

# ARC's Finding of Facts

Project Address: 105 W. Silver Spring

Project Description: Amend Approved Plans

Meeting Date: 6-25-20

Representatives Present: Peter Nagel - Architect

Members Recusing: \_\_\_\_\_

Discussion Key: Discussed Brick soldier course, windows going away  
Needs more consistency, clean up details

Neighbors in Attendance: \_\_\_\_\_

Discussion Keys: \_\_\_\_\_

Conditions: \_\_\_\_\_

Recommend to the CDA for Approval

Moved to Approver Table Dave

Seconded By: Jim

Vote: 4-0

Signed Laura Trichenbach

Chairperson

Secretary

# ARC's Finding of Facts

Project Address: 4965 N Lake Dr

Project Description: Re-build Sun room

Meeting Date: \_\_\_\_\_

Representatives Present: Glenn Banks Digt Design works  
Matthew Tollefsen

Members Recusing: \_\_\_\_\_

Discussion Key: Color tone of materials - Line up door + windows  
on west elevation

Neighbors in Attendance: \_\_\_\_\_

Discussion Keys: \_\_\_\_\_

Conditions: Railings to match front wrought Iron Flower Box on front

Match sill + Header heights with Batten Boards on west + north elevations

Moved to Approve Table: Jason

Seconded By: Jason Jaimi

Vote: 4-0

Signed Lauren Truesenbach

Chairperson

Secretary

4965 N. Lake Dr.

# ARC Checklist

## Setbacks compatible per 16.31 1. A.?

Front		<input checked="" type="radio"/> YES	NO
Side	> No change	<input checked="" type="radio"/> YES	NO
Rear		<input checked="" type="radio"/> YES	NO

## Height

Most Design areas limited to 25'		<input checked="" type="radio"/> YES	NO
Between 25.1' - 30' design area must have a pattern of this height	> N/A	YES	NO
Between 30.1' - 35' addition requirements met per RDG		YES	NO

## Entries and Porches

Entries are consistent with the Design Area		<input checked="" type="radio"/> YES	NO
Entry is consistent with the style of the home		<input checked="" type="radio"/> YES	NO
Entries should be retained with remodels		<input checked="" type="radio"/> YES	NO
Entry is prominent and oriented to the street (unless Design Area pattern)		<input checked="" type="radio"/> YES	NO

## Garages and Parking Areas

*NA applicable*

Garages location is consistent with Design area		YES	NO
Attached garage is NOT the dominant feature when viewed from the road		YES	NO
Attached garages at the front or side are not wider than 1/2 the width of the structure		YES	NO
Three garages meet RDG specs in 16.31 1 D. iii.		YES	NO
Attached garages on corner lots does not cause paving at or near the corner		YES	NO
Front facing attached garage single door can't exceed 30% of the combined width of structure		YES	NO
Driveway pavement is minimized as per the RDG		YES	NO

## Scale and Massing

Compatible to the adjacent houses		<input checked="" type="radio"/> YES	NO
Scale and mass facing public street is compatible with Design Area		<input checked="" type="radio"/> YES	NO
Foundation height is compatible with Design Area		<input checked="" type="radio"/> YES	NO

## Specific Design Elements of Architectural Style

Proposed project is architecturally consistent on all sides concerning the following:

Siding material is consistent with style of house	- LP Panel	<input checked="" type="radio"/> YES	NO
Roofing material is on approved list		<input checked="" type="radio"/> YES	NO
Roof slopes are compatible		YES	<input checked="" type="radio"/> NO
Window styles/size/proportions are compatible		<input checked="" type="radio"/> YES	NO
Decorative features are compatible (cornices, rails, columns, etc.)		<input checked="" type="radio"/> YES	NO
Chimneys (generally masonry)	NA applicable	YES	NO
Garages and Sheds are compatible with house style	NA applicable	YES	NO

## Misc.

Exterior lighting meets RDG (pg 185)		YES	<input checked="" type="radio"/> NO
Site Plan			
Project does not impair lot's beauty	coach lights	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Drainage approved by ARC (if NO, the Village staff to review)		<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO

If no to any of the above, mitigation measures are (16.31 III. B. 1-7)

