

**AN ORDINANCE AMENDING THE CITY’S COMPREHENSIVE LAND USE PLAN  
TO ADOPT AND INCORPORATE THE KIRCHOFF ROAD CORRIDOR STUDY**

**WHEREAS**, the City of Rolling Meadows has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the City and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

**WHEREAS**, on April 23, 2019, the City Council’s passage of Ordinance No. 19-25 adopted a new Comprehensive Plan for the City, which plan identifies the Kirchoff Road Corridor as the “center of town” and the physical and communal center of the City; and

**WHEREAS**, in 2023, the City Council directed the City’s Planning and Zoning Commission (“PZC”) to review the Comprehensive Plan’s policies and to study the future land use of the Kirchoff Road Corridor given the extraordinary challenges and opportunities posed by both:

- (i) Societal changes resulting from the COVID-19 pandemic, especially as to commercial offices, commuting patterns, and future growth potential for retail and multiple-unit residential land uses; and
- (ii) The closure of Arlington International Racecourse, its subsequent acquisition by the Chicago Bears Football Club, and the potential redevelopment of the Racecourse as a new National Football League stadium;

and

**WHEREAS**, at the conclusion of the Kirchoff Road Corridor Study process in March 2025, the City prepared certain amendments to the Comprehensive Plan (collectively, the “**Proposed Amendment**”) as set forth in this Ordinance to incorporate the results of the study and guide the future public and private development of the Kirchoff Road Corridor; and

**WHEREAS**, a public notice describing the Proposed Amendment was duly advertised on or before February 17, 2025 in the *Daily Herald*, and the PZC conducted a public hearing on March 4, 2025 for the purpose of considering the Proposed Amendment; and,

**WHEREAS**, pursuant to 65 ILCS 5/11-12-1 *et seq.*, the PZC considered the evidence presented at the public hearing and, after the conclusion of the public hearing on \_\_\_\_\_, 2025, recommended that the City Council adopt the Proposed Amendment; and,

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that the Proposed Amendment will achieve the foregoing objectives and otherwise will be in the best interests of the City and its residents.

**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.**     Comprehensive Plan Amendment.

A.     Amendment. The Rolling Meadows Comprehensive Plan is hereby amended as follows:

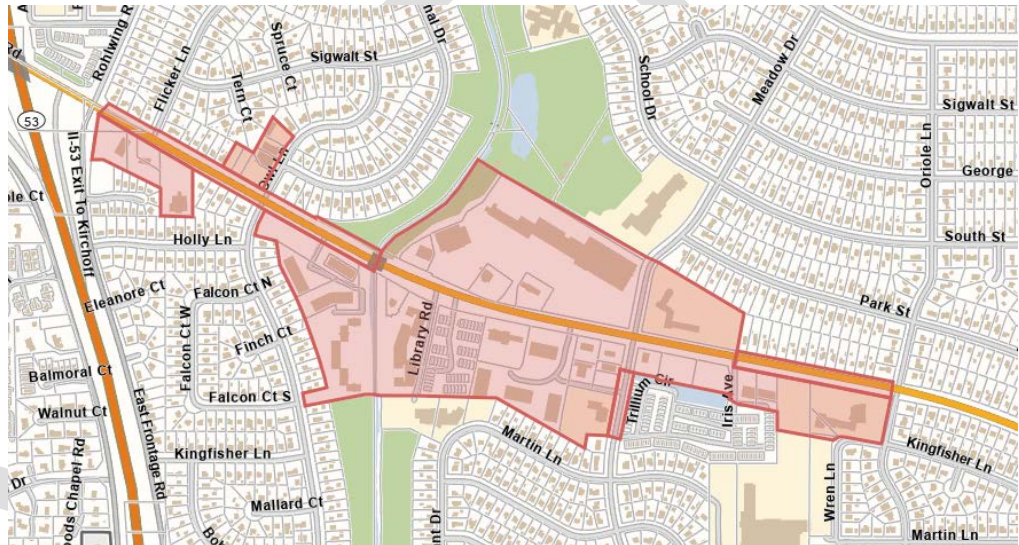
- 1.     Insert a new Appendix E to the Comprehensive Plan, which consists of the Kirchoff Road Corridor Study set forth in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance.

### “Sense of Place” Section

2. Page 27 – Insert the following annotation to accompany the “Recommendations” heading of the “Sense of Place” section: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations as to improvements within the subarea.”*

### “A Great Place To Be” Section

3. Page 51 – Strike the following sentence of the “Vacant” category of the “Land Use” heading of the “A Great Place To Be” section: ~~“Noteworthy is the current vacant 11-acre former Dominick’s grocery store site on Kirchoff Road.”~~
4. Page 54 – Within the “Future Land Use Map,” amend the designation of the below illustrated parcels highlighted in red as a new “Town Center” future use category. Insert the following accompanying annotation: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations as to future land use policies for the Town Center category.”*



