

# Architectural Control Board

## Minutes of March 22, 2021

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm. In attendance were Jim Perkins, Derek Pawlak, Sandy Eppers, Mike Bickler Sr., Mike Bickler Jr., Rick Andritsch, John Macy (Village Attorney), Michele Cannariato (Deputy Clerk), Jason Janicsek (Police Chief) and Donald Wiemer (Zoning Administrator). Russ Kohl arrived at 6:03 pm.

Also present were: Adam and Levi Ramme, 461 Thurow Dr.; Tony Stenzel, Lakeside Construction; Sharon Gold-Johnson and Jeff Gold, 4728 Lake Club Circle; Ed Johnson, 35934 North Beach Road; John Eppers, 4721 Gifford Road; Mike Clayton, 35480 Pabst Road; Jim Stefl, J Stefl Development; Jim Noltner and Carolyn Balistreri, 4704 Gifford Road.

1. Motion (Bickler Jr./Eppers) to approve the minutes from the March 8, 2021 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Adam Ramme, Lot on Hwy 16 and Sawyer Road, for a new single family residence.

Don Wiemer presented the plans for the new home. The Village has approved the new CSM, no Chapter 30 permit will be needed, but a sanitation permit from the state will be needed. The house will be located 140 from the road right of way and is approximately 3219 square feet. The deck is 364 square feet. There will be no change in the topography except on the east side for a walk out.

Tony Stenzel from Lakeside Construction explained the details of the plan. The LP Smartside with diamond kote paint will be Midnight Blue. The shutters, trim, soffit, fascia, and garage doors will be white. The roof will be standing seam steal in copper. The deck will be dark brown with white railings. The walls will be insulated concrete forms.

The ACB discussed the suggestion from Mr. Bickler to add stone the entryway and pillars. It was agreed that some kind of stone should be added to the exterior. There could be a belt of stone across the front of the house that would end at the inside corners, or around the front door and window under the entryway gable. Adding a window to the Laundry Room was also discussed.

Landscape will consist of flower and plant beds with wood chips.

Motion (Bickler Sr./Andritsch) to approve the plans as submitted, subject to the modifications that were discussed with regard to the stone on the front of the house. A new plan will need to be submitted and approved by the Zoning Administrator. Carried Unanimously.

3. Discussion/action regarding the request of Sharon Gold-Johnson, 4728 N. Lake Club Circle, for a new single family residence.

Mr. Wiemer explained that the property was zoned as R-3, and that a sanitation permit from the state would be needed. A new CSM will be needed to combine the two lots before a building permit could be issued. A variance will also be needed to reside in the existing house while the new house is being built. Once completed, the existing house would be razed. The house will be 1899 square feet. The existing garage will remain and the existing shed will either remain in the current area or be moved.

Landscape will consist of a 4 foot berm near the railroad tracks to act as a sound barrier. There will be no change in the topography and a Chapter 30 permit will not be needed. The erosion control plan will be submitted with the building permit application.

There will be LP Smart Siding, dimensional shingles, along with an ADA ramp with a railing mounted to the house. There is also an egress window.

Mrs. Gold-Johnson elaborated on some of the details of the new home. There will be an additional window by the ramp and cedar shake style accents on the overhang above the front door. There will also be stone on the pillars.

Mr. Pawlak suggested that stone matching the pillars should be used around the front door under the covered area or a band of stone on the front of the house that would end at the inside corners. The petitioner agreed to add stone to the house under one of the above options.

Landscaping will consist of hostas, ferns, and burning bush.

Mr. Gold elaborated about the buildings on the property: The wood burning boiler room will be razed, the shed will stay but might be moved, and the garage will remain. The new house will match the existing garage. The roof will be Barkwood, the siding and soffit will Revere Pewter, and the fascia and windows will be Copley Gray.

Motion (Bickler Jr./Pawlak) to approve the plans as submitted, subject to the following:

1. A new CSM combining the two lots.
2. A variance to reside in the existing house until the new house is completed.
3. A new plan to be submitted with modifications that were discussed with regard to stone and cedar shake style accents on the front of the house. The new plan will be approved by the Zoning Administrator.

4. Discussion/action regarding the request of Mike Clayton, 35480 Pabst Road, for a new garage.

Mr. Wiemer presented the plans for the property that is directly behind the horse farm. There is a CSM on file, no Chapter 30 permit needed, but a sanitation permit from the state will be needed because there will be a bathroom in the garage.

Mr. Stefl explained that there will be stone wrapped around the garage but would not be the exact stone that is on the house because that is no longer available but will be a close match. The color and railing on the deck will match the house.

The ACB discussed wrapping the stone around the corners 18 to 24 inches instead of a full band on the rear of the garage by the deck.

Motion (Kohl/Andritsch) to approve the plans as submitted subject to modifications that were discussed regarding the stone on the garage. A new plan will need to be submitted and approved by the Zoning Administrator. Carried Unanimously.

5. Discussion/action regarding the request of Carolyn Balistreri, 4704 Gifford Road, for changes to previously approved addition/remodel.

Mr. Wiemer explained that there is no site plan or landscaping because those had already been approved. The roof change will on the front of the house consists of shortening the gable. A dumb waiter was added in the back by the fireplace that will span from the ground floor to the second floor. There will be a full height door into the dumb waiter that will match the existing doors.

Mr. Ed Johnson spoke about his concern with the grading in the back of the house. The ACB suggested that Mr. Noltner (the contractor), Mr. Wiemer and the Village Inspector meet with Mr. Johnson and go over the grading.

Motion (Bickler Jr./Andritsch) to approve the plans as submitted. Carried Unanimously.

6. A motion (Bickler Sr./Eppers) to adjourn was made at approximately 7:34 pm, Carried Unanimously.

Respectfully submitted,  
Michele Cannariato