Materials; Parking styling

# ARC's Finding of Facts

Project Address: 431 E. Montclair

Project Description: Addition

Meeting Date: 6-25-20

Representatives Present: Michael Weisman (architect) & Rosent schaber (owner)

Members Recusing: \_\_\_\_\_

Discussion Key: fake shuttered windows and alternatives to them

Neighbors in Attendance: Letter From Mel Johnson at 405 E. Montclair  
worried about impact on their property

Discussion Keys: \_\_\_\_\_

Conditions: South Elevation - Remove two faux shutters on Bottom left  
Garage. Remove faux shutters over patio door. Two upper left  
side faux shutters to be windows to match window 16 on  
same elevation

Moved to Approve Table: Jasen  
Seconded By: Dave  
Vote: 4-0

Signed Lauren Trischenbach  
Chairperson Secretary

# 431 E Montclair ARC Checklist

**Setbacks compatible per 16.31 1. A.?**

Front	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Side	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Rear	<input checked="" type="radio"/> YES	<input type="radio"/> NO

**Height**

Most Design areas limited to 25'	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Between 25.1' - 30' design area must have a pattern of this height	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 30.1' - 35' addition requirements met per RDG <i>N/A</i>	<input checked="" type="radio"/> YES	<input type="radio"/> NO

*existing* →

**Entries and Porches**

Entries are consistent with the Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is consistent with the style of the home	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entries should be retained with remodels	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

**Garages and Parking Areas**

Garages location is consistent with Design area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garage is NOT the dominant feature when viewed from the road	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Attached garages at the front or side are not wider than 1/2 the width of the structure	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Three garages meet RDG specs in 16.31 1 D. iii. <i>N/A</i>	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Attached garages on corner lots does not cause paving at or near the corner	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Driveway pavement is minimized as per the RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

**Scale and Massing**

Compatible to the adjacent houses	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Foundation height is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO

**Specific Design Elements of Architectural Style**

Proposed project is architecturally consistent on all sides concerning the following:

Siding material is consistent with style of house	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roofing material is on approved list <i>- do but minimal metal and as a design detail</i>	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Roof slopes are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Window styles/size/proportions are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Chimneys (generally masonry)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Garages and Sheds are compatible with house style	<input checked="" type="radio"/> YES	<input type="radio"/> NO

**Misc.**

Exterior lighting meets RDG (pg 185)	<i>need coach lights</i> →	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Site Plan		<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Project does not impair lot's beauty		<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Drainage approved by ARC (if NO, the Village staff to review)		<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO

**If no to any of the above, mitigation measures are (16.31 III. B. 1-7)**

*greatly improved in terms of window placement and scale/massing*

# ARC's Finding of Facts

Project Address: 823 E SYLVAN

Project Description: Rear Porch Addition

Meeting Date: 6-25-20

Representatives Present: CWen Lavin - architect

Elizabeth Craig - future owner

Members Recusing: \_\_\_\_\_

Discussion Key: Beef up the columns

Neighbors in Attendance: \_\_\_\_\_

Discussion Keys: \_\_\_\_\_

Conditions: match 8x8 columns on existing home

Moved to Approve Table: Jason

Seconded By: Dave

Vote: 4-0

Signed Lauren Trischenbach

Chairperson

Secretary

823 E. Sylvan

# ARC Checklist

## Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="checkbox"/> YES	NO
Side	<input checked="" type="checkbox"/> YES	NO
Rear	<input checked="" type="checkbox"/> YES	NO

## Height

Most Design areas limited to 25'	<input checked="" type="checkbox"/> YES	NO
Between 25.1' - 30' design area must have a pattern of this height	<input checked="" type="checkbox"/> YES	NO
Between 30.1' - 35' addition requirements met per RDG	<input checked="" type="checkbox"/> YES	NO

> N/A

## Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="checkbox"/> YES	NO
Entry is consistent with the style of the home	<input checked="" type="checkbox"/> YES	NO
Entries should be retained with remodels	<input checked="" type="checkbox"/> YES	NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="checkbox"/> YES	NO

