

**AN ORDINANCE AMENDING THE CITY'S ZONING REGULATIONS
CONCERNING ANTENNAS AND ANTENNA SUPPORT STRUCTURES.**

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 Regulations**") 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 the City's regulations pertaining to antennas and antenna support structures and improve their ease of use and consistency (collectively, the "**Requested Amendments**"); and

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 122-42. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-42 ("Definitions") of Article II ("Definitions") of Chapter 122 ("Zoning") of the City Code is hereby amended as follows, with insertions in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

"Sec. 122-42 Definitions.

The words defined are those which have special or limited meanings as used in this Code. Words whose meanings are self-evident as used in this Code are not defined.

* * *

~~Antenna **support structure**: Any structure or device designed for the purpose of collecting or transmitting electromagnetic waves for telephonic, radio, data, Internet or other communications, including appurtenant equipment attached to a tower, building or similar structure for the purpose of providing personal wireless services. **means any structure, or portion of a structure, designed, used, or capable of being used to physically support one or more antennas and related transmission equipment. An antenna support structure may be either (i) a freestanding antenna support structure, not attached to any occupied building, such as a monopole, lattice**~~

tower, or guyed tower; or (ii) a building- or structure-mounted antenna support structure such as the portion of a building, roof, wall, utility pole, water tower, or similar structure that serves as the mounting surface for one or more antennas, whether the antenna is directly attached or supported by brackets, masts, or frames. A small cell wireless facility, as regulated by Section 122-82, is not itself an "antenna support structure" and does not make a structure upon which it is collocated an "antenna support structure."

* * *

Section 3: Amendment to Section 122-72. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-72 ("Lots, setback, and height") of Article II ("Definitions") of Chapter 122 ("Zoning") of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

"Sec. 122-72 Lots, setback, and height.

* * *

- (f) Building height limitations.
 - (1) Height limitations shall be as set forth under each zoning district for all buildings, structures, and uses of land.
 - (2) Exceptions:
 - i. Roof structures including the housing of stairways; tanks, ventilating fans, or similar equipment required to operate and maintain the building; fire or parapet walls; skylights; steeples; flagpoles; chimneys; smokestacks; signage; and other rooftop structures deemed to be similar by the zoning administrator may be erected above the height limitations imposed by this chapter. No such structure may be erected to exceed by more than ten feet the height limits of the zoning district in which it is located.
 - ii. **In addition to any applicable exception under (i), an antenna or antenna support structure, where authorized by a special use permit, may be erected to the height authorized within the special use permit.**

* * *

Section 3: Amendment to Section 122-84. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, Section 122-84 ("Personal wireless services.") of Article II ("Definitions") of Chapter 122 ("Zoning") of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

- (c) *Location.* **Requirement to exhaust collocation alternatives.**
 - (1) ~~Personal wireless services antennas shall be located on lawfully pre-existing antenna support structures or other lawfully pre-existing buildings or structures wherever possible. No special use permits authorizing construction of a new freestanding antenna support structure or addition to or expansion of an existing antenna support structure or existing building or structure shall be authorized unless the applicant is able to demonstrate that no lawfully pre-existing antenna support structure or lawfully pre-existing building or structure is available, on commercially~~

reasonable terms, and sufficient for the location of an antenna necessary for the provision of personal wireless services.

- (d) ~~Design of new antenna support structures for co-location.~~ **Collocation-ready requirement for new freestanding antenna support structures.**
 - (1) Unless otherwise authorized by the city council for good cause shown, every new **freestanding** personal wireless services antenna support structure ~~of a tower design~~ shall be designed, constructed, and installed to be of a sufficient size and capacity to allow the location of additional personal wireless services antennas to accommodate at least one additional personal wireless service provider on such structure in the future. Any special use permit for such an **antenna** support structure may be conditioned upon the agreement of the applicant to allow co-location of other personal wireless service providers on commercially reasonable terms specified in such special permit.

- (e) ~~Tower design.~~ **Design requirements for freestanding antenna support structures.**
 - (1) Every new **freestanding** personal wireless services antenna support structure ~~that is of a tower design for~~ **personal wireless services** shall:
* * *

- (f) ~~Antennas on buildings and structures.~~ **Design requirements for building- or structure- mounted antenna support structures.**
 - (1) Personal wireless services antennas that are installed on buildings and structures **Building- or structure- mounted antenna support structures for personal wireless services** must conform with the following:
* * *

- (h) ~~Landscaping and fencing.~~ **Screening of freestanding antenna support structures.**
 - (1) In addition to any other applicable buffer and landscaping requirements of this chapter, all ~~ground-mounted antennas, antenna support structures, related electronic equipment, and equipment enclosures~~ **freestanding antenna support structures, together with any associated antennas, equipment, and enclosures,** shall be subject to the following **screening requirements:**
* * *

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.

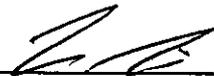
Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois, this 16th day of December, 2025.

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

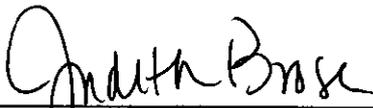
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ABSENT: Vinezeano



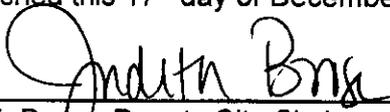
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 17th day of December, 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 regulating antennas, antenna support structures, and related uses.

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: No such physical or market conditions have changed relevant to the amendment. The amendment simply clarifies existing language and is not intended to be a significant change to the intent or application of the Zoning Regulations or the development it allows.

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 of such a minor nature as to not be discussed in any City plan or policy. It is not inconsistent with these plans or 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.*

Petitioner's Findings: To the extent that the existing language may unintentionally apply more burdensome regulations to building-mounted antenna support structures, which are generally more desirable than freestanding antenna support structures, this is a diminishment of use that is resolved by the amendment.