

Architectural Control Board

Minutes of July 22, 2019

The Architectural Control Board (ACB) meeting was called to order at 7:00 pm. In attendance were Mike Bickler Sr., Derek Pawlak, Jim Perkins, Sandy Eppers, Jeff Fellows, Mike Bickler Jr., Russ Kohl, Rick Andritsch, Andy Helwig (Village Administrator), John Macy (Attorney) and Michele Cannariato (Treasurer).

Also present were: Chrissy and Jim Connelly, 4658 Lake Club Circle; Mary McKenna, 4648 Lake Club Circle; Mary A. McKenna, 4648 Lake Club Circle; Chris Miracle, Landworks; Jo Ann Villavicencio, 5587 State Road 83, Chenequa; Peter and Sandra Pope, 4688 Hewitts Point Road; Joe Fredericksen, Creative Earthscapes; Will Schumacher, SJ Pope; Richard and Nancy Latta, 34907 Fairview Road; Tom Viehe, 34917 Fairview Road; Jim Cadd, 34927 Fairview Road; Pat Seegers, Ascent LLC.

1. Motion (Kohl/Fellows) to approve the minutes from the June 24, 2018 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Thomas and Keri Ann Viehe, 34917 W. Fairview Road, for a garage/office addition.

Pat Seegers from Ascent LLC presented the plans. The existing 3 car garage will be demolished and replaced with a 2 story garage/office, connected to the house by a breezeway. All materials and colors will match the existing residence. Mr. Bickler pointed out that this cannot be used as a guest house or for human habitation. He also discussed the drainage issues associated with this property. Mr. Seegers explained that they would be creating a new swail. The ACB recommended additional work on the swail so that any excess water not handled by the current inlet/drainage system trap, would flow naturally down to the lake between the two properties.

It was brought to the attention of the ACB that the landscape plans designated the garage as a guest house. The term was struck on the plans and initialed by the owner.

Motion (Bickler Sr./Andritsch) to approve the plans as submitted subject to updated grading plans with the new swail, to be approved by the Village Administrator. Carried Unanimously.

3. Discussion/action regarding the request of Peter and Sandra Pope, 4866 Hewitts Point Road, for a new single family residence and remodel the boathouse.

Peter and Sandra Pope presented the plans along with Will Schumacher from SJ Pope. They are going to remodel the boathouse which will have the same footprint and volume. There will be new siding, steps, windows and railings to match the new house. The ACB questioned the rails due to the fact that there are currently no railings. Mr. Pope explained that the roof had been redone but the old railings were never put back and were stacked next to the building. Mr. Helwig confirmed this and that this would not be a change of use.

The new house will have siding in Gray Clouds and trim in Extra White. Windows will have black frames and the garage will have frosted panels. The roof shingles will be CertainTeed Landmark Pewter.

Mr. Bickler suggested that the architectural detail consisting of freeze board and brackets should be included on all four sides of the structure. It was also suggested that these details be incorporated into the boat house and garage.

Joe Fredericksen from Creative Earthscapes presented the landscape plans. There will be a 2 foot wall off of the back side of the pool. It was discussed that the pool will be part of the foundation of the house and the plans need to reflect that. Mr. Helwig discussed the Village ordinance with regard to setbacks from the lake. It was suggested that they need to confirm that with the pool as part of the foundation, would still be beyond the 150 foot setback and not be inhibited by the 60% rule of Chapter 17.37(3)(g). The grading on the plan needs to be clarified and the outcroppings shown.

An updated landscape plan must be submitted along with an updated building plan with the changes that were discussed. It was suggested that this matter be tabled and a special ACB meeting be convened next week.

Motion (Bickler Sr./Perkins) to table the matter until the July 29, 2019 meeting. Carried Unanimously

4. Discussion/action regarding the request of Andrew and Mary McKenna, 4648 Lake Club Circle, for landscaping.

Chris Miracle presented the new landscape plans. The walls are 20 inches high and 7 feet long. There will be trees planted between the two properties to provide screening. Mrs. McKenna pointed out that there is a private utility line near where these new trees would be planted so the placement might change. The ACB members explained that once the plans were approved, if they changed anything, it would have to come before the board again.

There was a discussion regarding the placement of the stakes where the trees would be planted. Mrs. McKenna's daughter asked that the location of the stakes currently placed in the yard be drawn on the plans. The stake locations were added to the plans and the Board asked that the plans be initialed by the McKenna's. Mrs. McKenna's daughter began to initial the plans. Mrs. McKenna, as the owner of the subject property, was asked to initial the plans to formally acknowledge the placement of the stakes that were handwritten onto the plans during the discussion. She refused to initial and withdrew the plan.

5. A motion (Bickler Sr./Pawlak) to adjourn was made at approximately 8:15 pm, Carried Unanimously.

Respectfully submitted,
Michele Cannariato