

VILLAGE OF



KENILWORTH, IL

**Architectural Review Commission Meeting
Thursday, September 14, 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 Thursday, September 14, 2023. Chairperson Hackley called the meeting to order at 7:01 p.m.

Attendance was as follows:

Architectural Review Commissioners Present:

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

A quorum was present.

Other Recorded as in Attendance:

Village Officials and Staff:

Jordan Schmidt	Management Analyst
Greg Jones	Village Attorney
Heather McFarland	Assistant to the Village Manager (Virtual)

Others, Signing In:

Alissa Bozza	Applicant
Scott Shaw	Applicant
Ann Carey	Applicant (Virtual)
John Sharp	Applicant
John Hart	Applicant
Ken Harris	Applicant
Gregg Walla	
Bruce Wilson	
Travis Nelson	
Lars Djuvik	
Lois Stanley	

Agenda Item II. APPROVAL OF MINUTES

Member Armstrong made a motion to approve the August 16, 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

Abstain: Cepuritis

The roll call tally was four votes in favor, and none opposed. Chair Hackley declared the August 16, 2023, Architectural Review Commission meeting minutes approved.

Agenda Item III. CONTINUED 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 project. Alissa Bozza, architect for the applicants, provided an overview of the items that had been changed based on the feedback from the commission, including the window, gables, and stone. Ms. Bozza explained they left the height the same, as they didn't want the addition to overshadow the church. Commissioner Armstrong asked if the church had sought neighbor feedback on the use of symmetry in the design since the last meeting. Mr. Hart explained they had not brought the new renderings to neighbors yet, as they wanted to receive commission feedback first. Ms. Bozza explained they could introduce some asymmetry, but were limited by the programming on the interior.

The commission continued discussion on the design and expressed support for the updated design on the south of the addition, and felt as though that should be carried over to the front as well. The commission discussed the elevation of the design and the gables and expressed concern over the pitch of the gables. Chair Hackley felt it was important for the gable on the addition to match the pitch on the existing gables. The commission also felt as though the roof on the Warwick side should have more pitch, to remain consistent with the church. Commissioner Armstrong expressed similar thoughts and explained the previous additions had carried the traditional gable pitch, and the new addition should as well.

Chair Hackley asked for clarification on the approval process of the Certificate of Appropriateness. Village Counsel, Greg Jones, provided clarification on the process, and the role of the commission in providing a recommendation. Mr. Jones also explained that a public hearing for the Certificate of Appropriateness would be held by the Village Board. Chair Hackley expressed concern over recommending approval with a long list of conditions. Ken Harris confirmed with the commission the design was moving in the right direction, and thought if they could come out of the meeting with a list of priorities, they could bring those to the neighbors and come back with an updated design.

Commissioner Pilant thought it would be helpful to see the design in comparison with the neighbor's homes, to get a better idea of how it will fit in with the neighborhood. Scott Shaw, architect for the applicants, said they would be happy to bring more streetscape plans to the next meeting.

Commissioner Armstrong made a motion to continue the meeting to October 4, 2023 at 7:00 p.m. to allow the petitioner additional time to respond to the comments heard during the meeting, and Commissioner Ozga seconded the motion.

A roll call vote was taken as follows:

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

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

Resident Louis Stanley expressed concern over the design of the addition, and felt as though it was too large. Ms. Stanley also expressed that the process shouldn't be rushed, and thanked the commission for their time. Resident Travis Nelson raised concern over the size of the addition, and the impact that will have on his property. Ms. Bozza and Mr. Shaw responded to the residents' comments.

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 Cepuritis seconded the motion.

A roll call vote was taken as follows:

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

The roll call tally was five votes in favor, and none opposed. Chair Hackley declared the meeting adjourned at 8:19 p.m.

Respectfully Submitted,
Jordan Schmidt
Management Analyst