

**AN ORDINANCE AMENDING THE ZONING MAP  
OF THE CITY OF ROLLING MEADOWS  
(5100 Block of Euclid Avenue Except 5190 Euclid Avenue)**

**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 ("Zoning") sets forth procedures for considering amendments to the map and text of the City's Zoning Ordinance.

**WHEREAS**, in order to better reflect the current use of the affected properties, the City desires to amend the City's Zoning Map to change the zoning districts of the two properties commonly known as 5180 Euclid Avenue and 5101-5199 Euclid Avenue legally described in **Exhibit A**, together with the nearby rights-of-way of Euclid Avenue and Vermont Street, all as depicted in **Exhibit A ("Requested Amendment")**, but excluding 5190 Euclid Avenue; and

**WHEREAS**, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on July 5, 2023 to consider a City-initiated petition 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 B** 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 interest 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:** Approval of Requested Amendment. Pursuant to Sections 122-394 ("Amendments") and the City's home rule authority, the Zoning Map of the City is hereby amended to change the designations of the following properties from C-2 Corridor Commercial District to R-2 Single Family Residence District, all as legally described and depicted in **Exhibit A**:

- A. 5180 Euclid Avenue;
- B. 5101-5199 Euclid Avenue; and
- C. The rights-of-way of Euclid Avenue and Vermont Street where they lie within the area bounded by:
  - i. At the north, the south parcel line of 5100-5198 Euclid Avenue;
  - ii. At the south, the north parcel line of 5101-5199 Euclid Avenue; and
  - iii. At the east and west, the City Limit.

For the avoidance of doubt, this amendment does not affect the zoning designation of the nearby property commonly known as 5190 Euclid Avenue.

**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 25<sup>th</sup> day of June, 2023.

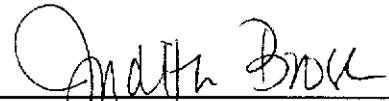
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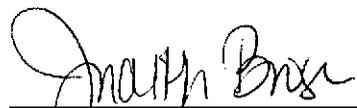
ABSENT: Vinezeano

  
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Lara Sanoica, Mayor

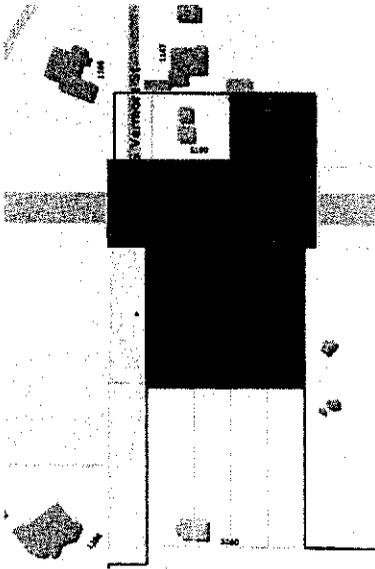
ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 27<sup>th</sup> day of July, 2023.

  
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Judith Brose, Deputy City Clerk

**Exhibit A**



**Visual Depiction of Map Amendment**

Area of amendments shown in red at left.

The designation of 5190 Euclid Avenue is not amended and is the excluded parcel inset at the northwest.

**Legal Description of Subject Property 1**

**(Commonly Known As 5180 Euclid Avenue)**

**PIN 02-27-205-009-0000**

THE EAST ½ OF THE SOUTH 150 FEET OF LOT 5 IN BLK 25 (EXCEPT THE SOUTH 35 FEET TAKEN FOR HIGHWAY PURPOSES) IN A.T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 3, BEING A SUBDIVISION OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Legal Description of Subject Property 2**

**(Commonly Known As 5101-5199 Euclid Avenue)**

**PIN 02-27-401-001-0000**

LOTS FIVE (5) AND SIX (6) (EXCEPT THE NORTH 40 FEET) IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. THREE (3) BEING A SUBDIVISION OF PARTS OF SECTIONS TWENTY-SIX (26) AND TWENTY-SEVEN (27), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## EXHIBIT B

### **PZC's Adopted Findings of Fact**

#### **Text Amendment Standards**

**Standard 1: Potential impacts:** *The amendment shall not adversely impact existing land uses in proximity to a subject property, or, in the case of a text amendment, the overall zoning district purpose or intent of a code section proposed for amendment. The amendment should not unreasonably affect the value, use and enjoyment of nearby properties.*

**Findings:** The Subject Property is currently zoned within a district that would require commercial uses that are not compatible with the residential neighborhood within which they are located. By bringing the properties in alignment with their intended uses as well as the surrounding area's uses, it will improve the value, use, and enjoyment of nearby properties by ensuring that future development is compatible with the character of this existing neighborhood.

**Standard 2: Trend of development/consistency:** *Map amendments should be a logical extension of the trend of development in the area around the subject property, or consistent with the approved comprehensive plan. 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.*

**Findings:** The amendment brings these properties into alignment with surrounding development, which is largely of a residential nature, and would therefore be a logical extension of the trend of the development in the area.

**Standard 3: 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.*

**Findings:** See Findings concerning Standards 1 and 3. The Map Amendment would, accordingly, support the desirable development of the City.

**Standard 4: City plans:** *Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

**Findings:** The Comprehensive Plan shows the property to the south, 5101-5199 Euclid Avenue, to be residential in the future. The property to the north is indicated to be commercial, but Staff believes this designation simply reflected the existing zoning of the property and was an oversight.

**Standard 5: 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.*

**Findings:** The properties were and remain residential in character. The requirement that they be developed as commercial properties diminishes their current and future use.