



**Zoning Board of Appeals Meeting
Monday, May 08, 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, May 08, 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
Katherine Peterson	Member
Hester McCarthy	Member
Mark Hinkamp	Member
Jenelle Chalmers	Member

Zoning Board of Appeals Members Absent:

Frank Cavalier	Member
Eamon Murphy	Member

A quorum was present.

Others Recorded as in Attendance:

Village Officials and Staff:	
Heather McFarland	Assistant to the Village Manager
Ruben Shell	Houseal Lavigne

Others in Attendance:

Amy Krugler, Applicant
Healy Rice, Applicant's Architect
Liz Sbertoli, Applicant
Jack Sbertoli, Applicant
Judith Baiocchi
Michael Mazur
Jack Kelly, Applicant

Chair Thompson opened the meeting.

Agenda Item II. APPROVAL OF MINUTES

The minutes of the Zoning Board of Appeals meeting of April 3, 2023, were presented to the members. Minor modifications were suggested by the group.

Member McCarthy made a motion to approve the April 3, 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, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

Agenda Item III. PUBLIC HEARING

Chair Thompson began the public hearing by swearing in those in attendance wishing to speak.

A. Public Hearing to Consider Variations at 727 Cummings Avenue Pertaining to:

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

Chair Thompson provided a brief overview of the request, which had been previously heard by the ZBA in 2021. Project architect, Healy Rice, shared additional background on the request. Ms. Rice explained that family circumstances prevented the applicant from proceeding with their approved variance in 2021. Ms. Rice further explained that the numbers related to the request changed slightly due to a calculation error, however, the plans are exactly the same. Ruben Shell, Planner with Houseal Lavigne, explained that the lot coverage request had been slightly reduced and the floor area request had slightly increased.

The ZBA members discussed the request and asked Ms. Rice for the lot size. Ms. Rice shared that the lot size is 50' x 140'.

Member Chalmers made a motion to approve the request submitted by the petitioners, Amy and Jeff Krugler, for a floor area variation of 254.23 square feet to allow for an addition to the residential structure at 727 Cummings Avenue, including the reconstruction of the first-floor family room, addition of a mudroom, and expansion of the kitchen and dining area, and second-floor bedroom and closet space in accordance with the plans submitted to the Village on April 4, 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 April 4, 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 Peterson seconded the motion.**

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

Member Peterson made a motion to approve the request submitted by the petitioner, Amy and Jeff Krugler, for a building coverage variation of 34.02 square feet to allow for an addition to the residential structure at 727 Cummings Avenue, including the reconstruction of the family room, addition of a mudroom, and expansion of the kitchen and dining area in accordance with the plans submitted to the Village on April 4, 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 April 4, 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 Chalmers seconded the motion.**

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

B. Public Hearing to Consider Variations at 632 Wayland Avenue Pertaining to:

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

Applicant Jack Sbertoli presented the request to the ZBA. Mr. Sbertoli explained that when his family purchased the home, he anticipated working out of an office building. Since then, his family has grown and he is now working from home. Mr. Sbertoli further shared that he would like to have four bedrooms on the home's upper floor, however, was open to feedback from the ZBA and postponing the discussion if necessary.

ZBA member Chalmers inquired on the existing number of rooms. Mr. Sbertoli responded that the home had two on the second floor and one in the basement. Chair Thompson stated that she would like additional information on the existing conditions and that the applicant may want to consider asking for additional area for either the garage or home. Member Kate Peterson explained that many applicants bring their architects to ZBA meetings.

The group further discussed the hardship standards for considering variances. Member McCarthy requested additional information on the basement. Member McCarthy continued, and reminded the

applicant that any future permit would require strict compliance with the plans associated with the variance.

Judith Baiocchi, a neighbor, expressed concern over the potential for contractors to block the alley during project construction. Mr. Sbertoli responded that he would be the contractor and that he would work to ensure neighbors would not be blocked-in.