5. Page 55 – Strike the entirety of this page, titled “Sub-Area 1: Kirchoff Road Corridor District.” Insert the following annotation: *“This section of the City’s Comprehensive Plan was superseded in 2025 and is no longer in force. The City’s policies for this subarea are located in the Kirchoff Road Corridor Plan, attached as Appendix E.”*
6. Page 60 – Insert the following annotation to accompany the “Zoning Map” within the “A Great Place To Be” section: *“This map shows the City’s Zoning Map as it existed on or about April 2019 when this Comprehensive Plan was originally adopted. The City adopted a new, comprehensively amended Zoning Map in 2020 and has continued to routinely update these zoning classifications.”*
7. Page 61 – Insert the following annotation to accompany the “Recommendations” heading of the “A Great Place To Be” section: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations for this subarea, including as to the redevelopment of the City’s former Fire Station 15 property (See below Spotlight.)”*

### “Getting Around” Section

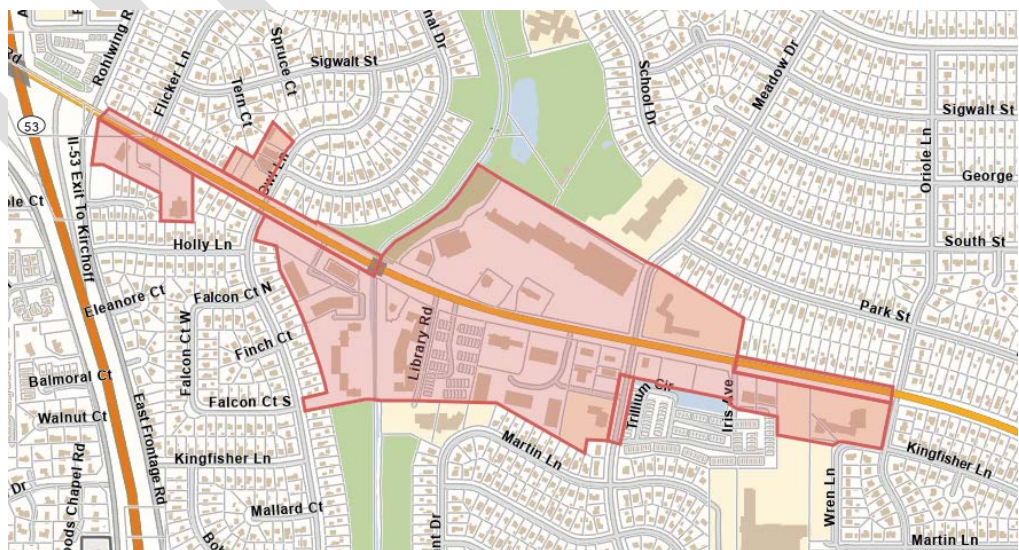
8. Page 74 – Insert the following annotation to accompany the “Bike Facilities” heading of the “Getting Around” section: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations as to bicycle improvements within the subarea.”*
9. Page 75 – Within the “Bike Facilities Map,” in addition to all existing designations, designate both sides of Kirchoff Road from Flicker Lane to Dove Street as “Proposed Bike Lane.” Insert the following accompanying annotation: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations as to bicycle improvements within the subarea.”*
10. Page 76 – Insert the following annotation to accompany the “Pedestrian Improvements” heading of the “Getting Around” section: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations as to pedestrian improvements within the subarea.”*
11. Page 77 – Insert the following annotation to accompany the “Recommendations” heading of the “Getting Around” section: *“See the Kirchoff Road Corridor Plan (Appendix E) for updated recommendations as to pedestrian improvements within the subarea.”*

### “Implementation” Section

12. Pages 88, 89, 91, and 92 – On each listed page within the “Implementation” section, insert the following accompanying annotation: *“The Kirchoff Road Corridor Plan (Appendix E) has updated strategies specific to the Kirchoff Road subarea.”*

### Appendix

13. Page A38 (Appendix D) – Within the “Future Land Use Map (Future Uses Different From Existing),” amend the map to strike items 7, 8, and 9 and their accompanying designations. Create a new item 7 described as *“Redevelopment as Town Center per the Kirchoff Road Corridor Study (Appendix E)”* and show item 7 as being the below illustrated parcels highlighted in **red** as a new “Town Center” future use category. In the legend, reserve items 8 and 9 for future use with no accompanying designation on the map.



- B. Conflicts. The Comprehensive Plan Amendment set forth in Section 3.A of this Ordinance is intended to modify and amend the City's Comprehensive Plan. To the extent that the terms and provisions of the Comprehensive Plan Amendment conflict with or are inconsistent with other provisions of the City's Comprehensive Plan, the terms and provisions of the Comprehensive Plan Amendment shall control.
- C. Publication. The Director of Community Development is hereby authorized and directed to publish an updated version of the Comprehensive Plan incorporating the Comprehensive Plan Amendment.

**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 \_\_\_\_ day of \_\_\_\_\_, 2025.

YEAS:

NAYS:

ABSENT:

\_\_\_\_\_  
**Lara Sanoica, Mayor**

ATTEST:

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

Published this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**Exhibit A**

**Kirchoff Road Corridor Study**

DRAFT