

Architectural Control Board

Minutes of May 19, 2020

The Architectural Control Board (ACB) meeting was called to order at 8:00 am. In attendance were Mike Bickler Sr., Derek Pawlak, Jim Perkins, Sandy Eppers, Andy Helwig (Village Administrator), and Michele Cannariato (Treasurer).

Also present were: John Macy, Municipal Law and Litigation Group; Sandra Trego, Trego Architects; Jim Noltner, Wolf Exteriors; Paul Schultz, SunArc Studio; Brian Gilmore, Gilmore Builders LLC; Kent Johnson, Johnson Design; Paul and Peggy Bielik, 4 Earling Court; Zeen Janowak, 9 Earling Court; Jessica Gones, 35198 W. Pabst Road; Carolyn Balistreri, 4704 Gifford Road.

1. Motion (Bickler Sr./Perkins) to approve the minutes from the February 24th, 2020 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Andrew and Julie Nauman, 2 Earling Court, for an exterior remodel.

Kent Johnson from Johnson Design presented the plans for the exterior remodel. The goal is to make the existing residence look more like a lake home. The footprint of the home will remain the same.

The roof of the garage will be raised 2 feet with only storage above and the door will blend with the body of the house. Paul Bielik questioned the color of the garage door on his side of the property. The door will be the same color as the trim.

All the dutch hips will be replaced with gables. The board and batten smart siding will be in Sherwin Williams Indigo and the trim will be in Eider White. The bay window will be removed. The stone on the bottom half of the house will be replaced with Halquist stone in Sandhill Crome. There will be a front entry piece above the front door. The windows will be changed on the north side and will be white. The dimensional asphalt shingle for the roof will be in Weathered Wood.

There is no change in landscaping at this time.

Mr. Bickler explained the new ordinance regarding the collection of a 5% bond before issuing a permit.

The color names were not presented at the meeting but were emailed to Ms. Cannariato later that day.

Motion (Bickler Sr./Pawlak) to approve the plans as submitted. Carried Unanimously.

3. Discussion/action regarding the request of Brad and Jessica Gones, 35198 W. Pabst Road, for a new single family residence.

Paul Schultz from SunArc Studios presented the plans. There will be an easement for the driveway. The siding will be LP Smart siding in light gray, the trim will be Onyx, and the dimensional shingles and windows will be black. There will be some stucco product in front in the same color of the siding. The windows below grade are egress windows for future bedrooms.

There are no landscape plans yet.

Discussion ensued concerning having two different materials on the body of the house that come together on an outside corner. Generally the ACB discourages this. It was suggested to bring the extend the stucco in two areas to avoid the outside corners – by the garage on the east and on the west side by bedroom #2.

The new bond ordinance was explained along with the requirement that landscape plans must be submitted and approved before a permit is issued.

The CSM approval process was also discussed. There are two issues still outstanding before the building permit could be issued: The driveway easement agreement and the CSM final approval.

Motion (Bickler Sr./Eppers) to approve the plans as submitted, subject to submission of the change in the stucco wrapping, submission of landscape plans to be approved by the Village Administrator and Mr. Perkins or Mr. Bickler Sr., and the CSM being approved. Carried Unanimously.

4. Discussion/action regarding the request of Richard Layo, 35500 W. Pabst Road, to rebuild a legal non-conforming residence.

Brian Gilmore, Gilmore Builders LLC, explained the plans for the new home. The new residence will have the exact footprint of the old one. The old building has been razed and the foundation has been completed. The colors for the house: Rainy Afternoon for the body, Easter Lily for the trim. The siding will be LP Smart Siding. There will be black dimensional shingles for the roof. Burnished Slate metal will be used above the front door. The windows will be white and the doors will be black. The stone on the chimney will be lannon stone.

No landscape plans were submitted.

The new bond ordinance was explained along with the requirement that landscape plans must be submitted and approved before a permit is issued.

Motion (Bickler Sr./Pawlak) to approve the plans as submitted, subject to submission of landscape plans to be approved by the Village Administrator and Mr. Perkins or Mr. Bickler Sr. Carried Unanimously.

5. Discussion/action regarding the request of Carolyn Balistreri, 4704 N. Gifford Road, for an addition.

Jim Noltner from Wolf Exteriors presented the plans along with Sandra Trego from Trego Architects. There will be an addition to the back of the house that does not add to the legal non-conformity. The old siding will remain on the front of the house and the south side. New siding, LP Smart Side Shake will be needed for the back and will not be an exact match because the existing siding is no longer available. It was suggested that corner boards be used between the old and the new siding on the northeast and southeast corners.

There will be a new deck in the back. It will not match the old deck (which will not be changed) but will have cable railings. The retaining walls will remain the same. The window in the gable will be larger.

The landscape will not change.

Motion (Bickler Sr./Pawlak) to approve the plans as submitted, subject to updated plans showing the corner boards, and submission of a document indicating that the landscaping will not change. Carried Unanimously.

6. A motion (Bickler Sr./Eppers) to adjourn was made at approximately 9:43, Carried Unanimously.

Respectfully submitted,
Michele Cannariato