

Architectural Control Board

Minutes of February 26, 2024

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm by the Zoning Administrator Donald Wiemer. In attendance were Mike Bickler Sr., Amy Zea, Mike Bickler Jr., Debby White, Tim Reynolds, Derek Pawlak, Russ Kohl, Rick Andritsch, and Donald Wiemer (Zoning Administrator).

Also present were: Steve Wollersheim, Architect, Cory Nelson, Nelson Landscape, and Mike Bertram, representing Regency Builders.

1. The minutes for the January 22, 2024 meeting was tabled to the next meeting for clarification for Derek Pawlak regarding his question to Ms. Cannariato, Deputy Clerk, that was referenced in his email to Michele.

2. Discussion/action regarding the request of Matt and Kelly Brown, 34595 Spring Bank Road, for an addition to the residence, outdoor swimming pool, and detached garage along with landscaping plans for the property.

Don Wiemer presented the plans for the new house, pool and garage. He explained that the addition is located on the southwest corner of the current home. The pool will be located on the south side of the residence, beyond the 75-foot setback from the water which makes its location in compliance with the Village zoning code. The house addition does not impact the 60% rule on structure width. The addition will maintain the same structure width as the current structure and will have side yards which comply with the zoning restrictions. The addition will be 89 feet from the high-water mark, which is greater than 75 ft. requirement. The footprint of the addition is 19.67 feet by 26.17 feet, with an overall height of 20 feet.

The detached garage is located to the rear of the lot, is 170 feet from Spring Bank Road, with a side yard of 15.16 feet and 90 feet set back from the driveway easement. The new garage will be attached to the current garage with an open covered breezeway. It is proposed that a new asphalt driveway will be installed to service both buildings, connecting to the house driveway.

Materials to be used for the structures:

Dimensional asphalt shingles, color is black pearl, windows are Marvin casement black or bronze in color, railing for the home will be powder coated aluminum, painted black, gutters and downspouts will be bronze in color. The small accent roofs will be standing seam metal, bronze in color. The garage doors will be French grey. The garage doors being replaced on the house will be used for the new garage. The exterior brick will be skimmed over and painted "Washed White". Current siding will be removed from the residence and replaced with stucco. The new garage will be brick and skinned with lime slurry. The walls will be stucco to match the house. The roof for the connecting breezeway will be metal. Both garages will have shingles that will match the house.

Landscape plans were presented showing the planting for the addition to the residence and pool area. The south side of the pool patio will have a retaining wall less than 2 feet tall along the south side of the pool patio. The pool deck is within the permissible size restrictions given its setback. Existing retaining walls will remain without alteration. Pool equipment will be placed and screened at the east side of the residence in the southeast corner of the current residence. As to the new garage, it is proposed to have just grass around the structure, the same as the current garage.

Motion made by Mike Bickler Sr. to approve the plans as submitted, seconded by Tim Reynolds, motion Carried Unanimously.

Motion to adjourn made by Mike Bickler Jr. and seconded by Russ Kohl, motion Carried Unanimously. Meeting was adjourned at 6:15 pm.

Respectfully submitted, Donald Wiemer, Zoning Administrator