

**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, July 29, 2009**

The meeting was called to order by Chairman Frank Cavalier at 7:32 p.m., and upon roll call, the following persons were present:

Present:	Vicki Thompson	Chairperson
	Frank Cavalier	Member
	Cary Johnson	Member
	Chris Caywood	Member
	Kathy Wilson	Member
	Dr. James Pollock	Member
	Mark Hinkamp	Member
Other Village Officials Present:	Susan Criezis	Community Development Director
	Stewart Weiss	Assistant Village Legal Counsel
	Tim Neubeck	Administrative Intern
Others Present:	Avani Mehta	626 Wayland Avenue
	Jill Delaney	211 Warwick Road
	Bill Murphy	William Murphy Architect, Ltd.

Chairperson Thompson outlined the procedure of the zoning meeting. She administered an oath to everyone who wished to speak on any items on the meeting agenda.

Public Hearing to consider Variations from the Floor Area and Building Coverage Regulations to Exceed the Maximum Floor Area by 158.61 square feet and the Maximum Building Coverage by 115.15 square feet – 626 Wayland Avenue

Chairperson Thompson introduced the application and said the variance request is to tear down the existing garage and rebuild it to the same specifications. The floor area and building coverage of the existing garage and house combined exceed the amount permitted on the lot and in order to rebuild the garage, a variance is required.

The owner of 626 Wayland Avenue, Avani Mehta, explained her previous house addition application approved by the Zoning Board of Appeals on June 15, 2009. She said the proposed garage will be the same dimensions as the existing garage. She said the garage reconstruction will use the existing foundation.

Member Pollock asked if the existing driveway was to be removed. Ms. Mehta said the existing driveway from Melrose Avenue will be removed to provide additional green space on the lot. She said the proposed garage will be accessed from the alley. Member Pollock said the additional green space would be a good thing to see on the property.

Member Pollock made a motion to approve the request for variations from the floor area and building coverage 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 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: Caywood, Hinkamp, Johnson, Pollock, Cavalier, Wilson, Thompson
Nay: None
Absent: None
Abstain: None

The request for variance was approved 7 – 0

Public Hearing to consider an Amendment to Ordinance No. 972 Authorizing A Special Use For The Renovation and Remodeling Of The Kenilworth Assembly Hall – 410 Kenilworth Avenue

Chairperson Thompson introduced the second application and said the Kenilworth Assembly Hall has returned to the Zoning Board of Appeals to request approval for the reconstruction of the front entry. She explained the process of reviewing an amendment to the special use ordinance and the zoning board's role of providing a recommendation to the Village Board of Trustees.

Jill Delaney introduced herself as the current President of the Kenilworth Assembly Hall Association. She introduced Bill Murphy of William Murphy Architect Ltd. and explained his contributions to Kenilworth with regard to the renovation of various historic homes in the Village. Due to his knowledge of George Maher's architecture, the Kenilworth Assembly Hall Association asked him to be the architect to renovate the front of the building.

Mr. Murphy explained how the original construction and parts of the building have changed over time. In 2006, the Assembly Hall received approval of a special use to construct additions to the existing building and return the front entry to the original 1907 design by George Maher. He said the current enclosed front entry with vestibule and storage rooms was an addition constructed in 1914 by George Maher. He said the proposed entranceway remodeling would allow for more space for storage and allow more natural lighting into the building. Mr. Murphy explained the changes over time to the kitchen, storage areas and bathrooms, and said it would be impractical to eliminate the storage areas. He stressed this is a preservation issue to reconstruct the front entry rather than a request for an addition to the Assembly Hall and will not change the character of the building. He said continuing the weather protection of the entry vestibule is important and it would be a hardship to not be able to rebuild the entry.

Member Johnson asked for clarification on the relief requested in the special use ordinance in 2006. Mr. Murphy explained the difference between this request for an amendment to the special use ordinance and the 2006 special use ordinance plan, and said the difference in building coverage area is the front entry.

Member Cavalier explained the extensive planning undertaken by the Assembly Hall over the past few years and the reevaluation of the needs for the building. He also discussed outside stairs from the original kitchen and other items added to the building. Mr. Murphy responded the stairs were added in 1914.

Member Caywood asked if both back entrances were to be removed. Mr. Murphy responded the only entrance to be removed is the one behind the fence adjacent to the original kitchen. The ramp constructed from the new kitchen was modified to keep it on Assembly Hall property rather than encroaching onto the Park District Property.

Member Cavalier said the hardship for the Assembly Hall building is the manner in which the building was originally positioned too close to the property line of the Park District and does not comply with the zoning code.

Assistant Village Legal Counsel Weiss asked if any Zoning Board members were board members of the Kenilworth Assembly Hall Association. Some of the members said they were members of the association, but not board members. Chairperson Thompson said they can proceed since they are not making a final decision, but are making a recommendation to the Village Board.

Member Hinkamp made a motion to recommend the request for an Amendment to Ordinance No. 972 Authorizing A Special Use For The Renovation and Remodeling Of The Kenilworth Assembly Hall located at 410 Kenilworth Avenue to the Village Board. Member Wilson seconded the motion.

A roll call vote was taken as follows on the motion to recommend the special use amendment:

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

The request to recommend the special use amendment was approved 7 – 0.

Member Cavalier asked Ms. Delaney and Mr. Murphy to attend the Village Board of Trustees meeting on August 10, 2009 to answer any questions regarding the special use amendment.

The minutes of the June 15, 2009 Zoning Board of Appeals meeting were placed before the Board. No corrections were made.

Member Cavalier made a motion to approve the minutes. Member Johnson seconded the motion which was unanimously carried, and the June 15, 2009 Meeting Minutes were approved as presented.

Chairman Cavalier thanked the Zoning Board members for holding a special meeting to consider the special use amendment for the Kenilworth Assembly Hall Association.

Member Hinkamp made a motion to adjourn. Member Johnson seconded the motion and the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Tim Neubeck
Administrative Intern