## Garages and Parking Areas

N/A

Garages location is consistent with Design area	YES	NO
Attached garage is NOT the dominant feature when viewed from the road	YES	NO
Attached garages at the front or side are not wider than 1/2 the width of the structure	YES	NO
Three garages meet RDG specs in 16.31 1 D. iii.	YES	NO
Attached garages on corner lots does not cause paving at or near the corner	YES	NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	YES	NO
Driveway pavement is minimized as per the RDG	YES	NO

## Scale and Massing

— just covered porch

Compatible to the adjacent houses	<input checked="" type="checkbox"/> YES	NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/> YES	NO
Foundation height is compatible with Design Area	<input checked="" type="checkbox"/> YES	NO

## Specific Design Elements of Architectural Style

Proposed project is architecturally consistent on all sides concerning the following:

Siding material is consistent with style of house	<input checked="" type="checkbox"/> YES	NO
Roofing material is on approved list	<input checked="" type="checkbox"/> YES	NO
Roof slopes are compatible	<input checked="" type="checkbox"/> YES	NO
Window styles/size/proportions are compatible	<input checked="" type="checkbox"/> YES	NO
Decorative features are compatible (cornels, rails, columns, etc.)	<input checked="" type="checkbox"/> YES	NO
Chimneys (generally masonry)	<input checked="" type="checkbox"/> YES	NO
Garages and Sheds are compatible with house style	YES	NO

N/A

N/A

## Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" type="checkbox"/> YES	NO
Site Plan	<input checked="" type="checkbox"/> YES	NO
Project does not impair lot's beauty	YES	<input checked="" type="checkbox"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input checked="" type="checkbox"/> YES	NO

If no to any of the above, mitigation measures are (16.31 III. B. 1-7)

Discussion about size of columns can park to front porch. Consideration of remaining columns for bracketing roof

# ARC's Finding of Facts

Project Address: 984 E Circle Dr

Project Description: Addition

Meeting Date: 6-25-20

Representatives Present: Owen Iaven (architect)  
Venein Kooner Counselor

Members Recusing: \_\_\_\_\_

Discussion Key: Mass, angled wall in garage. Impact on 980  
lack of windows on east elevation. Different styles and sizes of windows  
angles on dormer roofs. Rear Garage door to mimic front garage doors

Neighbors in Attendance: Letters from Jay Mesrobian <sup>827 E. Birch</sup> and David Anzla <sup>833 E. Birch</sup>  
about drainage, chimney height

Discussion Keys: \_\_\_\_\_

Conditions: \_\_\_\_\_

Moved to Approve/ Table: David  
Seconded By: Jason  
Vote: 4-0

Signed Lauren Trichenbach  
Chairperson Secretary

984 E. Circle

# ARC Checklist

### Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Side	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Rear	<input checked="" type="radio"/> YES	<input type="radio"/> NO

### Height

Most Design areas limited to 25'	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 25.1' - 30' design area must have a pattern of this height	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 30.1' - 35' addition requirements met per RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

> N/A

### Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is consistent with the style of the home	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entries should be retained with remodels	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

N/A

### Garages and Parking Areas

Garages location is consistent with Design area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garage is NOT the dominant feature when viewed from the road	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garages at the front or side are not wider than 1/2 the width of the structure	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Three garages meet RDG specs in 16.31 1 D. iii.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garages on corner lots does not cause paving at or near the corner	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Driveway pavement is minimized as per the RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

N/A

### Scale and Massing

Compatible to the adjacent houses	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Foundation height is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO

### Specific Design Elements of Architectural Style

Proposed project is architecturally consistent on all sides concerning the following:

Siding material is consistent with style of house	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roofing material is on approved list	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roof slopes are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Window styles/size/proportions are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Chimneys (generally masonry)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Garages and Sheds are compatible with house style	<input checked="" type="radio"/> YES	<input type="radio"/> NO

standing seam

### Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Site Plan	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Project does not impair lot's beauty	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

crazy links

**MUST BE REVIEWED & APPROVED BY ENGINEER**

If no to any of the above, mitigation measures are (16.31 III. B.1-7)

<del>Dominance of garage doors</del>	<del>standing seam metal roof</del>
<del>scale &amp; massing</del>	<del>Chimney heights</del>
<del>Angled wall</del>	