

**AN ORDINANCE APPROVING  
A PLANNED DEVELOPMENT, REZONING  
AND AMENDING  
CHAPTER 78, ARTICLE VI OF THE CODE OF ORDINANCES  
(Meadows Marketplace Planned Unit Development)**

WHEREAS, BBC Kirchoff, LLC and BBC Kirchoff Land, Inc. (“Petitioners”) have filed an application with the City of Rolling Meadows for approval of a planned development for property legally described in the attached Exhibit “A” and commonly known as 2801-2915 Kirchoff Road, Rolling Meadows, Illinois and Rezoning the property from the R-3 General Residence District to the C-2, General Commercial Services District; and

WHEREAS, the Plan Commission has conducted public hearings on the application and, said hearing having been held on March 5, 2013, after publication of notice thereof, after notice of hearing as required by law at the City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois; and

WHEREAS, the Plan Commission did recommend approval of the rezoning and planned development; and

WHEREAS, the City Council has reviewed the minutes and recommendation of the Plan Commission; and

WHEREAS, the amendment of the Zoning Code and the City’s zoning map rezoning the subject property from R-3, General Residence District, to C-2, General Commercial Services District, will promote the health, safety and welfare of the general public, will create revenue and assessed valuation for the City and will not diminish the value of surrounding properties and otherwise will be in the best interest of the City; and

WHEREAS, due to the City's incentives provided to develop the property, the City Council is Amending Chapter 78, Article VI to render the property ineligible for the incentives provided for in Chapter 78, Article VI.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois, as follows:

SECTION ONE: The property legally described in the attached Exhibit "A" is hereby rezoned from its current classification to the C-2, General Commercial Services District.

SECTION TWO: The Meadows Marketplace Planned Development is hereby approved subject to the following:

1. The site be developed substantially in conformance to the Site Plan Exhibit -3, Sheet SP-3, prepared by Spaceco, Inc. revised February 27, 2013 (with possible future modification to the easterly Kirchoff access; Meadows Marketplace Landscape Plan prepared by OKW Architects, dated February 4, 2013 and submitted February 27, 2013; Meadows Marketplace Enlarged Elevations, prepared by OKW Architects dated February 4, 2013.
2. Cross-access and parking easements to be retained and maintained for all four proposed lots so the site remains as one unified development.
3. Trees may be removed from the Kirchoff parkway in order to increase visibility to the center. Petitioners are to attempt to save and reuse the trees. Petitioners will also compensate the City for the removal of these trees in a manner that is acceptable to City staff.

4. Employee parking for the center shall be relegated to the southwest and southeast corners of the site thereby retaining the more accessible and convenient parking for customers.
5. A lighting plan shall be submitted for the entire site and be in conformance with the City's lighting regulations. In-field verification that the lighting meets the plan as well as the City's regulations shall be conducted once all lighting is operational.
6. Cross access easements should be pursued and are strongly recommended with Taco Bell, the proposed outlot, and the easterly shopping center to reduce trips in and out onto Kirchoff Road.
7. The entire area of the truck maneuvering area on the west side of the building shall be constructed of reinforced concrete.
8. The free-standing sign located along Kirchoff Road may be relocated from its current location.
9. Because further review is warranted, final approval of the location and configuration of the easterly Kirchoff ingress/egress and roadway shall be by City staff prior to the issuance of site improvement building permit(s).

SECTION THREE: Chapter 78, Article VI "Economic Incentive Program" is hereby amended by adding thereto, the following:

78-135. Certain Property Is Ineligible.

The property known as the Meadows Marketplace commonly known as 2801-2915 Kirchoff Road, Rolling Meadows, Illinois, is ineligible for the incentives set forth above due to other incentives provided by the City.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

SECTION FIVE: This Ordinance shall be printed and published in pamphlet form by order of the City Council of the City of Rolling Meadows, Illinois.

YEAS: Cannon, Allen, Majikes, Judd, Banger, D'Astice, Larsen

NAYS: 0

ABSENT: 0

Passed this 9<sup>th</sup> day of April 2013.

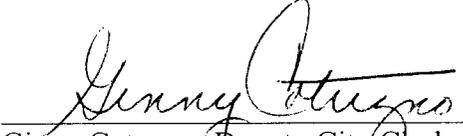
Approved this 9<sup>th</sup> day of April 2013.

  
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Tom Rooney, Mayor

ATTEST:

  
\_\_\_\_\_  
Ginny Cotugno, Deputy City Clerk

Published this 10<sup>th</sup> day of April 2013.

  
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Ginny Cotugno, Deputy City Clerk

**EXHIBIT A**

Legal Description For  
Meadows Marketplace

Address: 2801-2915 Kirchoff Road, Rolling Meadows, Illinois

PIN:

PROPERTY DESCRIPTION:

PARCEL 1:

THAT PART OF LOT "B"- "B" IN ROLLING MEADOWS UNIT NO. 10, BEING A SUBDIVISION OF LOT 'U' IN ROLLING MEADOWS UNIT NO. 8, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD, WHICH LIES NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT "B"- "B" 160.62 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 03 MINUTES 24 SECONDS TO THE LEFT WITH A PROLONGATION OF SAID EAST LINE OF LOT "B"- "B", 203.65 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 14 DEGREES 38 MINUTES TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 141.56 FEET; THENCE SOUTHWESTERLY ON A LINE FORMING AN ANGLE OF 17 DEGREES 31 MINUTES 45 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 148.56 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 18 DEGREES 0 MINUTES 18 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 78.94 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT "B"- "B" 135.0 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT "B"- "B" AS MEASURED ALONG THE ARC OF SAID WEST LINE, BEING A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 1245 FEET, EXCEPTING THEREFROM THE NORTHERLY 150 FEET OF THE WESTERLY 150 FEET THEREOF (AS MEASURED ON THE SOUTHERLY LINE OF KIRCHOFF ROAD ON THE EASTERLY LINE OF MEADOW DRIVE); IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 5 ACRES (EXCEPT THE SOUTH 630 FEET) OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF CENTRAL ROAD (NOW KIRCHOFF ROAD), IN SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, BEING A POINT 3.76 FEET WEST OF POINT USED IN SURVEY MADE IN 1929, (SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 'D'- 'D' IN ROLLING MEADOWS UNIT NO. 10 BEING A SUBDIVISION OF LOT 'U' IN ROLLING MEADOWS UNIT NO. 8 IN THE WEST 1/2 OF SECTION 36 AFORESAID); THENCE EAST ON THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 250.57 FEET TO AN IRON PIPE, AS ESTABLISHED BY SAID 1929 SURVEY FOR THE EAST LINE OF PROPERTY, (SAID IRON PIPE BEING 182.60 FEET, AS MEASURED ALONG SAID SOUTH LINE, WEST OF THE SOUTHWEST CORNER, AS MONUMENTED, OF ROLLING MEADOWS UNIT NO. 19, RECORDED JULY 24, 1959, AS DOCUMENT NUMBER 17609019); THENCE NORTH ALONG THE EAST LINE OF PROPERTY, AS ESTABLISHED BY SAID 1929 SURVEY, TO AN IRON PIPE, AS PLACED ON SAID 1929 SURVEY ON THE SOUTHERLY LINE OF ROAD LEADING TO PLUM GROVE, NOW CALLED KIRCHOFF ROAD, (SAID EAST LINE OF PROPERTY BEING A LINE PARALLEL WITH THE WEST LINE OF SAID ROLLING MEADOWS UNIT NUMBER 19 AS MONUMENTED); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID ROAD, A DISTANCE OF 257.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 6.26 FEET NORTHWESTERLY OF THE WESTERLY LINE OF THE NORTHEAST 1/4, AS USED IN SAID 1929 SURVEY, (SAID POINT BEING ALSO A POINT 173.66 FEET, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID ROAD, EASTERLY OF THE NORTHEAST CORNER OF LOT 'U' IN ROLLING MEADOWS UNIT NO. 8, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 36 AFORESAID); THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING, (EXCEPTING THERE FROM THE NORTHERLY 212 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID KIRCHOFF ROAD, AND ALSO EXCEPTING THEREFROM THE SOUTH 630 FEET THEREOF) IN COOK COUNTY, ILLINOIS.