



**Board of Commissioners of Cook County  
Zoning and Building Committee**

**Wednesday, March 22, 2017**

**10:00 AM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

**17-2319**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 3/8/2017

**17-2104**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-04

Township: Leyden

County District: 16

Property Address: 10213 West Dickens Avenue, Melrose Park, Illinois 60164

**Property Description:** The Subject Property consists of approximately 0.40 acre located on the south side of Dickens Avenue and approximately 57.33 feet west of Dora Street in Section 33.

**Owner:** Jessie Leszanczuk, 10213 West Dickens Avenue, Melrose Park, Illinois 60164

**Agent/Attorney:** N/A

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to reduce the right interior side yard setback from the minimum required 10 feet to an existing 1.5 feet. The variance is sought in order to bring existing lot conditions into compliance to allow for the construction of a breezeway connecting the existing principal and accessory structures.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/1/2017

Zoning Board Recommendation date: 3/1/2017

County Board extension granted: N/A

[17-2307](#)

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

#### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Second one-year extension of time for Special Use SU 14-06 & Variation V 14-55. First approval of application and first extension of time approved by Cook County Board of Commissioners as 15-2563

**Township:** Schaumburg

**County District:** 15

**Property Address:** 540 Martingale Road, Schaumburg Township, Schaumburg, Illinois

**Property Description:** The subject property consists of approximately 8.003 acres. It measures 460.03 feet on the north line, 560.70 feet on the south line, 683.65 on the west line and 686.76 on the east line.

**Owner:** Shree Akshar Purushottam Swaminarayan Temple and Cultural Centre "Haridham" Sokhada Inc DBA YDS (not for profit corporation), 4074 South Archer Avenue, Chicago, Illinois

**Agent/Attorney:** Richard E. Zulkey, 77 W. Washington Street, Suite 1300, Chicago, Illinois

**Current Zoning:** R-3 Single Family Residence District

**Intended use:** Applicant seeks a Special Use for a PUD and a variation (V 14-55) in a R-3 Single Family Residence District on a property that is designated as an environmentally sensitive area in the Cook County Comprehensive Land Use Map 1999, to construct a Hindu Temple, cultural center and living quarters for the Temple caretaker and Idol.

**Recommendation:** 3/1/2017 ZBA Recommendation is that the application be granted a one year extension of time.

**Conditions: Section 1: BACKGROUND** That the following described Subject Property be **granted with conditions** a Special Use for a PUD Permit in a in a R-3 Single Family Residence District that is designated as an environmentally sensitive area in the Cook County Comprehensive Land Use Map 1999, to construct a Temple, cultural center and living quarters for the Idol and Temple caretaker (comp V 14-55 to reduce front yard setback from the minimum required 50 feet to 44 feet) in Section 25 of Schaumburg Township and,

**Section 2:**

## DESCRIPTION OF PROPERTY

### LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 25, Township 41 North, Range 10 East of Third Principal Meridian, described as follows:

Beginning at a point of the East line of said section, distance 1315.48 feet South from the North line of said section; thence South along the East line 683.10 feet; thence West 670.70 feet; Thence North 683.10 feet to a point distant 660 feet West from the East line of said section; thence East parallel with the North line of said section to the point of beginning (excepting therefrom that part thereof lying easterly of a straight line extending from a point on the North line of the above described tract distant 200 feet West (as measured along said North line) of the East line of the Northeast Quarter of said section; thence Southeasterly along a straight line a distance of 693.003 feet more or less to a point of the South line of said tract distant 110 feet West of said East line of the Northeast Quarter of Section 25) in Cook County, Illinois.

The Subject Property has a commonly known address is 540 Martingale Road, Schaumburg, Illinois, in the Township of Schaumburg, unincorporated Cook County, Illinois.

**Section 3:** That the Special Use in the R-3 Single Family Residence District as mentioned in Section 1

of this Ordinance is hereby authorized.

**Section 4: SPECIAL USE** That this Ordinance under the provisions of Section 13.8.9 of the Cook County Zoning Ordinance be in full force and effect from and after its passage and approval, except that if said use is not established within one year as provided in Section 13.8.14 said Special Use for shall be null and void. That said Subject Property be developed and constructed pursuant to the detailing set forth in the testimony and contained in the exhibits and Findings of the Cook County Zoning Board of Appeals hereby incorporated by reference into the Ordinance, as provided by law.

**Objectors:** None

**History:**

Zoning Board Hearing: 2/4/2015, 3/25/2015, 3/16/2016 and 3/1/2017

Zoning Board Recommendation date: 3/16/2016 & 3/1/2017

Zoning and Building Committee: recommended for approval of original application as amended 4/29/2015

County Board: approved original application as amended 4/29/2015

County Board extension granted: 4/13/2016



---

Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole