

**ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
MARCH 14, 2007**

I. Call to Order and Roll Call

The meeting was called to order at 7:30 P.M.

Attending: Harry Schildkraut, Chairperson
Carol Freeman
Jeff Pathmann
Arnold Thomas
Thomas Kuzmerz
Laura Morgan

Absent: Dick Kaiser

Also

Attending: Jim Krischke, Village Administrator
Donna Lobaito, Assistant Village Administrator
Cliff Wright, Trustee Liaison

II. Approval of the minutes from the January 10, 2007 Meeting

Motion to approve minutes by Freeman, second by Kusmerz to approve the minutes of the January 10, 2007 Meeting.

It was noted that the minutes should reflect that Cliff Wright was at the January 10, 2007 meeting.

All in favor, motion passes.

III. Public Hearing

A. None this month

IV. New Business

A None this month

V. Old Business

A. None this month

VI. Permit Renewal

A. None this month

VII. Discussion

A. Insulated Concrete Forms – Mark and Jodie Zaslavsky, Dave Fowler

Motion by Morgan, second by Freeman to approve the recommendation of Insulated Concrete Forms to the Village Board.

Mr. Wright commented that there is a home on Echo Lake Road that is being constructed using ICF's, but it's in the County.

Mr. Zaslavsky commented that he provided color photos of a home in Gurnee that was constructed with ICF's. Ms. Morgan asked how old the house was. It was built in 2002. Mr. Zaslavsky commented that it's more expensive to construct a home using ICF's, however, it will be more energy efficient.

Mr. Pathmann commented that he was torn because he did not know much about ICF's and didn't have enough information to make a decision. He said as an architect, he couldn't give a recommendation. He commented that ICF's do have BOCA accreditation. He also stated that he believed it could be a good system, but can't give a recommendation at this point. Mr. Pathmann also stated that he felt that the Commission shouldn't deny the request because of our lack of knowledge, but that we should proceed cautiously.

After lengthy discussion, the Commission decided to recommend the use of ICF's for the Zaslavsky house subject to the following:

- That plans stamped by a structural engineer be submitted.
- That the Village would dictate when inspections would take place. This would be at the discretion of the Village Architect or the building inspectors.
- That the Architectural Review Commission would review the plans, not the Plan Commission
- That the Village Board would have the final approval.

The motion was amended to reflect the four points above.

On a voice vote the motion carried unanimously.

B. Sheds

Assistant Administrator Lobaito read a memo pertaining to the situation with existing sheds. Administrator Krischke commented that Harry Benstein resolves issues when new sheds are erected, however, there are a

number of sheds that have been in place for many years and these are the ones posing the problem to the homeowner's associations as well as the Village.

Mr. Wright commented that he felt the situation with sheds should be dealt with by the homeowner's association, however, it was noted that not all subdivisions have homeowner associations. Mr. Thomas commented that some homeowner associations prohibit sheds, but they don't enforce it.

Ms. Morgan stated that the Commission needs to look at what the original intent of the Village was years ago for prohibiting things like sheds, fences and above ground pools.

Mike MacCormac, 1 Circle Drive, is on the HWIA board. He said he was not opposed to sheds, however, maybe they should be regulated more. He said that there are sheds all over his neighborhood, and he can understand why people probably think they are allowed. He stated that he believes the HWIA should do a property inspection when a home sells and inform the new owner of any violations. This has not been done in the past.

Assistant Administrator asked members of the Commission who lived in areas without a lot of landscaping like the original section of the Village how they would feel about sheds. Ms. Morgan responded that she would not like to see sheds on corner houses and that they should be attached to the homes.

Mr. Wright commented that if the Village becomes a governing body for sheds, it will put the Village in a tough spot. Mr. Pathmann stated that either the Village should wash their hands of sheds completely, or ask the Village Board to reconsider their position. Mr. Kusmerz stated that Vernon Hills and Inverness have guidelines on sheds and maybe we should look at them.

The commission acknowledged that maybe times have changed and the Village should consider allowing for sheds with some regulations on size, location, materials, etc.

Administrator Krischke and Mr. Wright suggested that at the next Town Hall meeting, which will be held on Thursday, April 19, 2007, those in attendance should be surveyed to see what they think about sheds. Three or four scenarios would be presented. Administrator Krischke also stated that sheds were banned years ago for a reason and people came to Hawthorn Woods for many reasons, one reason may be that we have been restrictive on things like sheds. Now we're looking to change direction on this thinking.

It was decided to survey those in attendance at the Town Hall meeting with three options that will be firmed up at the April 4, 2007 ARC meeting. Some options discussed included banning sheds all together, phasing them out by a certain year and allowing sheds with restrictions. The ARC will formulate the questions at the April meeting.

Mr. Kusmerz commented that it's the Village's job to protect all, not just a few. He believes sheds should be allowed as long as they are attached and are of similar material as the house. Regarding the existing sheds, he believes they should be left alone.

Administrator Krischke commented that the Mayor sets the Town Hall agendas and he would run this past him.

B. Above Ground Swimming Pools

Assistant Administrator Lobaito read a memo regarding above ground kiddie pools and the fact that many are not defined as pools due to their water depth being less than 24 inches. She informed the Commission that every year the Village receives a number of complaints about these kiddie pools and maybe additional regulations could be placed on them.

The Commission decided not to regulate kiddie pools and that the Village Staff should continue to handle these calls in the same manner, by educating the callers on the definition of a swimming pool.

VIII. Adjournment

Motion to adjourn was made at 8:50 PM by Mr. Thomas, second by Mr. Kusmerz. All in favor, meeting adjourned.

Harry Schildkraut, Chairperson

Donna Lobaito, Recording Secretary