

VILLAGE OF



KENILWORTH, IL

**Architectural Review Commission Meeting
Wednesday, August 16, 2023**

Agenda Item I. CALL TO ORDER

A regular meeting of the Architectural Review Commission of the Village of Kenilworth in the Kenilworth Village Hall, Kenilworth, Illinois was held at 7:00 p.m. on Wednesday, August 16, 2023. Chairperson Hackley called the meeting to order at 7:00 p.m.

Attendance was as follows:

Architectural Review Commissioners Present:

Paul Armstrong	Member
Chip Hackley	Chairperson
Paul Ozga	Member
John Pilant	Member

Architectural Review Commissioners Absent:

Gunta Cepuritis	Member
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A quorum was present.

Other Recorded as in Attendance:

Village Officials and Staff:

Jordan Schmidt	Management Analyst
Carol Brobeck	Teska
Heather McFarland	Assistant to the Village Manager (virtual)

Others, Signing In:

Alissa Bozza	Applicant
Ann Carey	Applicant
John Sharp	Applicant
John Hart	Applicant
Ken Harris	Applicant
Gregg Walla	
Valerie Foradas	
Bruce Wilson	
Kyra Nelson	
Travis Nelson	
Hester McCarthy	Cary's Iphone

Agenda Item II. APPROVAL OF MINUTES

Member Armstrong made a motion to approve the January 19, 2023, Architectural Review Commission meeting minutes and Member Ozga seconded the motion.

A roll call vote was taken as follows:

For: Armstrong, Ozga, Pilant, Hackley
Opposed: None

The roll call tally was four votes in favor, and none opposed. Chair Hackley declared the January 19, 2023, Architectural Review Commission meeting minutes approved.

Agenda Item III. DISCUSSION ON THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW BUILDING ADDITION AT 211 KENILWORTH AVENUE

Acting Chair Hackley welcomed the applicants, the Kenilworth Union Church, and asked them to provide an overview of their project. John Hart provided a brief introduction to the item and an overview of the history of the project. Ann Carey introduced the project team and provided additional details on the project. Chair Hackley thanked the applicants and provided an overview of the Commission's responsibilities. Chair Hackley explained the difficulty of building on corner lots and the challenge of ensuring the addition connected with the church. The Commissioners discussed the design and expressed concern over the addition having a residential appearance, rather than continuing the appearance of the church.

Commissioner Armstrong thought it would be helpful to get the Church's thoughts on why they were keeping the residential appearance. Ms. Carey explained that based on the feedback they received from the Village and community, they opted to keep the residential look. Chair Hackley expressed concern over the dichotomy between the two looks being too severe currently and suggested utilizing the church-style roof slope to help connect the addition. Alissa Bozza, architect for the applicants, explained the challenge with keeping the roof slope due to the height restrictions in the zoning code. The Commissioners discussed the applicant's option to explore a variance to exceed the permitted height.

The Commissioners continued discussing the design, including the use of symmetry in the design. Commissioner Ozga explained the use of symmetry is contributing to the strong contrast between the residential design and the existing church. Chair Hackley thought the design was close but required some adjustments to soften the transition between the church and the addition.

Resident Valerie Foradas explained her concern with the addition, and wanting to keep a residential feel. She expressed concern over increased traffic, water run-off, and idling cars. Resident Hester McCarthy expressed concern over the project and thought the mass of the building was too large, and the design was too modern. Resident Travis Nelson expressed concern over the circular driveway being proposed and felt as a neighbor it would negatively impact his property. Ms. Carey and Ms. Bozza responded to the comments.

The Commissioners began discussing the next steps and recommended continuing the meeting to a future date to allow the applicants a chance to incorporate items that had been discussed. Discussion over the design continued. Chair Hackley asked Carol Brobeck, of Teska Associates, about potential variances for the project. Ms. Brobeck provided feedback on the process and explained it would be

beneficial for the church to move forward with its special use request while continuing to identify potential zoning relief as it relates to architectural elements. Commissioner Armstrong explained the focus should be on other design elements, rather than height at this stage. The Commissioners discussed potential dates to continue the meeting.

Commissioner Armstrong made a motion to continue the meeting to September 13, 2023 to allow the petitioner additional time to respond to the comments heard this evening, and Commissioner Ozga seconded the motion.

A roll call vote was taken as follows:

For: Armstrong, Ozga, Pilant, Hackley
Opposed: None

The roll call tally was four votes in favor, and none opposed. Chair Hackley declared the motion approved.

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

There was no other business to consider from the public.

Agenda Item V. ADJOURN

Member Armstrong made a motion to adjourn and Member Ozga seconded the motion.

A roll call vote was taken as follows:

For: Armstrong, Ozga, Pilant, Hackley
Opposed: None

The roll call tally was four votes in favor, and none opposed. Chair Hackley declared the meeting adjourned at 8:49 p.m.

Respectfully Submitted,
Jordan Schmidt
Management Analyst