

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, October 4, 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. Liechty, Mr. Matola, Mr. Schoenecker, Ms. Steindorf, and Mr. Janusz.

Absent: Mr. Domaszek and Mr. Wollersheim (excused).

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

**2. Review and act on meeting minutes dated September 20, 2016.**

Mr. Matola motioned and Mr. Liechty seconded to approve the meeting minutes as submitted. Motion carried 6-0.

**3. Review and act on a request by David and Heather Tanner at 955 Lone Tree Road for a building alteration.**

David Tanner was present before the board.

Mr. Tanner indicated the purpose of the alteration was to install an egress window for a future bedroom in the basement.

Mr. Matola asked if the surround was pre-fab. Mr. Tanner said yes and it is composite material.

Mr. Liechty asked if the basement egress would be finished flush at grade level. Mr. Tanner said yes.

Mr. Schoenecker asked if it would be a casement crank out window. Mr. Tanner said yes.

Mr. Matola asked if they planned on covering the window. Mr. Tanner said that they would like to cover it for safety and to keep the leaves out.

Mr. Liechty motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 6-0.

**4. Review and act on a request by Michael and Jackie Ruthland at 12600 Elmhurst Parkway for a shed.**

A neighbor was present before the board to represent the homeowners.

Mr. Schoenecker asked if the shed would be built on a concrete slab. Applicant stated yes.

Mr. Liechty noted that when reviewing plans, the building board looks to see that the shed ties in to the design of the house and asked if they are using hardy board. Applicant stated yes and indicated that it will be painted to match the house.

Mr. Liechty asked about venting. Applicant stated that the shed will have a ridge vent.

Mr. Liechty asked if they will have any power in the shed. Applicant stated no. Mr. Liechty asked to confirm that there will be no exterior lighting planned. Applicant said that is correct.

Mr. Matola asked about the trim board color. Applicant stated it will be white to match the trim on the house.

Mr. Liechty asked what type of material will be used for the man door. Applicant stated it will be a slab door. Mr. Liechty asked if there will be any natural light in the shed. Applicant stated that they could add a window if needed. Mr. Liechty stated that he felt a window and a door that matched the design of the house would help the shed tie in nicely.

Applicant indicated that the submitted plans were drawn incorrectly and the man door is located on the north side of the shed.

Mr. Olson stated a window on the south elevation would be desirable. Applicant stated that he agreed and will add a window.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans with the notation that the overhead door should be located on the right side on the third page of the submitted plans and that there will be a window located on the south elevation.

Mr. Olson asked if Mr. Liechty wanted to add anything about the color or design.

Mr. Liechty amended his motion to add that the window will be sympathetic to the design of the windows on the house. Mr. Schoenecker seconded. Motion carried 6-0.

#### **5. Review and act on a request by Thomas and Ann Baade at 825 Park Lane for a building alteration.**

Thomas Baade was present before the board.

Mr. Baade stated that he would like to move the half panel wall three feet farther east than what was currently indicated on the submitted plans.

Mr. Schoenecker asked if the left hand door would remain and the right hand door would be inside the enclosure. Mr. Baade said yes.

Mr. Matola stated that they would have to go through the gate every time they wanted access to the garage. Mr. Baade said that was correct.

Mr. Liechty asked about the colors of the panel wall. Mr. Baade said they will match the house.

Ms. Steindorf asked if the panel wall could be moved up so that it was flush with the house. Mr. Baade said he felt that it would read very differently that way and preferred to have it set back. Mr. Liechty stated he agreed and felt it looked better set back.

Mr. Matola suggested the homeowners install double swinging hinges on the gate. Mr. Baade agreed that would be a good idea.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans with the modification that the half panel wall be moved three feet forward. Motion carried 6-0.

#### **6. Review and act on a request by David and Sherry Larson at 14305 Hillside Drive for a building alteration.**

Sherry Larson and Rod Kilian from Productive Builders were present before the board.

Mr. Liechty asked about the trim and window color. Mr. Kilian said they will be white. He also stated they will be installing casement windows in the back so that they will open and the patio door will now be two double hung windows.

Mr. Liechty asked about the shutters. Mrs. Larson stated they will be replacing all of the shutters and they will be black.

Mr. Liechty motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 6-0.

#### **7. Review and act on a request by David and Laurie Westgate at 1500 Highland Drive for an accessory structure.**

Vac Homolka was present before the board.

Mr. Homolka stated that the garage will match the existing architecture and all materials and colors will be exactly the same.

Mr. Liechty asked if the shutters would match. Mr. Homolka said yes.

Mr. Liechty asked if the breezeway was just a narrow covering for the doors. Mr. Homolka said yes and that they had to design it that way to avoid an existing roof structure.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans as submitted. Motioned carried 6-0.

**8. Other Business**

Mr. Harrigan asked the board to return the Pella Window brochures that were included in the packets and stated that the next meeting will have another fence variance request on the agenda.

**9. Adjournment**

Mr. Liechty motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 6-0.

Meeting adjourned at 5:59 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant