

VILLAGE OF



KENILWORTH, IL

**Zoning Board of Appeals Meeting  
Wednesday, March 13, 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 13, 2023. Chair Thompson called the meeting to order at 7:01 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:*

Susan Resko	Applicant
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Chair Thompson opened the meeting.

**Agenda Item II. APPROVAL OF MINUTES**

The minutes of the Zoning Board of Appeals meeting of March 1, 2023, were presented to the members.

**Member Peterson made a motion to approve the March 1, 2023 Zoning Board of Appeals Meeting Minutes, as amended, 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.**

**Agenda Item III. PUBLIC HEARING**

**A. Public Hearing to Consider a Variation from Fence Height Regulations at 637 Abbotsford Rd**

Susan Resko, applicant, provided an overview of her request to the group. Ms. Resko stated that her fence is .69% higher than what is permitted by Village regulations, and does not want to make the contractor remove and alter the fence. Member Cavalier stated that he does not believe a variation should be necessary for the request. Chair Thompson agreed, and stated it could have been handled through permitting.

**Member Hinkamp made a motion to approve** the request submitted by the petitioner, Michael and Susan Resko, for a fence height variation of 5.5 inches to approve the previously constructed fence measuring up to 6 feet 5.5 inches in height along the side lot lines of the property at 637 Abbotsford Road in accordance with the plans submitted to the Village on February 9, 2023, except observing that the fence is 6 feet 5.5 inches as its maximum height rather than 6 feet 2 inches as indicated in the plans. The variation requested by the petitioner shall be granted conditioned upon the petitioner’s strict compliance with the plans submitted to the Village on February 9, 2023, except for the discrepancy previously noted in this motion. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member Chalmers seconded the motion.**

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

**Yea: Peterson, Thompson, Cavalier, Hinkamp, Chalmers, Murphy, McCarthy**  
**Nay: None**  
**Absent: None**  
**Abstain: None**

**The motion was approved 7 – 0.**

**B. Public Hearing to Consider Variations at 150 Abingdon Ave Pertaining to:**

- a. Maximum Size and Lot Coverage; and**
- b. Minimum Yard Requirements.**

Chair Thompson shared that this item would be considered by the ZBA at a future meeting. Ms. McFarland stated that she would poll the group for their meeting availability.

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

None.

**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 7:17 p.m.**

Respectfully Submitted,

Heather McFarland

Assistant to the Village Manager