

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
FOR "ART STUDIO, WORKSPACE, OR TEACHING"  
(4300 LINCOLN AVENUE, UNITS Q & R)**

**WHEREAS**, MBM Realty LLC ("**Owner**") owns the property commonly known as 4300 Lincoln Avenue, Units Q and R, within the City's M-1 Business Park Zoning District, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

**WHEREAS**, Vishwa Nirmala Dharma ("**Operator**") desires to operate a meditation studio ("**Business**") at the Subject Property; and

**WHEREAS**, in order to allow the Business to operate at the Subject Property, Operator, with Owner's consent, requested that the City grant a special use to authorize an "art studio, workspace, or teaching" at the Subject Property (the "**Requested Relief**"); and

**WHEREAS**, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on April 2, 2025 to consider the Requested Relief; 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 Relief; 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 Relief in accordance with, and subject to, the conditions, restrictions, and provisions of 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: Grant of Special Use Permit.** Pursuant to the standards and procedures set forth in Section 122-395 ("Special uses") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby approves a special use permit to authorize an "art studio, workspace and teaching" at the Subject Property.

**Section 3: Conditions.** The Special Use granted in Section 2 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. **No Authorization of Work.** The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications

for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.

- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator, the Business and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C**.
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Business, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.

**Section 4:**

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Special Use granted in Section 2 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

**Section 5:** The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

**Section 6:** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

**Section 7: 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.

[Signature page follows.]

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 22<sup>nd</sup> day of April, 2025.

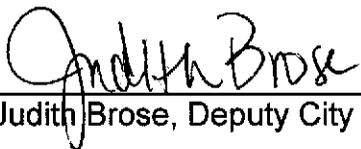
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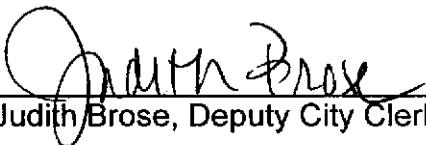
ABSENT: Boucher, McHale, Vinezeano

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

ATTEST:

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

Published this 23<sup>rd</sup> day of April, 2025.

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

**Exhibit A**

**Legal Description**

UNITS NUMBER "Q" AND "R" IN THE INTERCHANGE BUSINESS CENTER CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN PLUM GROVE COUNTRYSIDE UNIT I, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 25, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0626831061, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4300 Lincoln Avenue, Units Q & R  
Rolling Meadows, Illinois.

PIN: Unit Q 02-26-109-034-1017  
Unit R 02-26-109-034-1018

## Exhibit B

### PZC Findings of Fact

#### Special Use Standards

**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.*

**Petitioner's Findings:** Our organization's use of the proposed properties will be limited to our scheduled gathering times. We have one scheduled group meditation for our members each weekend and 3 very small classes offered to the public on Tuesdays and Thursdays at 7:00 pm and Fridays at 3:00 pm. These classes are the only times that the public is invited to our space. Our ingress/egress would be limited to these times with the exception of one or two unscheduled visits for cleaning and general upkeep of the space. All other times our space will remain closed and unoccupied. Our members and class participants are generally quiet and respectful, and we see no reason that the adjacent properties would be negatively impacted by our ingress/egress. We hope to have a positive effect on the overall community by offering our meditation classes free of charge.

**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.*

**Petitioner's Findings:** Due to the fact that the properties are part of an already-established office condominium, our organization would not obstruct any of the objectives and goals of the city's Comprehensive Plan. We do not intend to change any aspects of the exterior or perimeter of the office building. The visual impact of the streetscape will not change. Our organization's presence in the building would not affect the condominium's current "business park" nature, and so would remain in keeping with the City's objective that the northwest industrial district remain primarily as a business park. It is our hope that our organization's presence in Rolling Meadows would positively affect the "sense of place" that is so important to the city's residents, fitting with the "quiet" and "calm" way that the city is characterized according to the Plan, and contributing to the peaceful and safe feeling residents have about their hometown.

**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.*

**Petitioner's Findings:** As our group's purpose is to gather peacefully and to educate the public, our impact on the development of the community could be seen as similar to a community center, church or a school, serving to coexist with and complement existing businesses in the community through our offerings, without any competition or other adverse impact on the surrounding properties.

**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.*

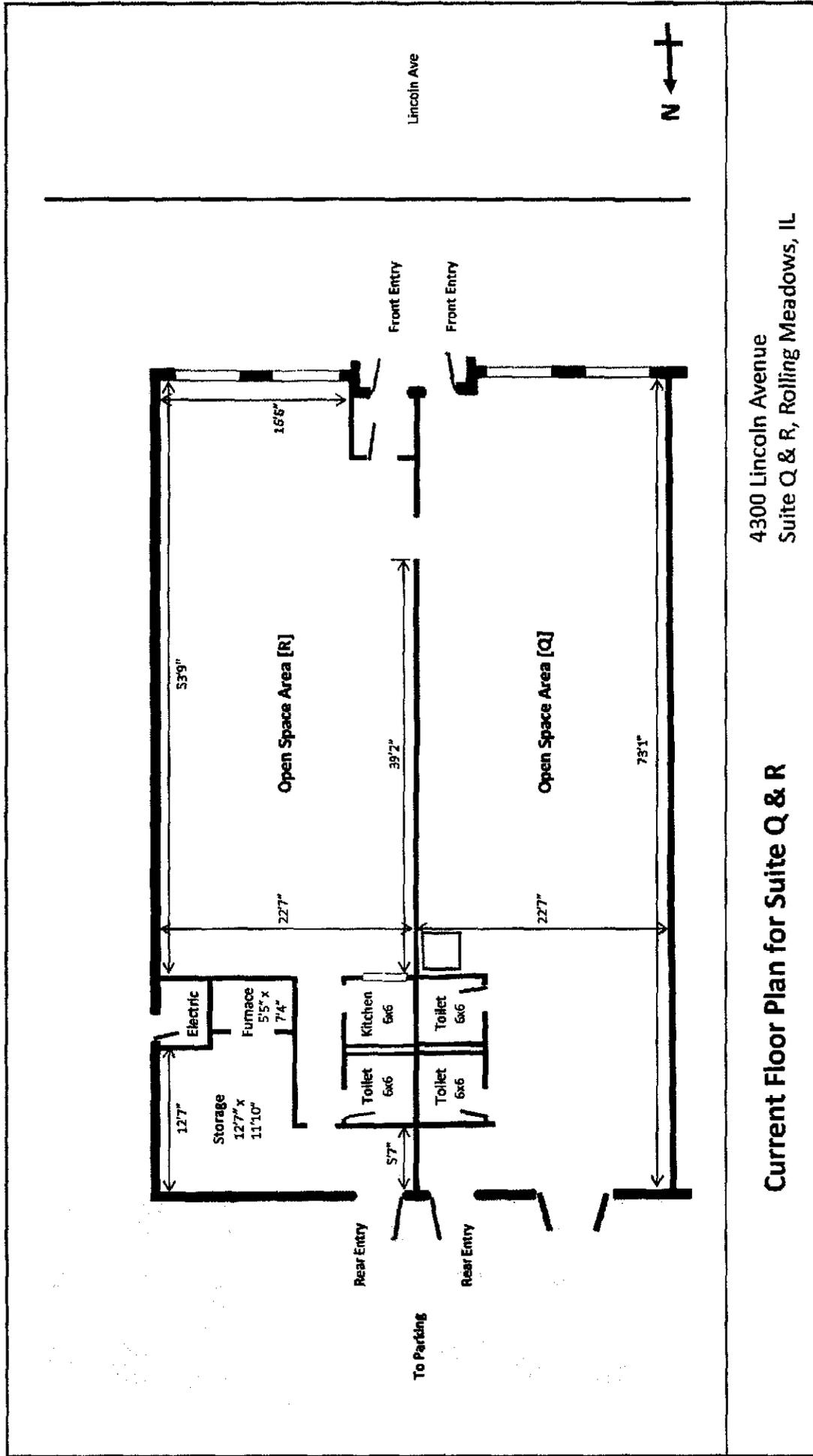
**Petitioner's Findings:** Given our minimal use of the space, and the low impact of our activities upon public facilities, current facilities will be adequate for our needs. At our current location, our impact on waste disposal consists of 1 - 2 bags of waste per week. Our water consumption is limited to drinking water, general cleaning, and plant watering.

**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.*

**Petitioner's Findings:** In terms of site development, since the properties are inside an office condominium, the exterior/perimeter of the building will remain the same. Regarding parking, David Mokhtarian, Property Manager at SD&S Properties, informed us that the number of parking spaces allotted to each of the proposed units (Q & A) is 6, for a total of 12 spaces. These spaces are in "Lot A" as shown on the enclosed condominium Plat of Survey. Our organization currently leases a property in a strip mall in Wood Dale, IL, where we have roughly the same number of parking spaces allotted. We have always been able to comply with this allotment, and we have never had any issues with our neighbors or property manager. Our space will continue to be used primarily by our members on weekends-outside of regular business hours-supporting a system where our parking needs would not conflict with those of most businesses.

