



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 17-6115      **Version:** 1      **Name:** V 17-41 Nathan & Suzi Beu  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 11/2/2017      **In control:** Zoning and Building Committee  
**On agenda:** 11/15/2017      **Final action:** 11/15/2017  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 17-41

Township: New Trier

County District: 13

Property Address: 1136 Hill Road, Winnetka, Illinois 60093

Property Description: The Subject Property consists of approximately 0.44 acre located on the south side of Winnetka Road and approximately 500 feet west of West Woodley Way in Section 29.

Owner: Nathan and Suzi Beu, 1136 Hill Road, Winnetka, Illinois 60093

Agent/Attorney: Matthew Kustusch  
MKA Architecture Design Group, LLC., 934 Appletree Lane, Deerfield, Illinois 60015

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15 feet to an existing 2.227 feet, (2) reduce the rear yard setback from the minimum required 50 feet to an existing 16.87 feet and (3) increase the Floor Area Ratio (F.A.R.) from maximum allowed 0.15 to a proposed 0.19. The variance is sought in order to bring existing conditions into zoning compliance to allow for the construction of an attached 3 car garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

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

**Sponsors:**

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

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
11/15/2017	1	Zoning and Building Committee	recommend for approval	Pass

11/15/2017    1    Board of Commissioners    concur with the recommendation of the Zoning and Building Committee to approve application    Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-41

Township: New Trier

County District: 13

Property Address: 1136 Hill Road, Winnetka, Illinois 60093

Property Description: The Subject Property consists of approximately 0.44 acre located on the south side of Winnetka Road and approximately 500 feet west of West Woodley Way in Section 29.

Owner: Nathan and Suzi Beu, 1136 Hill Road, Winnetka, Illinois 60093

Agent/Attorney: Matthew Kustus  
MKA Architecture Design Group, LLC., 934 Appletree Lane, Deerfield, Illinois 60015

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15 feet to an existing 2.227 feet, (2) reduce the rear yard setback from the minimum required 50 feet to an existing 16.87 feet and (3) increase the Floor Area Ratio (F.A.R.) from maximum allowed 0.15 to a proposed 0.19. The variance is sought in order to bring existing conditions into zoning compliance to allow for the construction of an attached 3 car garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

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