



**ARCHITECTURAL REVIEW COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
OCTOBER 7, 2009  
7:30 P.M.**

**MINUTES**

**I. Call to Order and Roll Call**

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

Attending: Harry Schildkraut, Chairperson  
Dick Kaiser  
Arnold Thomas  
Jeff Pathmann  
Laura Morgan

Absent: Tom Kusmerz  
Joan Mitnick

Also  
Attending: Donna Lobaito, Chief Administrative Officer

**II. Approval of the minutes from the June 4, 2008 Meeting**

Motion by Thomas, second by Kaiser to approve the minutes of the June 4, 2008 meeting. On a voice vote the motion carried unanimously.

**III. Department Head Report**

Ms. Lobaito mentioned that the Village will be hosting the first annual Fall Family Fun Fest on Saturday, October 17, 2009 at the Village Hall from 9:00 a.m. – noon. She said elected officials and each department will be present to welcome residents of the community. She also mentioned the Plan Commission will be hosting a future planning visionary workshop in the Barn at that time to

gather information from residents as we proceed forward with updating the Comprehensive Plan.

Ms. Lobaito also mentioned that she and Ms. Newton, Chief Operating Officer had been very busy meeting with property owners and developers regarding future development.

Ms. Newton, Chief Operating Officer arrived at 7:40 p.m. She introduced herself to the committee members and informed the members of her role at Hawthorn Woods. She said she looked forward to working collectively with the Architectural Review Commission.

#### **IV. Public Hearing**

A. None this month

#### **V. New Business**

In consideration of the members of the Finance Committee who were present at the meeting, it was decided to discuss the budget first.

#### **Consideration And Recommendation Of FY 2010 Budget**

Ms. Lobaito reviewed the proposed FY 2010 budget with the committee. She stated that the Community Development fund was established a couple years ago as a means of segregating the one time revenues from the General Fund. She noted that employee salary and benefits are listed here in the General Fund because employees are needed in the building department office regardless of building activity, however, another thought is that the salary and benefits for the building department should be listed in the Community Development where the revenues are found. She commented that there would be further discussion with the Finance Committee regarding this issue.

The commission members discussed the difference between the Comprehensive Plan and a long range strategic plan. Energy conservation and green planning were also discussed.

Motion by Pathmann, second by Thomas to recommend the approval of the Building and Zoning portion of the budget to the Finance Committee. On a voice vote, the motion carried unanimously.

#### **Consideration And Recommendation Of Revised Exterior Building Materials List**

Motion by Thomas, second by Kaiser to approve the revised Approved Exterior Building Material list as presented.

Mr. Pathmann commented that he and Ms. Lobaito had spoken on several occasions regarding the revision of the exterior building material list due to the fact that some materials that had been expressly rejected by the Village had improved in quality over the years and should be considered as additions to the approved material list.

The commission first discussed cultured stone. The present approved materials list allows for face brick with a minimum 4" thickness. Mr. Pathmann said that most communities allow for cultured stone and the product quality has advanced significantly in recent years so that it does not look fake. He mentioned that the pump house at the corner of Old McHenry and Midlothian Roads was made of 2" cultured stone.

Ms. Lobaito mentioned a situation on Copperfield subdivision where a resident started to have 2" cultured stone applied to their home without a permit and was stopped by the Village. This situation prompted Ms. Lobaito to address the situation with the Village Board and she received approval to allow for this resident to proceed based on the fact that the quality of this material has improved in recent years. Staff is now seeking the recommendation of the Architectural Review Commission to amend the approved exterior building materials list to include 2" face brick.

Mr. Pathmann stated this would require an additional inspection by the Village. He said this material does not need a foundation.

The next material discussed by the commission was vinyl siding. Mr. Pathmann reminded the commission of a situation several years ago of an elderly resident approaching the commission to allow for him to install vinyl siding on his home for ease of maintenance, but was rejected. Mr. Pathmann commented that there had been many strides in the quality of vinyl siding in recent years and recommended the Village allow for insulated laminated vinyl siding. He presented a sample for the commission to examine. The insulation is snug against the interior of the vinyl thus preventing dimpling of the siding if bumped. He said that the quality is based on how the insulated siding is applied and the thickness of the vinyl.

Mr. Pathmann suggested that certain manufactures be listed in the approved exterior material list as they have proven quality products. The commission expressed concern about specifying certain manufacturers and suggested the gauge of the siding being a better way of controlling quality.

The commission also expressed concern of horizontal siding and specifically asked that this be mentioned in the list as not being allowed.

Mr. Pathmann commented that we may not be able to limit vinyl siding to just laminated siding because of a government tax credit. The commission was not in favor of allowing non-laminated vinyl siding.

Motion by Thomas, second by Kaiser to amend their original motion to recommend to the Village Board the addition of laminated vinyl siding with the following suggested guidelines to be listed in the Village Code:

1. A thickness of .044 to .048 is required. Thickness less than .044 is specifically excluded.
2. All siding used on insulated walls to be laminated type with integral insulation matching siding profile. Non-laminated sidings have a minimum thickness of .044 can be permitted on non-insulated walls such as garages.
3. Fanfold insulation is not permitted.
4. Approved air barrier house-wrap must be installed prior to siding insulation.
5. Nailing of siding must comply with manufacturer's specifications.
6. All required trim and fasteners to be supplied by siding manufacturer.
7. Vertical siding is not allowed.

On a voice vote, the motion carried unanimously.

Along the same subject of exterior materials, Mr. Pathmann mentioned that a resident has submitted plans for a glass sunroom, which is not a part of the approved exterior materials list. He said he told the resident he would run the idea past the Architectural Review Commission tonight. The commission was unanimous in their decision to not add glass rooms to the list of approved exterior building materials.

## **VI. Old Business**

- A. None this month

## **VII. Discussion**

- A. None this month

## **VIII. Adjournment**

Motion to adjourn was made at 8:53 P.M. by Thomas, second by Pathmann. On a voice vote the motion carried and the meeting adjourned.

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Harry Schildkraut, Chairperson  
Officer

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Donna Lobaito, Chief Administrative