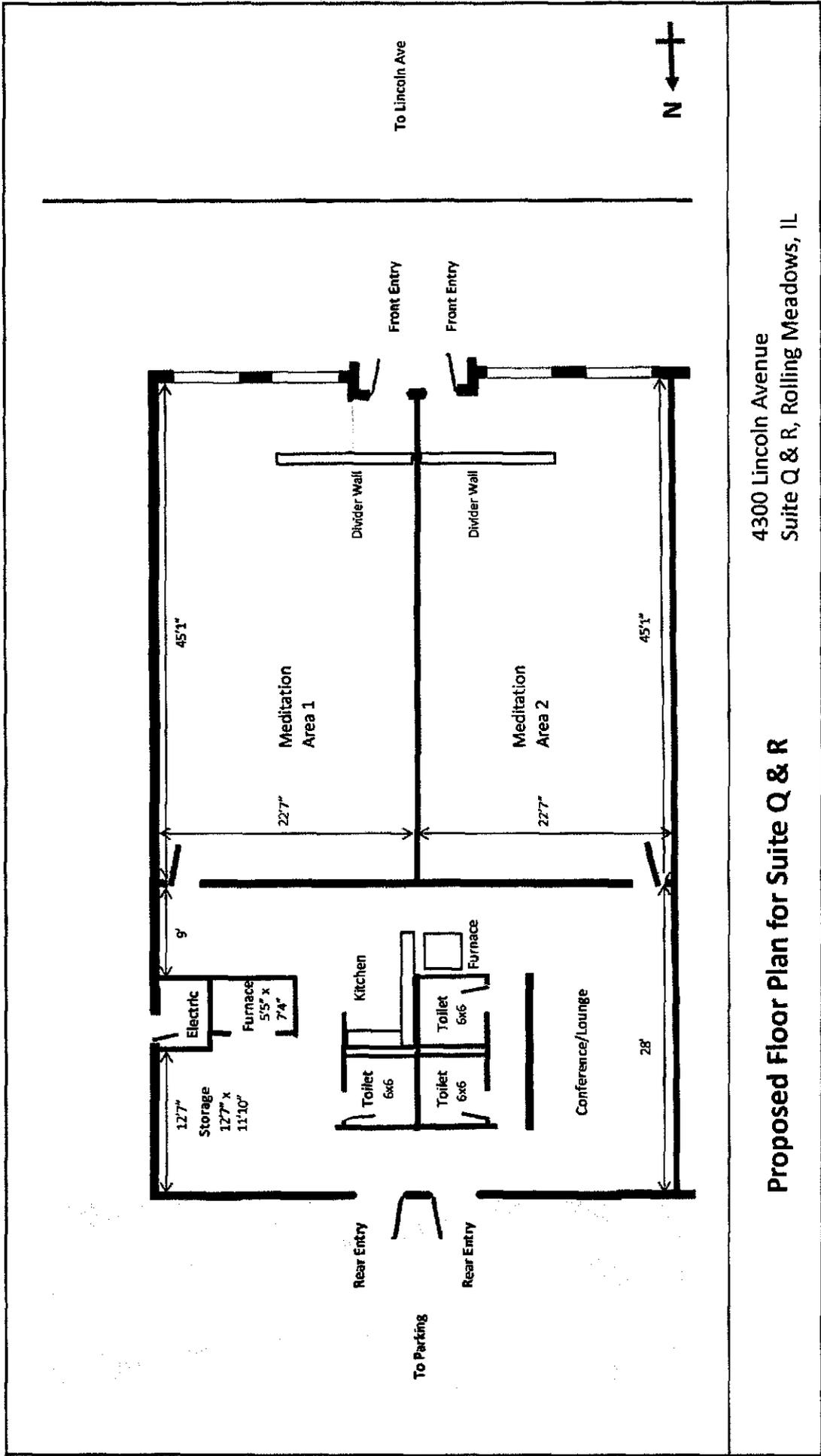
**Exhibit C**

**Plans**



4300 Lincoln Avenue  
Suite Q & R, Rolling Meadows, IL

Current Floor Plan for Suite Q & R



4300 Lincoln Avenue  
 Suite Q & R, Rolling Meadows, IL

**Proposed Floor Plan for Suite Q & R**