

**MINUTES OF A MEETING OF THE KENILWORTH ZONING BOARD OF APPEALS HELD IN  
THE KENILWORTH VILLAGE HALL, 419 RICHMOND ROAD, KENILWORTH, ILLINOIS  
7:30P.M. ON MONDAY, JUNE 15, 2009**

The meeting was called to order by Chairman Frank Cavalier at 7:35 p.m., and upon roll call, the following persons were present:

Present:	Frank Cavalier	Chairman
	Kristin Casas	Member
	Cary Johnson	Member
	Vicki Thompson	Member
	Kathy Wilson	Member
	Dr. James Pollock	Member, arrived at 7:40 pm
Absent:	Mark Hinkamp	Member
Other Village Officials Present:	Susan Criezis	Community Development Director
	Stewart Weiss	Assistant Village Legal Counsel
Others Present:	Avani Mehta	626 Wayland Avenue
	George Hull	509 Brier Street
	Georgia Heisinger	544 Exmoor Road
	Bridie Maloney	610 Wayland Avenue
	Rachel Noel	141 Kenilworth Avenue

Chairman Cavalier outlined the procedure of the zoning meeting. He administered an oath to everyone who wished to speak on any items on the meeting agenda.

**Public Hearing to consider Variations from the Temporary Tent Erection Time Period Regulations to allow 2 tents, 3 canopies and 1 screen wall for the Kenilworth Union Church Annual Rummage Sale to be in place for 22 days which exceeds the allowed time period of 7 days – 211 Kenilworth Avenue**

Chairman Cavalier introduced the application and said the variance request is the same request put forth each year by the Kenilworth Union Church for their Annual Rummage Sale in July. There were no comments from the Zoning Board of Appeals members or the audience.

**Member Casas made a motion to approve the request for variation from the temporary tent erection time period regulations to allow 2 tents, 3 canopies and 1 screen wall for the Kenilworth Union Church Annual Rummage Sale to be in place for 22 days for the property located at 211 Kenilworth Avenue. Member Wilson seconded the motion.**

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

**Yea: Casas, Johnson, Thompson, Wilson, Cavalier  
Nay: None  
Absent: Pollock, Hinkamp  
Abstain: None**

**The request for variance was approved 5 – 0**

**Public Hearing to consider Variations from the Floor Area, Building Coverage, Front Yard Setback, and Side Yard Setback Regulations to Exceed the Maximum Floor Area by 159.61 square feet and the Maximum Building Coverage by 115.15 square feet, and to Reduce the Front Yard Setback by 13.66 feet and the Side Yard Setback by 2.49 feet – 626 Wayland Avenue**

Chairman Cavalier introduced the application. The owner of 626 Wayland Avenue, Avani Mehta, presented her application and described the variation request to construct a one story rear addition, a 1<sup>st</sup> floor perimeter addition of 4.5 inch thick exterior stone finish at the base of the existing frame wall and 2<sup>nd</sup> floor dormer additions to the existing house. She said the home was inspected before her purchase and it was found to be sound with no mold or insects. She said the house needs a lot of work, is salvageable and is worthy of renovation. She said 40% of the exterior stucco is missing and instead of replace with new stucco, she would like to install a stone base with cedar shakes above. She said this would improve the look of the home.

Ms. Mehta explained the four variation requests and the reasons for seeking relief. Chairman Cavalier said the existing house is non-conforming with respect to the building coverage, front yard setback and west side yard setback. Member Wilson asked about the neighbors and if the neighbors to the west are in support of the application. Ms. Mehta said there are no neighbors currently living in the house on the east.

Bridie Maloney, 610 Wayland Avenue, said she supports the variance request for additions to the home, but would also support demolition. Member Wilson said she was surprised the home was not to be demolished. Ms. Mehta said the condition of the homes is better inside than on the outside.

Member Johnson asked about the closeness of the existing house to the west lot line. Chairman Cavalier said the existing house is nonconforming with a reduced side yard setback. Member Johnson asked about the stone veneer to be added to the perimeter of the existing first floor wall. He discussed the difference of thicker stone and thinner stone. Ms. Mehta said she prefers to install a standard thickness of stone veneer, rather than a thin stone glued to the wall.

Rachel Noel, 141 Kenilworth Ave., said Ms. Mehta has renovated two other homes in Kenilworth well and she supports this application for variation. Georgia Heisinger, 544 Exmoor Rd., said the existing home needs updating and it would help the neighborhood for the home to be improved.

Chairman Cavalier said the hardship is the existing house is nonconforming and the request for increasing the nonconformity is small.

Member Casas asked about the typical lot width and size on Wayland Avenue. Member Johnson said this is a typical lot in R4 of 50 feet wide and 125 feet deep.

**Member Casas made a motion to approve the request for variations from the floor area, building coverage, front yard setback and side yard setback regulations for the property located at 626 Wayland Avenue to allow the maximum Floor Area Regulations to be exceeded by 159.61 square feet and the maximum Building Coverage Regulations to be exceeded by 115.15 square feet, and to reduce Front Yard Setback by 13.66 feet and the**

**Side Yard Setback by 2.49 feet in accordance with the plans presented. Member Wilson seconded the motion.**

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

**Yea: Casas, Johnson, Pollock, Thompson, Wilson, Cavalier**  
**Nay: None**  
**Absent: Hinkamp**  
**Abstain: None**

**The request for variance was approved 6 – 0.**

The minutes of the April 20, 2009 Zoning Board of Appeals meeting were placed before the Board. No corrections were made.

**Member Johnson made a motion to approve the minutes. Member Wilson seconded the motion which was unanimously carried, and the April 20, 2009 Meeting Minutes were approved as presented.**

Chairman Cavalier discussed the Kenilworth Assembly Hall building at 410 Kenilworth Ave. and said there is a need for the property to return back to the Zoning Board of Appeals for approval to reconstruct the front entry. He described the issues with building recently discovered and timing of grant funding. He said he would like to schedule a special zoning meeting in July to review the project. The members were in agreement with a July meeting to be scheduled.

**Member Johnson made a motion to adjourn. Member Casas seconded the motion and the meeting adjourned at 8:05 p.m.**

Respectfully submitted,

Susan Criezis