

VILLAGE OF



KENILWORTH, IL

**Zoning Board of Appeals Meeting
Monday, April 03, 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 Monday, April 03, 2023. Chair Thompson called the meeting to order at 7:12 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, arrived at 7:13 p.m.
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:

Jeff Harting	Applicant's Architect
Elizabeth Picou	Applicant
Jordan Feffer	Applicant
Cindy Yingling	Resident

Chair Thompson opened the meeting.

Agenda Item II. APPROVAL OF MINUTES

The minutes of the Zoning Board of Appeals meeting of March 13, 2023, were presented to the members. Modifications were recommended to clarify the requestors listed in the motion language.

Member Cavalier made a motion to approve the March 13, 2023 Zoning Board of Appeals Meeting Minutes, as amended, and Member Hinkamp 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 Variations at 150 Abingdon Ave Pertaining to:

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

Chair Thompson opened the first agenda item by swearing in those planning to speak on the request. The applicant, Elizabeth Picou, then provided an overview of the request and desire for additional space to raise their family. Ms. Picou stated that the addition extends above the garage on the second floor. The project architect, Jeff Harting, provided further detail on the floor area request. Mr. Harting explained that the intent is not to extend the footprint of the house and that the goal is to establish a fourth additional bedroom and bathroom. Mr. Picou shared that he is also hoping to gain another office space. Chair Thompson expressed support for the request. Member Cavalier stated that he did not see the part of the request involving the garage as a good solution. Member Murphy asked if the neighbor to the west of the home wanted to share their perspective.

Cindy Yingling, neighbor, stated that she had no issues so long as there was not a window looking into her home. Ms. Yingling further shared that she believed older homes should be brought up to current standards.

Member Murphy asked if new windows would increase the non-conformity of the garage. Ruben Shell with Houseal Lavigne responded that dormers would, but skylights would not. Member Murphy expressed discomfort with the inconvenience a future homeowner may experience as a result of the request. Member Murphy further explained that the mass of the garage is close to the property line.

Member Hinkamp asked if alternatives were available. Mr. Harting explained that the design was minimal and sensitive to building height. The group continued to discuss design alternatives, required setbacks, and their potential impact on a nearby tree.

Member Hinkamp made a motion to approve the request submitted by the petitioner, Jeff Harting, for a floor area variation of 539.8 square feet to allow for the expansion of the second-floor of the residence at 150 Abingdon Avenue, including the expansion of the sunroom over the first-floor kitchen, reconfiguration of the bathrooms and closet space, and addition of storage space above the attached garage in accordance with the plans submitted to the Village on March 14, 2023. The variation

requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the plans submitted to the Village on March 14, 2023. 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 Murphy seconded the motion.**

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

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

Nay: Cavalier

Absent: None

Abstain: None

The motion was approved 6 – 1.

Member Murphy made a motion to approve the request submitted by the petitioner, Jeff Harting, for a side yard setback variation of 6.06 feet to allow for an increase in height of the existing nonconforming garage and reconstruction of the garage roof at 150 Abingdon Avenue in accordance with the plans submitted to the Village on February 10, 2023, except observing that the required side yard in the R-2 District is eight feet rather than six feet as indicated on 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 10, 2023 consisting of nine sheets, except for the discrepancy noted previously 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, Hinkamp, Chalmers, Murphy, McCarthy

Nay: Cavalier

Absent: None

Abstain: None

The motion was approved 6 – 1.

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

Ms. Yingling inquired on a residential construction project in the Village. Member Hinkamp suggested that she contact the Village Manager with her questions.

Agenda Item VI. ADJOURN

Member Peterson made a motion to adjourn and Member Hinkamp 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 8:11 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager