

VILLAGE OF



KENILWORTH, IL

**Zoning Board of Appeals Meeting
Wednesday, March 1, 2023**

Agenda Item I. CALL TO ORDER / ROLL CALL

A regular meeting of the Zoning Board of Appeals of the Village of Kenilworth in the Kenilworth Village Hall, Kenilworth, Illinois was held at 7:00 p.m. on Wednesday, March 1, 2023. Chair Thompson called the meeting to order at 7:04 p.m.

Attendance was as follows:

Zoning Board of Appeals Members Present:

Vicki Thompson	Chair, present virtually
Frank Cavalier	Member
Katherine Peterson	Member
Hester McCarthy	Member
Mark Hinkamp	Member
Jenelle Chalmers	Member
Eamon Murphy	Member

Zoning Board of Appeals Members Absent:

None

A quorum was present.

Other Recorded as in Attendance:

Village Officials and Staff:

Heather McFarland	Assistant to the Village Manager
Ruben Shell	Houseal Lavigne

Others in Attendance:

John Kiwala	Applicant, Kenilworth Park District
Christine DiClementi-Harlow	
Paul DiClementi	
Vlatkav Mcilwaine	

Chair Thompson opened the meeting.

Agenda Item II. APPROVAL OF MINUTES

The minutes of the Zoning Board of Appeals meeting of January 25, 2023, were presented to the members. The members suggested some minor modifications to the minutes.

Member Cavalier made a motion to approve the January 25, 2023 Zoning Board of Appeals Meeting Minutes, as amended, and Member Peterson seconded the motion.

A roll call vote was taken as follows on the motion:

Yea: McCarthy, Peterson, Thompson, Cavalier, Hinkamp, Chalmers, Murphy

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 0.

Agenda Item III. PUBLIC HEARING

A. Public Hearing to consider a Special Use Permit Amendment – 410-493 Kenilworth Avenue

Chair Thompson opened the public hearing and provided an overview of the request by the Kenilworth Park District, including adjusting the operating hours of the café and permitting the service of breakfast and lunch. Mr. Kiwala stated the request was based on feedback received from the public to remain open later and expand their food offerings. Mr. Kiwala further described the Assembly Hall’s capacity to prepare food and their current process for deliveries. Member McCarthy asked what the traffic was like for the café. Applicant John Kiwala shared that they had seen a steady decline in customers and believed weather may have had an impact.

Member Chalmers asked about the potential impact on café operating hours when events are held at the Assembly Hall. Mr. Kiwala explained that notices are sent out through their e-newsletter. Mr. Kiwala also shared that he viewed the café as a central gathering place for residents in the Village, and expanding its offerings would invite more patrons. The members continued discussing the request, including the capacity of the building, potential parking impacts, and the existing special use permit. The members discussed the likelihood that café visitors would be Kenilworth residents, which may reduce potential parking impacts. Member McCarthy expressed concern about setting precedent given the request. Ms. McFarland explained that special use permits are specific to each request. Chair Thompson expressed support for the idea as long as the time open was still limited and the menu was simple. Additional members expressed support for the request.

Member Peterson made a motion to approve the request submitted by the applicant, the Kenilworth Park District, on January 11, 2023, to amend the approved special use permit for 410 Kenilworth Avenue, formerly known as 410-493 Kenilworth Avenue, to allow for the café to prepare and serve cooked breakfast and lunch on-site and to allow the café to operate from 7:00 am to 1:30 pm Monday - Sunday. **Member Chalmers seconded the motion.**

A roll call vote was taken as follows on the motion:

Yea: Peterson, Thompson, Cavalier, Hinkamp, Chalmers, Murphy

Nay: McCarthy

Absent: None

Abstain: None

The motion was approved 6 – 1.

Agenda Item V. BUSINESS FROM THE PUBLIC RELATED TO ITEMS NOT ON THE AGENDA

Chair Thompson shared with the Board that Ms. McFarland would review the Open Meetings Act with the Board at a future date. Member Peterson asked about the Kenilworth Union Church Process. Chair Thompson explained what has happened to date, and confirmed the Building Review Commission issued a one-year wait on the demolition process. Ms. McFarland provided additional details on the process moving forward. The Board further discussed the Kenilworth Union Church.

Agenda Item VI. ADJOURN

Member Hinkamp made a motion to adjourn and Member Cavalier seconded the motion.

A roll call vote was taken as follows on the motion:

Yea: McCarthy, Peterson, Thompson, Cavalier, Hinkamp, Chalmers, Murphy

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 0.

The meeting was concluded at 7:57 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager