

ORDINANCE NO. 22-37

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE TO ALLOW A
2,156 SQUARE FOOT CHIROPRACTIC CLINIC AND MEDSPA AT 1941
ROHLWING ROAD UNITS C & D

WHEREAS, Dr. Chirag Shah, Advanced Health & Wellness and Advance Med Spa (“Petitioner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a Medical and Dental Clinic to allow a chiropractic clinic and med spa located on the property legally described in Ordinance Exhibit 1, in the 2,156 square foot unit individually addressed as 1941 Rohlwing Road Units C & D (“Premises”); and

WHEREAS, the PZC, after notice of public hearing as required by law, conducted a public hearing on September 6, 2022 at a regular meeting; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC accepted the Special Use findings of fact enumerated below and, by a 6-0 vote of the members present, recommended that the City Council approve a special use for a chiropractic clinic and med spa:

Special Use Standards

All special uses are required to show evidence that the standards listed in the Code are met. Each standard is listed below **in bold**, with the finding for that standards listed in *italics*.

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.

Findings:

There should be little impact from this user from a parking and traffic perspective. The proposal is for a limited number of employees and patients per week, generally not more than any other office user in the area. Northwest Community Hospital, which was

approved prior to the current zoning ordinance taking effect, has operated out of this building since 2018 with no difficulty that staff is aware of. There is adequate parking on the lot to accommodate the existing and proposed uses.

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.

Findings:

Medical uses were part of a recent text amendment that the Planning and Zoning Commission has recently considered. The text amendment to allow the uses as special in the M-1 zoning districts was directed towards office park environments like this one. Arlington Office Park is designated by the Comprehensive Plan as a "Business Park", and this use is consistent with that designation.

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.

Findings:

Arlington Office Park is and remains a business park, geared for office users. There are other medical uses in the development that predate the current zoning code that have been operating without complaints.

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.

Findings:

Existing utilities are sufficient to accommodate this use.

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.

Findings:

No modifications to the site are being proposed.;and

WHEREAS, the PZC has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

WHEREAS, the City Council has received and reviewed the recommendations and findings of fact of the PZC; and

WHEREAS, the City Council accepts the findings of fact recommended by the PZC and has determined that approving a special use for a chiropractic clinic and med spa will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve a special use for a chiropractic clinic and med spa.

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

Section 1: The recitals set forth above are incorporated herein by reference.

Section 2: A special use is approved for a Medical and Dental Clinic to allow a chiropractic clinic and med spa on the Premises.

Section 3: The relief granted in Section 2 herein above, is authorized subject to Petitioner satisfying all of the following conditions on the Premises:

1. This approval is for zoning only. No part of this approval shall be interpreted to waive requirements of the building code, or the need for building permits or a business license.

2. This special use approval shall become null and void on the transfer or sale of the business license and/or the property, or when the use is not active for six (6) consecutive months.

Section 4: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Section 5: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

Section 6: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

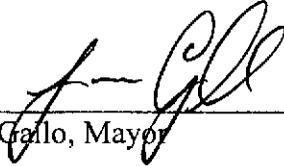
PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 11th day of October, 2022.

AYES: O'Brien, Bisesi, Reyez, Sanoica, McHale

NAYS: 0

ABSENT: Budmats

ABSTAIN: Vinezeano



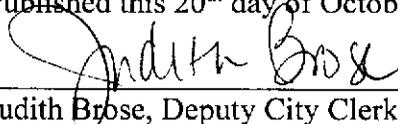
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 20th day of October, 2022.



Judith Brose, Deputy City Clerk

Exhibit 1

Legal Description of Property

Parcel 1:

Lot 7 in first addition to Plum Grove Estates, being a subdivision of part of the east $\frac{1}{2}$ of section 26, township 42 north, range 10, east of the third principal meridian, (except that part lying westerly of a line beginning at a point that is 206 feet east of the southwest corner of said lot 7; thence northwesterly along a straight line for a distance of 168.04 feet to a point that is 164 feet east of the west line of said lot 7 (measured at right angles to said west line) and 134 feet south of the north line of said lot 7 (as measured at right angles to said north line); thence northwesterly along a straight line, for a distance of 190.93 feet to a point in the north line of said lot 7 that is 26 feet east of the northwest corner of said lot 7 in Cook County, Illinois.

