line is included as an on-site EVSE-installed parking space, as well as EVSE available through a shared parking arrangement under section 122-159. Notwithstanding the provisions of section 122-122, this minimum requirement only applies where a new building (excluding an addition) or parking area is constructed or where an existing parking area is reconstructed to its base.

* * *

(g) *Design of EVSE-installed spaces.*

* * *

(3) *Space markings.* An EVSE-Installed parking space serving any non-residential use must **use green pavement markings** have the entire area of the space painted in green paint to signify that it is reserved for electric vehicles. **Acceptable markings may include painting the entire area of the space green; applying green letter stencil reading "EV ONLY," "EV CHARGING ONLY," or similar; applying an accepted EV charging symbol in either green or white-on-green; or such other design as may be approved by the Zoning Administrator. A uniform design shall be used to designate all EVSE-Installed parking spaces within the same lot.**

* * *

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.

[Signature page follows.]

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois, this 25th day of November, 2025.

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

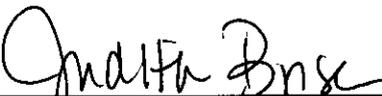
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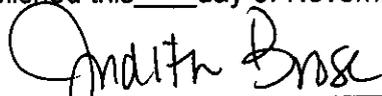
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 26th day of November, 2025.



Judith Brose, Deputy City Clerk

Exhibit A
PZC Findings of Fact

Text Amendment Standards

Potential Impact: *The amendment shall not adversely impact the overall zoning district purpose or intent of a code section proposed for amendment.*

Petitioner's Findings: The proposed amendment does not affect the intent of the section proposed for amendment. It will refine and improve the code's application while preserving its fundamental purpose of promoting electric vehicle infrastructure.

Trend of Development / Consistency: *[...] 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.*

Petitioner's Findings: *[See "Potential Impact," above, which is duplicative of this standard in the case of a generally applicable text amendment.]*

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.*

Petitioner's Findings: The proposed code language is born from staff's practical experience since the adoption of the code earlier this year. The changes are minor and are designed to be fair, flexible, and sensible.

City plans: *Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

Petitioner's Findings: The proposed amendment is consistent with and directly implements the City's 2023 Sustainability Plan as adopted by Resolution 23-R-149, which, generally, directs the City to encourage the transition to electric vehicles.

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.*

Petitioner's Findings: The proposed code language is intended to reduce unnecessary burdens on certain commercial properties and provide increased flexibility within the code without imposing new requirements.