Michael Mazur, another neighbor, offered support for Mr. Sbertoli's project.

Mr. Sbertoli stated that he was concerned about a variance denial, and would like for the request to be discussed at another meeting in June. The ZBA members discussed available meeting times.

Member Peterson made a motion to postpone the request submitted by the petitioners, Jack and Liz Sbertoli, for a building coverage variation of 395 square feet to allow for the construction of an addition to the rear of the existing single-family residence and a detached garage on the lot at 632 Wayland Avenue in accordance with the plans submitted to the Village on March 23, 2023 until June 5, 2023 at 7:00 p.m. to allow the petitioners additional time to respond to the comments heard this evening.

Member Hinkamp seconded the motion.

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

Member Peterson made a motion to postpone the request submitted by the petitioners, Jack and Liz Sbertoli, for a floor area variation of 1,025 square feet to allow for the construction of an addition to the rear of the existing single-family residence, remodel of the second floor, and construction of a detached garage on the lot at 632 Wayland Avenue in accordance with the plans submitted to the Village on March 23, 2023 until June 5, 2023 at 7:00 p.m. to allow the petitioners additional time to respond to the comments heard this evening. **Member Hinkamp seconded the motion.**

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

C. Public Hearing to Consider Variations at 627 Park Drive Pertaining to:

- a. Maximum Size and Lot Coverage;**
- b. Minimum Yard Requirements; and**
- c. Location of Accessory Structures.**

Jack Kelly, applicant, opened the discussion by providing background on his home. Mr. Kelly stated that his home abuts one of two residential alleys and has a two-car garage. Mr. Kelly further stated that he has no driveway. Mr. Kelly has two children who frequently get around on their bikes, however, they cannot fit into the garage with vehicles. As a resolution, Mr. Kelly explained that he decided to construct a bike locker in an otherwise unusable space on the property. The bike locker is 48 square feet. Mr. Kelly shared that both of his neighbors have provided support for the project.

The members discussed Mr. Kelly's request. Member Hinkamp asked what the existing site conditions were like. Mr. Kelly stated that it was mud, and the new shed roof is sloped to the alley. Chair Thompson asked if the bikes could fit in another structure, like a utility shed. Mr. Kelly responded that they could not. Member Chalmers asked if prior owners experienced similar hardship. Mr. Kelly shared that the prior family built the new detached garage as a resolution.

The member's continued their review and discussed typical parcel sizes nearby.

Member Hinkamp made a motion to approve the request submitted by the petitioners, Carrie and John Kelly, for a floor area variation of 319.02 square feet to allow for the existing non-conforming bicycle locker attached to the legally non-conforming detached garage on the lot at 627 Park Drive in accordance with the plans submitted to the Village on April 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 April 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 Peterson seconded the motion.**

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

Member Hinkamp made a motion to approve the request submitted by the petitioners, Carrie and John Kelly, for a Building Coverage variation of 219.8 square feet to allow for the existing non-conforming bicycle locker attached to the legally non-conforming detached garage on the lot at 627 Park Drive in accordance with the plans submitted to the Village on April 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 April 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 Peterson seconded the motion.**

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

Member Hinkamp made a motion to approve the request submitted by the petitioners, Carrie and John Kelly, for a variation of less than 1 foot from the accessory structure location standards to allow for the existing non-conforming bicycle locker attached to the legally non-conforming detached garage on the lot at 627 Park Drive in accordance with the plans submitted to the Village on April 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 April 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 Chalmers seconded the motion.**

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

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

The members confirmed their future meeting dates on June 5, 2023 and July 10, 2023. Chair Thompson asked Heather McFarland, Asst. to the Village Manager, that members absent from the meeting be notified.

Agenda Item VI. ADJOURN

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

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

Yea: McCarthy, Peterson, Thompson, Hinkamp, Chalmers

Nay: None

Absent: Cavalier, Murphy

Abstain: None

The motion was approved 5 – 0.

The meeting was concluded at 8:29 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager