

VILLAGE OF



KENILWORTH, IL

**Architectural Review Commission Meeting  
Tuesday, October 28, 2025**

**Agenda Item I. CALL TO ORDER**

A special 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 Tuesday, October 28, 2025. Chair Pilant called the meeting to order at 7:01 p.m.

**Attendance was as follows:**

**Architectural Review Commissioners Present:**

Chip Hackley	Present
Paul Armstrong	Absent
Paul Ozga	Present
Gunta Cepuritis	Present
Erin Paul	Present
Joel Joyce	Present
John Pilant, Chair	Present

**A quorum was present.**

**Other Recorded as in Attendance:**

*Village Officials and Staff:*

Heather McFarland	Assistant to the Village Manager
Jordan Schmidt	Management Analyst
Carol Brobeck	Village Planner
Erin Monforti	Village Attorney

**Others, Signing In:**

Michael Freiburger (Applicant)	Dennis Garvey (Applicant)
Sybil Benson (Applicant)	Steve Economou (Applicant)
Reed Edwards (Applicant)	Jeanne Keiler
Louis Keiler	Anna Simpson (Virtual)
Greg Kirrish	Andy DiVecchio
Laura DiVecchio	Dorothy Karr
Henry Gaunaud	David Joyce

Eric Miller  
Shyamala Gupta  
Louis Keiler III  
Michael Kelly  
Tom Guo  
Kelly Vaez (Virtual)

Mariam Pahl  
Lynn Collins  
Anne Wortel  
George Wishart  
Stacy Sunderland  
Ron Kochman (Virtual)

Prior to introducing the first Item, Chair Pilant read an opening statement thanking those in attendance for coming and explaining the process for tonight's meeting, and when the public would have an opportunity to speak and ask questions. Chair Pilant recommended a 9:00 p.m. cutoff time for the meeting to ensure the discussion stays focused. The Commission expressed support for the idea.

### **Agenda Item II. APPROVAL OF MINUTES**

Resident, David Joyce, said the minutes should clarify that the continuation of the prior meeting did not preclude the public from participation. Commission Cepuritis asked that clarification be added about the applicants' need for air rights for their proposal as presented.

Hearing no further comments, Commissioner Cepuritis made a motion to approve the October 15, 2025, Architectural Review Commission meeting minutes as amended and Commissioner Paul seconded the motion.

#### **A roll call vote was taken as follows:**

For: Hackley, Ozga, Paul, Joyce, Cepuritis, Pilant  
Opposed: None  
Abstain: None  
Absent: Armstrong

The roll call tally was six votes in favor, and none opposed. Chair Pilant declared the October 15, 2025, Architectural Review Commission meeting minutes approved as amended.

### **Agenda Item III. REGULAR BUSINESS**

#### **a. PUBLIC MEETING TO CONSIDER THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PURPOSE OF CONSTRUCTION OF A NEW CONSTRUCTION OF A NEW BUILDING AT 515-519 GREEN BAY ROAD**

Village Planner Carol Brobeck introduced the item and provided a summary of the request. She reviewed feedback from the ARC and public at the October 15th meeting, including the following design considerations:

- Modify design to soften building bulk and height
- Consider a softer color palette
- Revisit the mansard-style roof corners; explore feasibility of a more authentic mansard design
- Provide additional elevations from neighboring perspectives to illustrate visibility of the fourth-floor penthouse
- Reevaluate garage access design in the rear alley to improve safety, visibility, and circulation
- Reconsider the fourth-floor trellis design to reduce its prominence from the front façade

Ms. Brobeck also reviewed the Planned Unit Development (PUD) process, the current status of the application, and the applicable design guidelines.

