

**ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
SEPTEMBER 5, 2007**

I. Call to Order and Roll Call

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

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

Absent: Arnold Thomas

Also

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

II. Approval of the minutes from the July 11, 2007 Meeting

Motion to approve minutes by Kaiser, second by Kusmerz to approve the minutes of the July 11, 2007 Meeting.

On a voice vote, the motion carried unanimously.

III. Public Hearing

A. None this month

IV. New Business

A None this month

V. Old Business

A. Sheds

Chairperson Shildkraut stated that the Commission received a draft ordinance for the Marilyn Road annexation with language similar to what the Village Board would like to use for the eventual elimination of sheds. Trustee Wright commented that sheds would be classified as legal non-conforming structures. Furthermore, he stated that the Village Board's thought was to eliminate sheds

after 10 years, and that if a shed falls into disrepair, the property owner would be required to remove the shed.

Motion by Kusmerz, second by Freeman to recommend to the Village Board an ordinance to eliminate sheds with the following provisions:

1. All sheds within the Village would need to be removed within 10 years of the passage of such ordinance (same language as paragraph two under Section Three of the draft Marilyn annexation ordinance with the exception of sheds being eliminated after 10 years); and
2. If a shed falls into disrepair, the shed must be removed – it cannot be repaired.

Tom Ketcham, One Oak Lane, was present and stated that he did not have any issues with how the ordinance would be drafted.

Mary Ann McGuire asked if a shed is installed now would they have 10 years before they had to remove it. Chairperson Schildkraut responded no, newly installed sheds would have to be removed now.

On a voice vote, the motion carried unanimously.

VI. Permit Renewal

- A. None this month

VII. Discussion

- A. Building Elevations – Tim Towne Property

Tim Towne was present to answer questions the commission had regarding the building elevations that were distributed to the members. Trustee Wright asked if Tim was set on the garage door design presented on the multi-family rendering. Mr. Towne responded that he was because he was trying to keep a coach house theme with the wood and stain.

Mr. Pathmann asked if all 12 multi-family homes were going to be the same color. Mr. Towne responded no, that there would be some slight variations in the brick color and cedar accents as well as the roofing color. He also stated that there would be no aluminum fascia or soffets. Trustee Wright asked if the same elevation would be used throughout all 12 buildings. Mr. Towne stated the roof line would remain the same. He included “eyebrows” on the roofline to match the eyebrows on the gate house across the street at the Ivanhoe Club. He said he would be using architectural shingles with some color variations to match the cedar accents.

Mr. Towne stated that the roads would be private and that there are a lot of pine trees on the property, so his plan is to pick up earth tones in his buildings. Mr. Pathmann commented that he's concerned about the 12 buildings having the same shape, windows, porches, etc. He said the color rendering looks fine, however, he would like to see some variation in elevations, brick and colors to prevent a monotonous look. Mr. Pathmann stated that he did not want to tie Mr. Towne into specific approved plans, but to allow him options in minor front elevation changes. He said this is how it was handled with Toll Brothers.

Mr. Towne stated that he is a custom home builder and will provide a variation in elevations, which is stated in the Annexation Agreement. He plans on using copper, cedar, brick and accent stone on the fireplaces and front elevations. He said there will be protective covenants on the property. Mr. Towne showed the front elevation for the clubhouse. He's planning on pre-stained cedar with shiplap cut to it and architectural shingles. He said this building would be sprinkled because of its use by the public. Mr. Towne said that he would be the builder and may sell some lots, but they too would be subject to the protective covenants.

Ms. Lobaito commented that Mr. Towne would be back before the Architectural Review Commission for a Certificate of Approval for elevations, landscaping and signage and asked Mr. Towne to provide elevation samples for that meeting. Mr. Towne responded he would.

VIII. Adjournment

Motion to adjourn was made at 8:05 PM by Morgan, second by Kaiser.
All in favor, meeting adjourned.

Harry Schildkraut, Chairperson

Donna Lobaito, Recording Secretary