

# Architectural Control Board

Minutes of March 25, 2024

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

Also present were: Lisa Reynolds and Matt Johnson, 4509 West Beach Road; Bob Mertins, Mertins Homes; Mark Mertins, Mertins Homes; Gloria Lehrer, Designs Galore; Matthew Janse-Vreeting, Architectural Development Services; Ron Ognar, 35442 W. Pabst Court; Brody Achtenhagen.

1. Motion (Bickler Sr./Reynolds) to approve the minutes from the January 22, 2024 meeting. Carried Unanimously.

2. Motion (Bickler Sr./Reynolds) to approve the minutes from the February 26, 2024 meeting. Carried Unanimously.

3. Discussion/action regarding the request of Reynolds/Johnson, 4325 West Beach Road, for a new single family residence.

Don Wiemer presented the plans for the home. He explained that there were two lots that are currently being combined and the Plan Commission and the Village Board need to approve the new CSM. There will be a porte cochere to get to the garages, but there is also a driveway for larger vehicles. The current driveway will be moved and the lot behind the property owned by Gustafson will still have access. The structures meet all Village zoning requirements.

Materials and colors to be used: Odessa-Stone wall panels, columns, trim and crown; Harrow Gate – color of stucco, fascia, and overhang; Ebony – Marvin window clad, gutters, and downspouts; copper roof and light fixtures; dark walnut stain at wood entry and garage doors; Bedford rough cut stone at mud room entry; special walnut stain at covered patio T&G ceiling; Certainteed “Grand Manor” Black Pearl slate look asphalt shingles; copper shroud at chimney tops; black iron railing at balcony; Ebony windows and patio doors with trim; classic French style copper light fixtures; dark walnut stained garage doors; and Blue Ice stone pavers at patio.

A Chapter 30 permit will be needed from the DNR.

There will be a dog kennel, a 20' X 40" pool with a hot tub and an area to hide the pool equipment, and a firepit table. There will be a court yard with a garden focal point and a 4 foot path down to the lake. There will also be some 2 foot retaining wall on the lake side with planters that will not be part of the wall. A landscape plan was submitted, but is not final.

Motion (Bickler Sr./Andritsch) to approve the plans as submitted subject to final landscaping plans being submitted and the combined CSM approval from the Plan Commission and the Village Board. Carried Unanimously.

3. Discussion/action regarding the request of OC Lake, LLC, 35410 W. Pabst Court, for a new single family residence.

Don Wiemer presented the plans for the new house. He explained that this will be the 3<sup>rd</sup> revision to the original plans that were submitted to the ACB. The changes are 3000 less square feet and the roofing will now be asphalt shingles. The small amount of stucco on the plans might be changed to stone.

Materials and colors to be used: Stone: Valdars Gray Dimensional Splitface stone veneer, Indiana Limestone, light tan cut and cast stone, stone pavers; light tan stucco; light tan trim; dark stain garage and exterior doors; Dark Patina copper for gutters, downspout, scupper, finial, and flashing; Black Pearl asphalt roof; Ebony Marvin windows; black decorative railing system; and clay chimney pot.

Mr. Ron Ognar, a neighbor, expressed concern about the timeline. It was explained that the construction could take between 2 and 3 years. He also was concerned about the lack of trees and plantings around the new detached garage. No landscape plans were submitted so this issue would be considered when the plans come before the ACB.

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

4. A motion (Bickler Sr./Bickler Jr.) to adjourn was made at approximately 6:50 pm. Carried Unanimously.

Respectfully submitted,  
Michele Cannariato