

Architectural Control Board

Minutes of September 28, 2020

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm. In attendance were Mike Bickler Sr., Derek Pawlak, Sandy Eppers, Russ Kohl, Rick Andritsch, Mike Bickler Jr., Andy Helwig (Village Administrator), John Macy (Village Attorney) and Michele Cannariato (Deputy Clerk/Treasurer).

Also present were: Monique and John Olsen, 4600 W. Deer Park Road; Cory Nelson, Nelson Landscape; Paul Schultz, Sun Arc Studio; Cathy Bertrandt, 4502 W. Deer Park Road; Colette Boden, 4606 W. Deer Park Road; Paul and Peggy Bielik, 4 Earling Court; Ann Rettie, 4608 W. Deer Park Road; Lisa Reynolds and Matt Jansen, 4509 W. Deer Park Road; Pete Feichtmeier, Colby Construction; Grant Moore and Dave Moore, Moore Designs; James Griffin, 36208 South Beach Road; Todd Cottrell, 12 White Tail Lane.

1. Michele Cannariato, Deputy Clerk, brought the meeting to order in the absence of the chairperson and asked for a motion to appoint another board member to serve as chairperson.

Motion (Andritsch/Bickler Jr.) to appoint Derek Pawlak to serve as chairperson. Carried Unanimously.

2. Motion (Kohl/Eppers) to approve the minutes from the August 24th, 2020 meeting. Carried Unanimously.

3. Discussion/action regarding the request of James and Paulette Griffin, 36208 South Beach Road, for landscaping.

Corey Nelson from Nelson Landscape Inc. presented the landscaping plans. He explained that the final grading is almost completed. An ornamental pond was added to the plans and Rob Davy from Lake Country Engineering had submitted a letter about that change. The pond is not for stormwater and does not affect the grading or drainage. It will be 5 – 6 feet in depth with either a complete or partial liner.

The ACB wants a new plat of survey to reflect the addition of the pond. Mr. Griffin asked if they could put decorative stone in the swails instead of grass. Mr. Bickler Sr. replied that they would need to get approval from the Village Engineer that it would not adversely affect drainage.

Motion (Bickler Sr./Kohl) to approve the plans as submitted subject to an amended grading plan reflecting the proposed pond, which can be approved by and is subject to the approval of the Village Administrator. Also per the Petitioners request at the meeting, the Petitioner would be allowed to use decorative stone in the swales instead of grass subject to (if approved by the Village Engineer) an amended grading plan showing the length, materials and location of decorative stone in the swales, which can be approved and is subject to the approval of the Village Administrator. Carried Unanimously.

4. Discussion/action regarding the request of Todd and Gina Cottrell, 12 White Tail Lane, for a deck, screened in porch and swim spa.

Todd Cottrell presented the plans. They want to finish the deck that was never completed, adding a screened porch and a swim spa that will be inset into the deck. There is a cement slab for the swim spa. The underside of the deck will match the cedar on the house. The ACB questioned the use of asphalt shingles on the screened in area because the house has a cedar shake roof. Mr Cottrell explained he could not use cedar shakes because of the pitch of the roof of the screened in area. The ACB proposed using standing seam metal to complement the house.

Motion (Bickler Jr./Bickler Sr.) to approve the plans as submitted subject to alternate roof material in a complementary color, which can be approved and is subject to the approval by the Village Administrator and one other ACB member. Carried Unanimously.

5. Discussion/action regarding the request of Tom and Jean Smith, 35005 W. Fairview Road, for a shed.

Mr. Helwig reported that the Smiths were not available for this meeting and he would explain the plans. The 12 X 20 garage/shed will match the house.

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

6. Discussion/action regarding the request of John and Monique Olsen, 4600 W. Deer Park Road, for a new single family residence.

Paul Schultz presented the plans.

John Olson addressed the landscaping and brick wall that is on the property. He stated that the brick wall is failing and will be removed with the back (west) section remaining. There will be plantings and a rain garden. There will also be a cart path down to the lake. The ACB questioned that the color of the cart path was not indicated on the plan. The outcroppings and house will use the same stone by Halquist.

Ann Rettie, a neighbor, questioned getting rid of the stairs on the south side. She would like that area flattened out and the grading changed. Mr. Olsen and Mr. Schultz agreed. This will be changed on exhibit A.

The ACB discussed that preliminary landscape plan was not consistent with the site plan and did not indicate elements that are changing and elements that are not.

It was also discussed that the materials and specific plantings are not indicated on the landscape/site plans and details on the wall on the west, indicated as Wall B.

Motion (Bickler Jr./Kohl) to approve the site plan as submitted subject to the following:

Updating changes to grading at the stairs on Exhibit A and the landscape plan as agreed to by the Petitioner, which can be approved by and is subject to the approval of the Village Engineer and the Village Administrator.

Indicating the color of the cart path on the landscape plans, which can be approved by and is subject to the approval of the Village Administrator and another ACB member.

The preliminary landscape plan must be consistent with the site plan, indicating which elements will remain and which will be changed/eliminated. This can be approved by and is subject to the approval of the Village Administrator and another ACB member.

The materials and specific plantings need to be indicated on the landscape plans, along with details of Wall B. This can be approved by and is subject to the approval of the Village Administrator and another ACB member.

Carried Unanimously.

The house plans and changes were then discussed. There will not be an indoor pool, but instead will have a hot tub and workout area. One of the windows is being replaced with a slider.

The ACB decided to approve the foundation plans and the Olsen's would have to come back with plans that were updated with all changes, hereby rescinding the prior motions.

Motion (Bickler Sr./Eppers) to approve the foundation plans as submitted subject to filing updated foundation plans. Carried Unanimously.

7. Discussion/action regarding the request of Tom Halquist, 34745 W. Fairview Road, for a new single family residence.

David Moore from Moore Designs presented the plans for the new home. It will be farther back than the existing home and there will not be any major grading modifications.

Mr. Bickler Sr. asked about the concrete slab for the garage and was told that they want to address that issue at a later date.

There was an issue with the patio and retaining walls. Mr. Moore said he would look into the foundation.

The ACB discussed inconsistencies between the grading plans and the house plans. Mr. Moore suggested that the plans be tabled and they would come back with more detailed plans at the next meeting.

Motion (Pawlak/Bickler Jr.) to table the plans. Carried Unanimously.

8. A motion (Bickler Sr./Andritsch) to adjourn was made at approximately 8:25 pm, Carried Unanimously.

Respectfully submitted,
Michele Cannariato