

AN ORDINANCE GRANTING A MODIFICATION TO A SPECIAL USE

WHEREAS, on December 4, 2018, the Planning and Zoning Commission conducted a public hearing on the Petition of Nicholas Kim, Luxury Imports Auto (“Petitioner”) for the purpose of hearing a petition for a modification to an existing Special Use to allow for more than seven (7) cars to be parked for sale on site, and to allow for all mechanical repairs to vehicles to take place on site for the property commonly known as 3975 Algonquin Road, Rolling Meadows, Illinois (“Premises”); and

WHEREAS, the City Council granted approval of Ordinance 15-08, permitting the Special Use of an indoor and outdoor used car sales lot with conditions; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the Special Use after notice of public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has submitted its report and recommendation to grant the Special Use 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 having received the minutes, recommendation and findings of fact of the Planning and Zoning Commission; and

WHEREAS, the City Council has determined that the proposed Special Use 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.

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

SECTION ONE: Petitioner is granted a modification to their existing Special Use to allow up to 17 cars to be parked for sale on site (a total of 24 vehicles parked on site), and to allow all mechanical repairs to be performed on site.

SECTION TWO: The approval of the Special Use herein granted is subject to the following condition:

1. All repairs are to take place within the building.
2. No body work is permitted at this site.
3. All repair work is to take place between 8:00 am and 7:00 pm, Monday through Friday, and 8:00 am-5:00 pm on Saturday.
4. No inoperable or damaged vehicles are to be stored outside.
5. A maximum of 24 vehicles (including vehicles for sale and customer and employee vehicles) are to be parked outside the building, per submitted Option 1, dated October 23, 2018 (22 total vehicles originally proposed).
6. No "For Sale" signs, price tags, stickers, or any attention getting devices of any kind indicating cars for sale outside of the building.
7. The site shall be developed in substantial conformance with site plan Option #1, dated October 23, 2018 (22 total vehicles originally proposed), and by allowing two additional vehicles to be parked on the premises for sale – a total of 24 vehicles to be parked on site.
8. The petitioner will provide a site plan indicating where the vehicles double-parked on the north side of the building during the night will be located during the day.
9. Vehicles are to be stored perpendicular to the building, as opposed to 60 degree angles, while maintaining at 14 foot wide drive aisle.

10. Landscape screening is to be placed along Algonquin Road; use of low to mid-range high shrubs, such as honeysuckle or dogwood, that can be maintained at a two to three foot height.
11. The loading zone to the east will be posted as "Fire Lane – No Parking".
12. Service may be performed on dealer and non-dealer automobiles.
13. The petitioner may submit a new plan for more cars to be stored on site, subject to City staff approval.

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

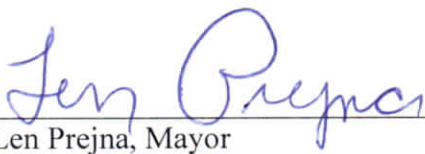
SECTION FOUR: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

YEAS: Banger, D'Astice, Williams, Cannon, Budmats, Majikes, Gallo

NAYS: 0

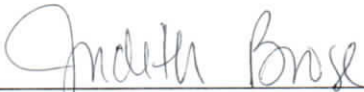
ABSENT: 0

Passed and Approved this 12th day of February 2019.



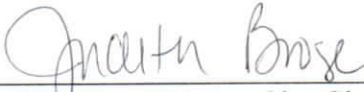
Len Prejna, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 13th day of February 2019.



Judith Brose, Deputy City Clerk