

Architectural Control Board

Minutes of June 24, 2019

The Architectural Control Board (ACB) meeting was called to order at 7:00 pm. In attendance were Mike Bickler Sr., Derek Pawlak, Jim Perkins, Amy Zea, Jeff Fellows, Mike Bickler Jr., Russ Kohl, Andy Helwig (Village Administrator), and Michele Cannariato (Treasurer).

Also present were: Chrissy and Jim Connelly, 4658 Lake Club Circle; Mary McKenna, 4648 Lake Club Circle; Chris Miracle, Landworks; Paul and Jo Ann Villavicencio, 5587 State Road 83, Chenequa.

1. Motion (Kohl/Fellows) to approve the minutes from the May 28, 2018 meeting. (Pawlak/Fellows)
Carried Unanimously.

2. Discussion/action regarding the request of Andrew and Mary McKenna, 4648 N. Lake Club Circle, for landscaping.

Chris Miracle from Landworks presented the new landscape plans that were required due to the changes made to the residence both in topography on the lake side of the house as well as the house itself.

Mr. Bickler Sr. reiterated, for ACB members that were unable to attend the May 23, 2019 special meeting, that the ACB had approved landscaping activities, (based on the previously submitted plan) on the back or road side on the house and soil stabilization (grass seeding) only on the front or lake side of the house.

It was further explained, that the landscape plan updating was necessary for the addition of retaining walls on the lake side of the home and plantings between the homes as a result of the change to the steps that lead from the home to the lake.

When Mr. Miracle was questioned about the retaining wall drawing, he submitted it was discovered that the drawing was not to the scale. Mr. Miracle was further questioned about the locations of the retaining wall(s) in relationship to the house. He went on to explain that the construction of the retaining walls was already completed (without ACB approval). The ACB asked that the scale be corrected on the retaining wall plan and it would need to be re-submitted next month.

Discussion ensued regarding the landscaping / screening design requested by the ACB between McKenna & Connelly residences.

ACB member Pawlak recalled that the change in the steps from the south to the west side on the McKenna house was of concern at the May meeting and that both parties had agreed to work together to solve the site line issue(s) the new step location had created.

As the ACB began to review the plan to provide a screening between the McKenna property and the Connelly property Mrs. McKenna stated that she did not want to plant any more trees than were on the plans.

The Connelly's expressed concern for privacy issues because of the way the stairs were moved to the side of the deck.

It was stated that the ACB wanted the two neighbors to work together to resolve this issue. Mrs. McKenna said that she would be willing to move or even eliminate the stairs and the Connelly's said if the steps were removed from the deck, they would install the screening between the houses.

The ACB further reiterated that the two residents should come to a compromise about this situation.

Motion (Bickler Sr./Perkins) to table the plans until the next meeting. At that time a corrected landscape plan will need to be submitted with the correct scale.

The McKenna's and Connelly's are strongly encouraged by the ACB to have a plan to address the privacy issues between the two properties which may include removal or relocation of the steps off the deck. Carried Unanimously.

3. A motion (Bickler Sr./Kohl) to adjourn was made at approximately 7:37 pm, Carried Unanimously.

Respectfully submitted,
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