Next, Ms. Brobeck introduced the applicant, Michael Freiburger. Mr. Freiburger introduced his team, shared examples of past projects, and provided an update on the property. He highlighted changes made in response to prior feedback:

**Building Massing:**

- Middle sections stepped back by 6 inches
- Cornice and roof elements lowered
- Mansard roof corners revised to reflect a more authentic style

**Color Palette:**

- Updated to a softer, warmer tone

**Visibility & Context:**

- Additional renderings provided from neighboring viewpoints

**Garage Access:**

- Chamfered corners added
- Entrance set back 2 feet to align with neighboring garage aprons

**Trellis Design:**

- Lowered by 1 foot
- Stepped back from the front façade
- Profile modified to reduce visibility from the street

Chair Pilant thanked the applicants for their presentation and opened the meeting to questions and discussion from the commission. Commissioner Cepuritis appreciated the design revisions but expressed concern about the building's context within the neighborhood. Commissioner Cepuritis also asked whether air rights would be required from adjacent properties. Mr. Freiburger confirmed they would.

Commissioner Hackley questioned the necessity of the fourth floor and suggested reducing floor-to-floor heights to minimize mass. He expressed concern about the building's scale relative to nearby properties. Commissioner Ozga viewed the project as a three-story building with a concealed fourth floor and expressed support for the overall design.

Commissioner Paul supported the design but raised concerns about the building's bulk. Commissioner Paul reviewed the ARC's purpose and intent, noting that while the proposal met standards related to property value and design compatibility, it may not fully meet the standard related to public welfare. Chair Pilant echoed concerns about massing, suggesting that setbacks on the second and third floors could help reduce the building's visual impact. Commissioner Joyce showed appreciation for the design of the building, but also expressed concern about the building's mass, noting how small the Village's business district is in comparison to our neighboring communities, and how it's important to keep that in mind when considering the proposal.

Hearing no further discussion from the commission, Chair Pilant opened the meeting to comments from the public. Greg Kirrish opposed the building's height, stating it conflicted with long-standing community planning efforts to limit building heights to 35 feet. Mike Kelly and Jeanne Keiler also expressed concern about the height. Mrs. Keiler additionally questioned the compatibility of materials with Village design guidelines and suggested alternative development ideas. Eric Miller, whose property is directly behind

the proposed development, voiced concerns about the impact on his property. He also read a letter from his mother opposing the project. Louis Keiler III and David Joyce raised concerns about the building's size and compatibility with the neighborhood. Mr. Joyce also criticized the PUD process. Louis Keiler inquired about the absence of a traffic study. Ms. Brobeck clarified that a traffic study will be required before the Plan Commission review, but was not necessary for ARC consideration.

Mr. Freiburger responded to public concerns and emphasized that the ARC's focus should remain on architectural and design elements, while broader planning issues would be addressed by the Plan Commission.

The Commission discussed whether to continue the meeting or make a recommendation. Mr. Freiburger requested a recommendation to proceed to the Plan Commission for further feedback.

Village Planner Brobeck and Village Attorney Erin Monforti explained the Commission's options:

- Recommend approval,
- Recommend approval with conditions, or
- Recommend denial.

Ms. Brobeck clarified that if a recommendation was made at this meeting, the ARC would not review the design again unless directed by the Village Board.

Hearing no additional comments, Commissioner Joyce made a motion to forward a recommendation of denial of the plans as presented to the Plan Commission and Village Board. Commissioner Cepuritis seconded the motion.

**A roll call vote was taken as follows:**

For: Hackley, Joyce, Paul, Cepuritis, Pilant

Opposed: None

Abstain: Ozga

Absent: Armstrong

The roll call tally was five votes in favor, and one abstention. Chair Pilant declared the motion approved.

**Agenda Item IV. OTHER BUSINESS**

None.

**Agenda Item IV. BUSINESS FROM THE PUBLIC**

None.

**Agenda Item V. ADJOURN**

Commissioner Hackley made a motion to adjourn and Commissioner Paul seconded the motion.

**A voice vote was taken as follows:**

For: All

Opposed: None

The voice vote was all in favor, and none opposed. Chair Pilant declared the meeting adjourned at 9:26 p.m.

Respectfully Submitted,  
Jordan Schmidt  
Management Analyst