Parcel 2:

Lot 8 (except the east 200 feet thereof) in first addition to Plum Grove Estates, being a subdivision of part of the east $\frac{1}{2}$ of section 26, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Parcel 3:

Lot 9 (except the east 200 feet thereof) and lot 10 in first addition to Plum Grove Estates being a subdivision of part of the east $\frac{1}{2}$ of section 26, township 42 north, range 10, east of the third principal meridian, except that part bounded and described as follows: commencing at the southwest corner of said lot 10 for a place of beginning; thence north along the west line of said lot 10 for a distance of 289.73 feet to the northwest corner of said lot 10; thence east along the north line of said lot 10, a distance of 206 feet; thence southeasterly along a straight line for a distance of 172.87 feet to a point that is 213 feet east of the west line of said lot 10 (as measured at right angles to said west line) and 117 feet north of the south line of said lot 10 (as measured at right angles to said south line); thence southeasterly along a straight line for a distance of 96.04 feet to a point in the east line of said lot 10 that is 75 feet north of the southeast corner of said lot 10; thence southeasterly along a straight line for a distance of 85.01 feet to a point in the west line of the east 200 feet of said lot 9 that is 54 feet north of the southwest corner thereof; thence south along the west line of the east 200 feet of said lot 9, a distance of 54 feet to the southwest corner thereof; thence west along the south line of said lots 9 and 10, for a distance of 381.75 feet to the place of beginning, in Cook County, Illinois.

Parcel 4:

That part of the east 200 feet of lot 9 (except the north 189.61 feet thereof and except that part of said lot 9 lying westerly of a line described as beginning at a point in the west line of the east 200 feet of said lot 9 that is 54 feet north of the southwest corner thereof; thence southeasterly along a straight line, for a distance of 122.38 feet to a point that is 80 feet west of the east line of said lot 9 (measured at right angles to said east line) and 30 feet north of the south line of said lot 9 (as measured at right angles to said south line); thence east along a straight line that is parallel to the south line of said lot 9, for a distance of 60 feet to a point that is 20 feet west of the east line of said lot 9; thence northeasterly along a

straight line to a point in the east line of said lot 9 that is 50 feet north of the southeast corner of said lot 9, all in first addition to Plum Grove Estates, being a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Parcel 5:

All of Lot 1 and Lot 2 except the west 99.4 feet in first addition to Plum Grove Estates, being a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, according to the plat thereof recorded as document 10689237, in Cook County, Illinois.

Parcel 6:

The west 99.4 feet of lot 2, in first addition to Plum Grove Estates, a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Parcel 7:

That part of Forest Avenue lying south of a straight line extended west from the northwest corner of lot 2 to its intersection with the northeast corner of lot 3 and lying north of a straight line extending from the southwest corner of said lot 2 to the southeast corner of said lot 3 (excepting therefrom that part lying southwesterly of a straight line extending from a point on the east line of said lot 3, 24 feet north of the southeast corner thereof to a point in the north line of lot 7, 26 feet east of the northwest corner thereof) in first addition to Plum Grove Estates, aforesaid, in Cook County, Illinois.

Parcel 8:

That part of lot 3 lying northeasterly of a straight line drawn from a point in the east line of said lot 3, that is 24 feet north of the southeast corner of said lot 3 to a point in the north line of said lot 3 that is 186 feet east of the northwest corner of said lot 3 in first addition to Plum Grove Estates, aforesaid, in Cook County, Illinois.

Parcel 9:

That part of the north 33.0 feet (as measured at right angles) of Bryant Avenue, lying west of the easterly line, extended southerly of Lot 1 and lying northeasterly of a straight line extending from a point on the east line of lot 3, 24.0 feet north of the southeast corner thereof to a point in the north line of lot 7m 26.0 feet east of the northwest corner thereof, in first addition to Plum Grove Estates, aforesaid.

Parcel 10:

All that part, except the north 33.0 feet, as measured at right angles to the north line thereof, of vacated Bryant Avenue lying north of and adjoining the north line of lots 7 and 8 in first addition to Plum Grove Estates, being a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, lying west of and adjoining a northerly extension of the east line of said lot 8 and lying easterly of and adjoining a straight line drawn from a point on the east line of lot 3 in said first addition to Plum Grove Estates, 24.0 feet north of the southeast corner thereof, to a point on the north line of said lot 7, 26.0 feet east of the northwest corner thereof, in Cook County, Illinois.

Parcel 11:

The north 100 feet of the east 200 feet of lot 8 in first addition to Plum Grove Estates aforesaid.

Parcel 12:

The east 200 feet of lot 8 (except the north 100 feet and except the south 100 feet) in first addition to Plum Grove Estates aforesaid.

Parcel 13:

The south 100 feet of the east 200 feet of lot 8 and the north 89.61 feet of the east 200 feet of lot 9 in first addition to Plum Grove Estates aforesaid.

Parcel 14:

The south 100 feet of the north 189.61 feet of the east 200 feet of lot 9 in first addition to Plum Grove Estates, aforesaid.

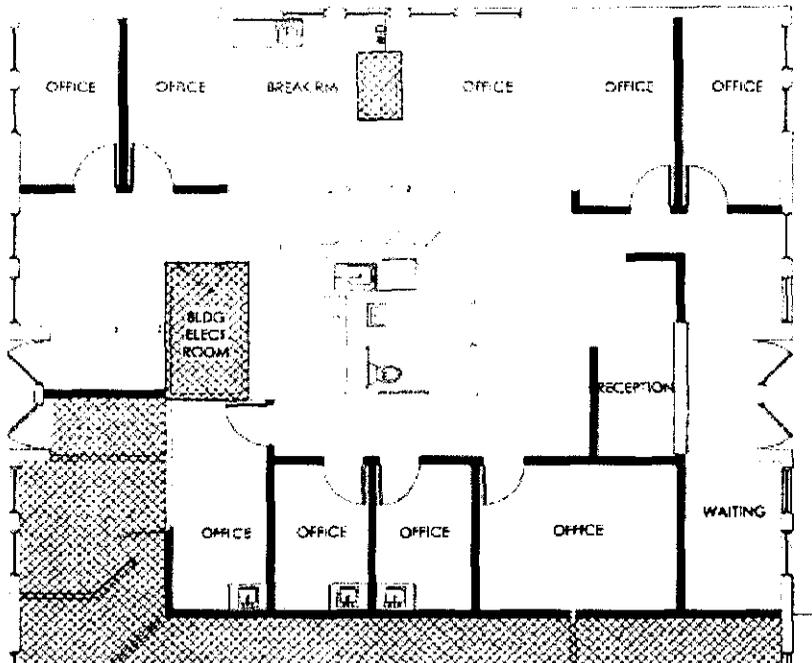
Premises on the Property Commonly Known As: 1941 Rohlwing Road Units C & D, Rolling Meadows, IL 60008.

Exhibit 2
Plans and Drawings

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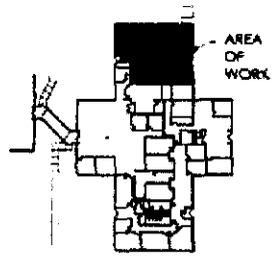
SPACE PLAN LEGEND

-  WALL / DOOR TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW PARTITION
-  EXISTING DOOR
-  NEW DOOR

SUITE C+D AREA: 2,156 RSF
 TOTAL BUILDING AREA: 12,274 RSF



1941 ROWLING ROAD
 ROLLING MEADOWS, ILLINOIS 60008
 TEL: 708.381.1100
 WWW.INTERWORKARCHITECTS.COM



	DR. SHAN OFFICE	SCALE: 1/16"=1'-0"
	SUITE C+D	DATE: 7.28.2022
	1941 ROWLING ROAD	REV#
	ROLLING MEADOWS, ILLINOIS	PROJ # 0517.036.002
		SHEET 3/01

To : City of Rolling Meadows

RE: Special use at 1941 Rohlwing Rd Rolling Meadows, IL 60008

I Dr. Chirag H Shah am requesting a special use permit for my Chiropractic and Med Spa office to located at the above address.

At Advance Wellness Medspa, our mission is to provide our clients a full spa experience by providing optimal skin and facial outcomes through customized facial and laser hair removal treatments. Every client goes through a thorough consultation by one of our experienced staff members. We believe that serving others is an honor, and we will stop at nothing to ensure absolute satisfaction.

Our goal is to serve the Rolling Meadows community with 3 parttime staff members and anticipate serving 7-10 clients per week and will be open for our clients 3 days a week.

At Advance Health & Wellness (AHW), our passion is to serve the Rolling Meadows community by providing strategies to cultivate a healthy body through chiropractic adjustments and specialized treatments. We understand that our clients are limited in time... our AHW approach is to provide our patients a streamlined approach that provides an "in and out" process where we can identify the root cause of the pain and discomfort and then be able to provide the appropriate treatment to remedy the pain. Like the logo, we understand that our clients feel that the "world" is on their back.... whether you work for employer carrying heavy loads, or carrying your grandkids, or you miss going to your golf course due to back pain. No matter what your goals and motivations, we are 100% committed in helping YOU get back to your health and life back as quickly as possible.

We expect to serve approximately 7-10 clients per week and will have 3 parttime staff members and will serve the Rolling Meadows community 1-2 days a week.

Parking Study shows there is ample parking for staff and patients 4-8 parking spots for every hour of our operations.

Signage will be on the Marquee as well as on the directional directory.

. Potential impact: The special use will not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Our business will not have potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area. Since we are next door to a medical facility.

2. Consistency: The proposed special use is in with keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

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. Our business does complement our neighbors and surrounds and we already share common clients and patrons.

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.

Our business will not have any extra stress on the facilities public works system in place. We produce very little waste than our medical clinics or schools.

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.

Again our business is all about helping with their alignments and the good news is If we can there is a facility next door to us who can. This is is Great WIN for all involved.

Dr. Chirag Shah