

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, July 19, 2016**

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Meeting was called to order at 5:31 p.m. by Mr. Olson.

**1. Roll Call.**

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

Absent: Mr. Riebesehl (excused).

Also Present: Mr. Harrigan, Ms. Nelson, Applicants.

**2. Review and act on meeting minutes dated July 5, 2016.**

Mr. Schoenecker stated that on page two, item four, paragraph five, the word “panted” should be changed to “painted.”

Mr. Liechty stated that on page four, item six, paragraph seven, the words “of the roof” should be added to the first sentence.

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

Mr. Liechty motioned and Mr. Schoenecker seconded to amend the agenda to move item number 3 to the end. Motion carried 8-0.

**3. Review and act on a request by Myren Grosenick at 890 Elm Grove Road for a business sign.**

Myren Grosenick was present before the board.

Mr. Schoenecker asked if the proposed sign would be the same size as the current sign. Mr. Grosenick said yes.

Mr. Matola stated that the thought the brown color of the proposed sign would tie in nicely with the color of the brick on the building and asked if the sign meets the size requirements of the Village. Mr. Harrigan said yes.

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

Mr. Schoenecker recused himself from the meeting at 5:35 p.m.

**4. Review and act on a request by Susan Bruk at 13160 Lee Court for an accessory structure (shed).**

Dan Schoenecker was present before the board.

Mr. Liechty stated that he did not believe the building board has ever approved a resin shed. He also stated that the house is white with lannon stone and the shed material does not match. Mr. Schoenecker stated that he believed that the shed was far enough away from the house and covered by vegetation so that the style would not conflict with that of the home.

Mr. Liechty asked if the shed would be on a concrete slab. Mr. Schoenecker said yes.

Mr. Matola asked if the shed was behind the pine trees. Mr. Schoenecker said yes.

Mr. Liechty asked if the location of the shed was staked out on the property. Mr. Schoenecker said yes.

Mr. Matola asked if the shed would be a sandstone color. Mr. Schoenecker said yes.

The board took several minutes to review the zoning code and Mr. Matola noted that the code does state the accessory structure design should match the character of the primary structure but that since the shed is so far back from the house that it might fall outside of that.

Ms. Steindorf stated that she was concerned about keeping the building board rulings consistent.

Mr. Liechty asked about the UV stability of the material. Mr. Schoenecker stated that he thought it would be good and since it's a synthetic material the color is probably embedded in the substrate.

Ms. Steindorf stated she thought the design was more similar to the children's playhouse than a storage shed.

Mr. Wollersheim stated he thought the color was too different from that of the house.

Mr. Matola asked if the shed was replacing an existing shed. Mr. Schoenecker said no.

Mr. Olson stated that in the past, the board has required that the shed has a resemblance to the primary structure. Mr. Liechty also stated that in the past, the board has required the shed to have the same siding and shingle color as the house.

Mr. Domaszek asked if the shed material could be painted. Mr. Schoenecker said that he thought so. Mr. Wollersheim stated this type of material might not take paint as well and that if the paint would start to peel or wear in the sun that it would look worse than leaving it the different color.

Mr. Matola stated that the board cannot use the reason that the shed is behind trees to approve it since trees can be removed.

Mr. Domaszek asked if the shed had already been purchased. Mr. Schoenecker said yes. Mr. Domaszek stated that if the shed was available in a different color that might be an option.

Mr. Matola said he was not sure if just the color was enough to approve it. Ms. Steindorf agreed and said she felt that the material was the problem.

Mr. Domaszek asked if Mr. Schoenecker could explain to the board in what way the shed matches the design of the house. Mr. Schoenecker said it doesn't match but that someone would have to go way back through heavy vegetation to even make that comparison and added that you cannot see it from the road.

Mr. Liechty said that you can see if from the west side of the property and from the neighbor's driveway.

Mr. Liechty motioned to deny the plans as submitted since the material and colors are not consistent with the house and it is visible from the street.

Mr. Domaszek asked about the ordinance on play structures. Mr. Harrigan stated that the ordinance states that you cannot use play structures as yard maintenance storage.

Mr. Olson said that since the code states that the design needs to have the same character as the primary structure he did not think the board could approve the shed. Mr. Domaszek agreed and added that the board has rejected every other proposed shed with this material.

Mr. Wollersheim stated that the other option would be to table the item. Mr. Schoenecker asked what alterations would be needed in order to obtain approval. Mr. Wollersheim stated that it would just need to match the style of the house. Mr. Domaszek added that the building board could hold a special subcommittee meeting to answer any further questions on the design.

Mr. Schoenecker requested to table the item.

Mr. Liechty motioned and Ms. Steindorf seconded to table the item to a future meeting. Motion carried 7-0.

Mr. Schoenecker rejoined the meeting at 5:55 p.m.

##### **5. Review and act on a request by Kurt and Laura Goranson at 705 Elm Grove Road for a revised survey and grading plan.**

Nick Suddendorf from Fine Line Carpentry was present before the board.

Mr. Suddendorf presented plans and the survey and explained that there was a miscommunication and the excavator dug the hole too deep. He was now asking the building board to approve one of four options: (1) proceed without any adjustments to have a first floor grade of 753.8, (2) add 12 inches of stone to the excavation to bring the first floor grade back up to 754.8, (3) pour the basement walls at 10 feet instead of 9 feet to keep the approved first floor grade, or (4) to add 6 inches of stone to the excavation and pour 9 feet basement walls to lower the first floor grade 6 inches from what was originally approved. Mr. Suddendorf noted that he preferred the last option.

Mr. Matola stated that he had spoken with the homeowners and they had expressed that their main concern was with water/drainage problems and they did not want the basement to be too deep.

Mr. Olson asked what these changes would mean to the exterior look of the home. Mr. Suddendorf said that the exterior would not really change at all and Mr. Wollersheim noted that it was more of a grading change.

Mr. Schoenecker asked why Mr. Suddendorf preferred option four. Mr. Suddendorf explained that he agreed with the building board's original suggestion to raise the first floor grade.

Mr. Liechty stated that none of these changes would impact the aesthetics of the property.

Mr. Wollersheim asked if an engineer would need to approve the changes. Mr. Harrigan stated that the Village would resubmit the plans to Ruckert Mielke once they are approved.

Mr. Matola stated that the homeowner's main concern was moisture and she was fine with option four.

Mr. Matola motioned and Mr. Liechty seconded to conditionally approve option four, to add 6" of stone back into the excavation and pour the approved 9' basement walls on top, pending approval from the village engineer. Motion carried 8-0.

**6. Review and act on a request by Markos and Margaret Ramirez at 955 Brinsmere Drive for a revised plan of a building alteration.**

Markos Ramirez was present before the board.

Mr. Ramirez noted that the front door sidelight that was included in the original plans had been eliminated.

Mr. Liechty stated that there is now a nice balance to the design.

Mr. Ramirez presented sample colors for the trim and siding.

Mr. Matola asked about shingle color. Mr. Ramirez said that they had not decided yet but would probably go with a gray/slate colored shingle to match the siding.

Mr. Wollersheim asked about the window color. Mr. Ramirez said that they would be white.

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

#### **7. Other Business**

No other business.

#### **8. Adjournment**

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

Meeting adjourned at 6:13 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant