



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-2307, **Version:** 1

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