

Architectural Control Board

Minutes of April 25, 2022

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm by the Chairman James Perkins. In attendance were Derek Pawlak, Jim Perkins, Sandy Eppers, Mike Bickler Sr., Michael Bickler Jr., Rick Andritsch, Donald Wiemer (Zoning Administrator).

Also present were: Chris Miracle, Erin Harkness, Paul Schultz, Mike Altschaefl, Brad Gones and Mike Altschaefl's builder Brian Szajna.

1. Motion (Pawlak/Andritsch) to approve the minutes from the March 25, 2022 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Brad and Jessica Gones, 35198 Pabst Road for a 40 x 60 garage. The average height of the structure is 16 feet. Don Wiemer explained that the materials for the garage will match the residence. The shingles will be a dimensional shingle matching the house, siding will be stucco and trim including soffit and fascia will be aluminum. This too is of material and color to complement the existing residence. The garage doors will be metal also matching the residence. There will be 3-foot overhangs on the garage. As to landscaping, there will be a planting bed on the south side with the rest of the surroundings covered in prairie grasses. The drive to the garage will be asphalt.

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

3. Discussion/action regarding the request of Ms. Erin Harkness, 4525 West Beach Road, for a dog fence. The proposed fence will be place in the rear of the residence approximately 30 feet off the south sideyard. The materials for the fence will be constructed of steel and black in color. This is a decorative fence 4 feet in height. A sample of the fence was provided for Board members to review.

Motion (Andritsch/Pawlak) to approve the plans and fence as submitted. Carried Unanimously.

4. Discussion/action regarding the request of Greg and Janelle Peterson, 4654 Lake Club Circle, for changes to previously approved plans for the residence and revised landscaping plans for the front of the residence. Don Wiemer advised of the following changes:

- a. Removal of the Port Co-Chere on the front of the building, but leaving the new entry door, sidelights with new windows above.
- b. Adding composite shingles on the front porch roof gable North elevation.
- c. Adding a second window in the living room on the East elevation.
- d. Adding two windows on the lower-level Spa room on the South elevation.

- e. Adding shutters to a window removal on the West elevation.
- f. Awnings to the lower-level spa room windows and doors on the South elevation. Fabric for the awnings will be a white and grey fabric.

Architect Paul Schultz summarized the changes for the Arch Road.

Chris Miracle, landscape architect, explained the changes to the front landscaping plans caused by the removal of the Port Co-Chere. Plantings and hardscape will be centered to the front door of the residence. There will be a stone walk with two accent pillars including decorative planters at the east end of the proposed landscaping as shown on the plans.

Motion (Bickler Jr./Andritsch) to approve the plan revisions and landscaping as submitted.
Carried Unanimously.

5. Discussion/action regarding the request of John and Monique Olsen, 4600 Deer Park Road, revisions to the landscape plan and addition of driveway entrance pillars. Don Wiemer presented the grading changes which occurred when the stairs for the Olson's walls were removed when the property owner to the north removed their portion of the brick wall. The neighbors approved wall removal subsequently caused the Olsen's to update their plans showing the current grading with the stairs removed. The Arch Board also reviewed the two entrance pillars proposed. The pillars are four feet in height and the stone used for the pillars will match the stone used for the residence. The Olsen's will be advised of the Village's lighting ordinance as it pertains to the lights on top of the driveway pillars.

Motion (Andritsch/Pawlak) to approve the landscape grading revisions and driveway pillars as submitted. Carried Unanimously.

6. Discussion/action regarding the request of Michael and Mary Altschaefl, 36010 South Beach Road, for a replacement of a garage. Don Wiemer advised the Board that the replacement garage is permitted under the zoning code as long as the new structure is identical in size and shape as the old garage. The owner must use the same footprint as the original structure. The replacement garage is 40 feet by 24 feet. The owner is also asking for permission to increase the footprint by 8 feet if allowed by the zoning code. There are wetland setback issues and the wetlands may be remarked. If the increased structure size meets the zoning after the wetlands have been re-delineated, he would like to build a 24 x 48 foot garage. Plans for both structures were presented with the larger structure including a service door.

Motion (Andritsch/Pawlak) to approve both plans and if the larger structure is permitted zoning, the Zoning Administrator can approve adjustment to the location/size to allow for the larger garage. Carried Unanimously.

7. Motion (Pawlak/Bickler Jr.) to adjourn. Carried Unanimously.

Respectfully submitted,
Donald Wiemer