



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 18-0648      **Version:** 1      **Name:** V 17-43 Bret & Carolyn Witney  
**Type:** Zoning Board of Appeals Recommendation      **Status:** ZBA Application Denied  
**File created:** 11/17/2017      **In control:** Zoning and Building Committee  
**On agenda:** 12/13/2017      **Final action:** 12/13/2017  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 17-43

Township: New Trier

County District: 13

Property Address: 115 Woodley Road, Winnetka, Illinois 60093

Property Description: The Subject Property consists of approximately 1.01 acres located on the south side of Woodley Road and approximately 500 feet west of Locust Road in Section 29.

Owner: Bret and Carolyn Withey, 115 Woodley Road, Winnetka, Illinois 60093

Agent/Attorney: None

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback from the minimum required 43.19 feet (20% of lot depth) to a proposed 18.67 feet, (2) reduce the right interior side yard setback from the minimum required 3 feet to an existing 0.85 feet for an accessory structure, (3) reduce the rear yard setback from the minimum required 3 feet to an existing 0.45 feet for an accessory structure, (4) increase the height of a fence located in the front yard from the maximum allowed 3 feet to a proposed 6 5 feet and (5) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to a proposed 0.19 .1819. The variance is sought in order to bring an existing accessory shed (2 & 3) into compliance and to allow for the construction of a proposed single family residential dwelling (5) with an accessory tennis court (1) (15 foot high perimeter barrier).

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: Ken & Amy Viellieu, 199 Woodley Road, Winnetka, Illinois 60093

History:  
Zoning Board Hearing: 11/1/2017 and 11/15/2017  
Zoning Board Recommendation date: 11/15/2017  
County Board extension granted: N/A

**Sponsors:**

**Indexes:** JAMES WILSON, Secretary, Zoning Board of Appeals

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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12/13/2017	1	Zoning and Building Committee	recommend for approval	Pass
12/13/2017	1	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to deny application	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

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History:

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Zoning Board Recommendation date: 11/15/2017

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