

Architectural Control Board

Minutes of July 26, 2021

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm by the Deputy Clerk. In attendance were Russ Kohl, Derek Pawlak, Sandy Eppers, Amy Zea, Jim Perkins, Rick Andritsch, Mike Bickler Jr., Michele Cannariato (Deputy Clerk), Jason Janicsek (Village Administrator) and Donald Wiemer (Zoning Administrator).

Also present were: Don Westphal, 4257 Buchanan Road; Steve Kehl, Landworks; Dave Moore, Moore Design; Tom Viehe, 34917 Fairview Road; and Jim Cadd, 34927 Fairview Road.

1. Motion (Pawlak/Eppers) to approve the minutes from the June 28, 2021 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Tom and Aimee Halquist, 34745 Fairview Road, for landscaping.

Don Wiemer presented the plans for the landscaping for the house and boathouse. This is the final submission for this project. Steve Kehl from Landworks explained the details of the plan. A driveway will lead to an auto court with annuals, perennials, and grasses. There will also be an entertaining patio and sunken firepit, along with boulder or limestone outcropping steps and small retaining walls. The area around the boathouse will include boulder walls, boulder or limestone outcropping steps and some small retaining walls. The landscaping between this property and the neighbors will remain as is. Neighbors on both sides have been consulted.

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

3. Discussion/action regarding the request of Jim and Carolyn Cadd, 34927 W. Fairview Road, for changes to a previously approved detached garage.

Mr. Wiemer explained the history of this project. The project was originally approved by the ACB in May, 2018. There were two extensions granted, one with an expiration of November 22, 2020 and the second expiration of May 22, 2021. The permit is now expired and no additional work can be done until the Arch Board approves the new plans with changes, certifies the existing structure, and a new building permit is issued.

One of the concerns with the changes is the height of the building. Mr. Wiemer quoted from the minutes taken in May, 2018. "The height on the plans is 16.5 using the point half way between the ridge and eave line of the roof with a total height of 24 feet. It was determined that the roof pitch must change to a maximum height of 23.5 feet in order to comply with the 16 foot maximum. It was also determined that the grade on the perimeter of the garage, at least out 6 feet, must change and a retaining might be needed in order to have the eave height no more than 9 feet." Mr. Wiemer stated that the new plans did not include the proper dimensions and the grading was not included, so the height could not be determined.

There was a proposed change on the south elevation: instead of four windows, there would now be a hangar door with three windows. The garage cement apron was shrunk, the roof was pulled back eight feet, and the loft was scaled back two feet. The new plans did not include details of this. There was no floor plan and a new site plan was needed.

The ACB proceeded to discuss the exact requirements for a resubmission of plans.

Motion (Pawlak/Andritch) to table the plans. The following information will be needed to resubmit to the ACB:

1. Current and accurate drawings of all existing and proposed elevations to include the south elevation and certification of the building height as defined by the zoning code.
2. Landscaping plans for the project, including retaining walls and plantings.
3. A site plan with elevations showing all grades, grade at the perimeter of the garage, distances to the property lines and road right of way, dimensions of structure and front garage apron.

Carried Unanimously.

4. Discussion/action regarding the request of Don and Grace Westphal, 4257 Buchanan Road, for a detached garage.

Don Wiemer presented the plans for the new garage. This is zoned R-1, no landscaping plans are needed, there will be no retaining walls, and the garage is approximately 400 feet from the lake. The materials will match the current residence including the roof, stone and siding. The height is under the 16 foot limit and there is a loft.

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

5. A motion (Kohl/Andritsch) to adjourn was made at approximately 6:58 pm, Carried Unanimously.

Respectfully submitted,
Michele Cannariato