



**Zoning Board of Appeals Special Meeting
Monday, June 5, 2023**

Agenda Item I. CALL TO ORDER / ROLL CALL

A special 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, June 05, 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
Frank Cavalier	Member
Eamon Murphy	Member

Zoning Board of Appeals Members Absent:

None

A quorum was present.

Others Recorded as in Attendance:

Village Officials and Staff:

Heather McFarland	Assistant to the Village Manager
Atrian Fard	Senior Planner

Others in Attendance:

Jack Sbertoli, Applicant
Joseph Pasquinelli, Applicant's Architect

Chair Thompson opened the meeting.

Agenda Item II. APPROVAL OF MINUTES

The minutes of the Zoning Board of Appeals meeting of May 8, 2023, were presented to the members. Minor modifications were suggested by the group.

Member McCarthy made a motion to approve the May 8, 2023 Zoning Board of Appeals Meeting Minutes, as amended, and Member Chalmers seconded the motion.

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

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

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 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 632 Wayland Avenue Pertaining to (Continued from May 8, 2023):

- a. Maximum Size and Lot Coverage;**
- b. Minimum Yard Requirements;**
- c. Maximum Principal Building Height; and**
- d. Maximum Detached Garage Height.**

Chair Thompson explained that several members decided to walk through the property and visit inside the house. Applicant Jack Sbertoli provided a brief background to the ZBA. Since the ZBA meeting in June, Mr. Sbertoli explained that he added all building floor plans, worked with staff on the building and garage height, and answered ZBA's questions.

ZBA member Cavalier stated that the request was extensive compared to other previously granted variations. Mr. Sbertoli responded that he had looked back at historical applications through 2015 and found other similar requests for up to 10-20% over what was allowed. Mr. Sbertoli referred to the project at 708 Roger that was for a 60% increase of lot coverage over the maximum permitted. Mr. Sbertoli further shared that he cares about the drainage on the site, and unlike the property on Roger, his project meets the impervious surface requirements, which would lessen the impacts on neighbors.

Joseph Pasquinelli, the applicant's architect, noted that the roof height can be re-adjusted and lowered. The new detached garage will be very beneficial in providing access to the rear alley. From the form standpoint, the addition will not alter the building façade from the street view.

ZBA member Hinkamp thought the meeting continuation intended to allow the petitioners to revisit and modify their proposal; however, their request remained unchanged.

Chair Thompson said that the lot is small and the house does not have sufficient space for a growing family. She added that the neighboring house at 636 Wayland is much larger than what the petitioners are asking. Chair Thompson expressed support for investments in the existing buildings rather than tear-downs and wanted to work with the homeowners to come up with a solution that is within reason while meeting their needs. She suggested reducing the building heights to comply with the Code and, if possible, reducing the square footage of the addition. Mr. Sbertoli responded that the height variations

could be eliminated, but downsizing the building addition would not be a worthwhile investment. He added that he is willing to make a good investment and does not intend to tear down the house.

ZBA member McCarthy stated that the ZBA should be fair to all applicants. She referred to her earlier visit to the house and called it a nice starter home. She believed that the proposed addition was a stretch.

Group discussions ensued regarding the Zoning Code definitions of a half-story and floor area.

Mr. Sbertoli stated that he was concerned about the request denial and asked whether reducing the extent of reliefs from 35% to 27% would lead to ZBA's approval, to which Chair Thompson responded that the property's unique characteristics, such as the narrow width of the house at front, are of further importance rather than percentages. She suggested that the petitioners revisit their plans and come back at a later date.

ZBA member Murphy agreed with lowering the roof to eliminate height variations and appreciated that the proposed addition was pushed back and did not impact the streetscape.

Joseph Pasquinelli explained that the proposal was initially for a lower roof. He clarified that the addition would maintain the slope of the existing house and keep the same roofline as the neighboring houses. Mr. Pasquinelli indicated that they might be able to downsize the rooms; however, the issue of the excessive square footage may not be resolved.

Mr. Sbertoli stated that the building and garage height will be adjusted to eliminate the height variations. Chair Thompson also believed that downsizing the closets and reducing the building bulk in the back could be helpful.

Mr. Sbertoli asked whether his case could be discussed at another meeting, to which Chair Thompson responded, "Yes." The ZBA members discussed available meeting times and the staff's review process. With the timeline in mind, the ZBA agreed to continue the meeting to September 11, 2023, at 7:00 pm.

Member Hinkamp 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 May 31, 2023 until September 11, 2023 at 7:00 p.m. to allow the petitioners additional time to respond to the comments heard this evening. **Member Peterson seconded the motion.**

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

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

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 0.

Member Hinkamp 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 May 31, 2023 until September 11, 2023 at 7:00 p.m. to allow the petitioners additional time to respond to the comments heard this evening.

Member Peterson seconded the motion.

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

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

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 0.

Member Hinkamp made a motion to postpone the request submitted by the petitioners, Jack and Liz Sbertoli, for a principal building height variation of 4.33 feet to allow for the construction of a two-story addition to the rear of the existing single-family residence on the lot at 632 Wayland Avenue in accordance with the plans submitted to the Village on May 31, 2023 until September 11, 2023 at 7:00 p.m. to allow the petitioners additional time to respond to the comments heard this evening. **Member Peterson seconded the motion.**

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

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

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 0.

Member Hinkamp made a motion to postpone the request submitted by the petitioners, Jack and Liz Sbertoli, for a detached garage height variation of 2.5 feet to allow for the construction of a 1.5-story detached garage on the lot at 632 Wayland Avenue in accordance with the plans submitted to the Village on May 31, 2023 until September 11, 2023 at 7:00 p.m. to allow the petitioners additional time to respond to the comments heard this evening. **Member Peterson seconded the motion.**

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

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

Nay: None

Absent: None

Abstain: None

The motion was approved 7 – 0.

Agenda Item IV. OTHER BUSINESSES

Senior Planner Fard, the Village's recent hire and the new staff liaison to the ZBA, introduced herself and provided background about her past planning experiences.

ZBA member Cavalier expressed frustration with the current Village staffing structure.

Sr. Planner Fard confirmed that two items would be on the agenda for the July 10th regular ZBA meeting.

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

There was 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: Hinkamp, Cavalier, McCarthy, Peterson, Thompson, Chalmers, Murphy
Nay: None
Absent: None
Abstain: None

The motion was approved 7 – 0.

The meeting was concluded at 7:59 p.m.

Respectfully Submitted,

Atrian Fard
Senior Planner