

VILLAGE OF



KENILWORTH, IL

**Building Review Commission
Meeting
February 22, 2023**

CALL TO ORDER

A meeting of the Building Review Commission of the Village of Kenilworth in the Kenilworth Village Hall, Kenilworth, Illinois was held at 7:00 pm on Wednesday, February 22, 2023. Chair Schwaab called the meeting to order at 7:00 p.m.

Attendance of the Commission was as follows:

Mike Schwaab	Chair	Present
Ron Cortina	Member	Present
Liz Watson	Member	Present
John Cournoyer	Member	Present
Dick Schumacher	Member	Present, Remotely

A quorum was present.

Other Recorded as in Attendance:

Village Officials and Staff:

Heather McFarland	Asst. to the Village Manager
Steve Munson	Munson Architects

Others:

Ann Carey	Applicant, remote
John Sharp	Applicant
Anthony Montalto	Applicant's Architect, remote
Josh Dortzbach	Applicant's Architect, remote
John Hart	
Travis Nelson	
Hester McCarthy	
Vicki Thompson	
Robin Roberts	

Chair Schwaab opened the meeting by welcoming those in attendance and called the next item on the agenda.

Agenda Item II. APPROVAL OF MINUTES OF THE November 15, 2022 BUILDING REVIEW COMMISSION MEETING

Commissioner Watson made a motion to approve the November 15, 2022 Building Review Commission Meeting Minutes, as presented, and Commissioner Cournoyer seconded the motion.

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

Yea: Schwaab, Watson, Schumacher, Cournoyer, Cortina

Nay: None

Absent: None

Abstain: None

Chair Schwaab declared the motion passed by a vote of 5 to 0.

Agenda Item III. DISCUSSION CONCERNING THE HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE AND RELEVANT STAY PERIOD OF 417 WARWICK ROAD

Chair Schwaab provided an overview of the Building Review Commission's purview and asked the group's subcommittee to share an update on their recent Phase II work. Member Watson, member of the subcommittee, asked architect Steve Munson to discuss his findings with regard to 417 Warwick Rd.

Mr. Munson explained that the situation up for review was unique. He further shared that he chose to compare the structure to three others in the Village that were of similar size, condition, and age. In considering whether alternatives to demolition were available, Mr. Munson stated that the analysis demonstrated the structure at 417 Warwick Rd could be rehabilitated.

Chair Schwaab asked whether Mr. Munson considered the cost for demolition alternatives. Mr. Munson responded that he did not. Member Cortina questioned whether Mr. Munson toured the structure, to which Mr. Munson stated that he had several times.

The group then reviewed photos of 417 Warwick Rd and discussed the similarities between the home's condition and others referenced in Mr. Munson's report.

Robin Roberts, the property owner of 336 Abbotsford Rd, a home referenced in the report, stated that she was also a member of Kenilworth Union Church (applicant). She shared that the church has a fiduciary responsibility, and that the renovation of her home was expensive and she would not do it again.

Resident Vicki Thompson spoke that approval of a demolition does not guarantee that a new structure may be built. Ms. Thompson explained that the new structure would require a variance and special use permit.

Chair Schwaab asked how long these types of approval take. Heather McFarland, Asst. to the Village Manager, responded that two months is typical for many applications.

Ann Carey, applicant, shared that the existing building was beyond its useful life and that the entire foundation requires replacement. Ms. Carey further stated that the site geometry and current level of security do not work.

Member Cortina asked why the Church chose to wait until 2022 to apply for the demolition. Ms. Carey stated that she didn't believe the structure met the criteria for significance based on a report completed in 2020, and that alternatives to demolition were actively being assessed. Resident John Hart echoed that the Church did not want to consider demolition until it was determined the structure at 417 Warwick Rd could not be saved. Ken Harris, resident, agreed and stated that the usability of the structure was not there.

Hester McCarthy, resident, asked why the deterioration of the building had not been met over the years.

Resident Charles Johnson shared that he lived in Europe where many of the buildings are old. He elaborated that there the history and nature of the use are well reconciled. Further, he felt that Ms. Carey was pressing on time, however, he believes people should have time to ponder. This time, Mr. Johnson felt, may lead to a better decision. Mr. Johnson offered that many old homes in Germany are maintained even when it is not practical to do so.

Travis Nelson, neighbor, stated that he has concerns over the Church's future plans and intends on being present at future Zoning Board of Appeals meetings considering their requests.

Member John Cournoyer asked what changed in the past 90 days since the original demolition application was considered. Chair Schwaab responded that the Church has requested to shorten their one-year stay.

The Church's architect, Anthony Montalto, shared that he hoped the commissioners recognize that they have been considering alternatives for three years. Member Cortina responded that he was struggling to balance the rights of the property owners versus the interest of the community.

Member Dick Schumacher made a motion to end the stay of demolition for the structure at 417 Warwick Road effective March 1, 2023 for the following reasons:

1. Building has been used as an institution, not a residence, for nearly 40 years;
2. Applicant has great plans;
3. Allows the applicant to take advantage of time; and
4. Nothing was to be gained by having the applicant wait.

Upon hearing no response, it was determined that the motion failed.

Ms. Carey asked if the Church could appeal the decision. Chair Schwaab responded that it is a function of the Commission's bylaws and their purpose is to preserve homes. Member Cortina shared that the situation is complex and appreciated the work the Church has done.

Agenda Item V. BUSINESS FROM THE PUBLIC

No members of the public expressed a desire to address the Commission.

Agenda Item VI. ADJOURN

With no further business, Chairman Schwaab opened the floor to a motion to adjourn the meeting.

Commissioner Watson offered a motion to adjourn the meeting and Commissioner Cournoyer seconded the motion.

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

Yea: Schwaab, Watson, Schumacher, Cournoyer, Cortina

Nay: None

Absent: None

Abstain: None

The meeting was concluded at 8:08 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager