

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, May 3, 2016**

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Meeting was called to order at 5:30 p.m. by Mr. Olson.

**1. Roll Call.**

Present: Mr. Olson, Mr. Matola, Mr. Schoenecker, Mr. Wollersheim, Mr. Domaszek, Mr. Janusz, Mr. Liechty, and Ms. Steindorf

Absent: Mr. Riebesehl (excused)

Also Present: Ms. Stredni, Ms. Nelson, Applicants, and members of the public.

**2. Review and act on meeting minutes dated April 19, 2016.**

Mr. Liechty stated that his name should be listed under those present.

Ms. Steindorf stated that on page three, paragraph two, third sentence, the word "indicated" should be changed to "indicate."

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the meeting minutes as amended. Motion carried 8-0.

**3. Review and act on a request by Dan and Cathy Radler at 670 Florence Drive for landscaping.**

Dan and Cathy Radler were present before the board.

Mr. Olson asked about the final plan review mentioned in the agenda memo. Ms. Nelson stated that Mr. De Angelis has reviewed and approved the impervious surface area. Mr. Liechty asked if the patio was what Mr. De Angelis was reviewing. Ms. Nelson said yes, that Mr. De Angelis received clarification on the patio area.

Mr. Wollersheim asked if the columns were decorative or supporting. Mr. Radler stated that they are decorative.

Mr. Olson asked about the column height. Mr. Radler stated they were not sure of the exact height but that they would probably be around seating height.

Mr. Wollersheim motioned and Mr. Liechty seconded to approve plans as submitted. Motion carried 8-0.

**4. Review and act on a request by Edward and Pamela Quebbeman at 695 Park Circle for an addition (deck).**

Edward and Pamela Quebbeman were present before the board.

Mr. Olson asked if the proposed deck will have the same footprint as the existing deck. Mr. Quebbeman said yes.

The applicants presented sample materials to the board.

Mr. Domaszek questioned the setbacks and asked if a variance had been granted and whether one was needed as this is a rebuild. Mr. Olson also questioned whether the setbacks were perhaps different in the condominium development. Staff will review and report back to the board with the setback requirements.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted on the condition that they meet the existing setback requirements set by the planned development. Motion carried 8-0.

**5. Review and act on a request by Jack and Maribeth Lynch at 12600 W. Stephen Place for a pool and fence.**

Jack Lynch and David Thompson from Swimming Pool Services were present before the board.

The applicants clarified that they will be just pulling down a 12 foot section of the fence so that equipment could go through and putting the fence back up. Mr. Thompson stated that Mr. Griffiths had indicated that if they were removing the fence they had to replace it with something that met current ordinances. The existing fence is chainlink.

Mr. Schoenecker asked if they would be removing less than 50% of the total fence. Mr. Thompson stated that it is probably less than 10%. Mr. Thompson also stated that you cannot see the fence from the road.

Mr. Olson stated that he believed they could just put the existing fence back up after the work has been completed. Mr. Lynch reiterated that they are only removing the section so that they could get equipment to the pool and patio area.

Mr. Matola read through the fence ordinance and stated that since the fence could be reused that he did not believe it would be considered a repair or replacement. After some discussion the board agreed that the fence did not need to be replaced with new materials as the existing fence was going to be reused.

Mr. Domaszek questioned the impervious surface area calculation and asked the applicant for clarification on the drawings. Mr. Thompson stated that there were parts of the drawing that he added by hand by that everything was included correctly in the impervious surface calculations.

Mr. Liechty asked if there was concrete going underneath the wood deck. Mr. Lynch said no. Mr. Liechty then stated that the wooden deck area is not considered impervious so the calculations are most likely correct. Mr. Olson added that the impervious surface review is done by the Village staff.

Mr. Matola asked for clarification on what the board was reviewing and approving. Mr. Thompson stated that the pool location is changing slightly and it will be smaller than the existing pool. Mr. Olson said that the board will need to approve the pool replacement.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans as submitted on the condition that the applicants replace the fence with the existing material in the same location. Motion carried 8-0.

#### **6. Review and act on a request by Thomas and Dana Witter at 2140 Elm Tree Road for a fence.**

A representative from Top Notch Fence and the prospective home buyers were present before the board.

Mr. Olson opened the public hearing on the fence at 5:34 pm.

The prospective home buyer stated that they are in favor of the fence being built.

Mr. Olson closed the public hearing at 5:34 pm.

Mr. Liechty asked if the solid portion of the fence would be located along North Avenue. Applicant stated yes and the rest of the fence is 50% open.

Mr. Liechty asked for clarification on the location and length of the fence. The applicant stated that the fence will be located only in the rear of the home.

Mr. Liechty asked if the gate is located on the patio. The applicant said yes.

Mr. Matola asked for the height of the side fences. The applicant stated four feet.

Mr. Olson stated that the board only needed to approve the privacy fence and asked the applicant the height of the solid portion. Applicant stated it is 6 feet.

Mr. Schoenecker asked about the fence material. The applicant stated it will be pressure treated and the finished side will face the neighbors/street.

Mr. Liechty asked if the gate is solid. The applicant stated that the gate will be 50% open.

Mr. Liechty motioned and Schoencker seconded to approve plans as submitted. Motion carried 8-0.

**7. Other Business**

Mr. Domaszek asked if Village Staff could review the ordinance to determine if the building board can review fences that are 50% open if they are connected to solid fences that the board is reviewing. Ms. Stredni stated that we will look into it and have the Village Manager review and report back to the board.

**8. Adjournment**

Mr. Wollersheim motioned and Mr. Matola seconded to adjourn the meeting. Motion carried 8-0.

Meeting adjourned at 5:58 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant