

**DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD  
AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD**

**VILLAGE OF ELM GROVE  
BUILDING BOARD  
MEETING MINUTES**

**Tuesday October 19<sup>th</sup>, 2019**

In absence of Chairman Olson, Mr. Harrigan asked for the nomination of a pro-tem chair for this meeting.

Mrs. Steindorf nominated Mr. Koleski as pro-tem chair. Mr. Thedford seconded. Motion carried 6-0.

Meeting was called to order at 5:33 PM by Mr. Koleski

**1. Roll Call.**

Present: Mr. Domaszek, Mr. Thedford, Ms. Steindorf, Mr. Roge, Mr. Koleski and Mr. Janusz

Absent: Chairman Olson, Mr. Matola and Mr. Falsetti

Also present: Mr. Harrigan, and applicants.

**2. Review and act on meeting minutes dated October 5<sup>th</sup>, 2021.**

Mrs. Steindorf motioned and Mr. Thedford seconded to approved minutes as amended. Motion carried 6-0.

**3. Review and act on a request by Sarah Miracle, 14250 Creekwood Ct, for a landscaping plan associated with the new home.**

Ms. Miracle was present before the Board.

Ms. Miracle explained that modifications have been made to the proposed Landscaping plan including the incorporation of the proposed grading on the property. The northeastern portion of grading has been revised in order to accommodate the patio area. These are slight modifications to the grading plan which still honor the intent of the grading and storm water management plans. In the swale on the east side of the property, there will be 3' to 6' stones at the bottom of the swale, and the swale will be edged with 12" boulders. There will also be water loving plants located in the bottom of the swale which will help absorb storm run-off.

Mr. Thedford motioned to approve the Landscaping Plan contingent upon final engineering review of the modified grading plan. Mr. Roge seconded. Motion carried 6-0.

**4. Review and act on a request by Lance Van Der Ploeg, 12750 Dunwoody Drive, for a sunroom addition.**

Jonathan Taylor, of Champion window was present before the Board.

Mr. Taylor explained the sunroom is a custom engineered addition and the roofing materials will match the existing roofing materials on the home.

Mr. Koleski asked how the coloring of the sunroom will match the home.

Mr. Taylor stated it will be tan.

Mrs. Steindorf asked what the panel materials on the fascia of the roofing system will be.

Mr. Taylor stated these are flat fascia panels.

Mr. Koleski asked how the water will drain from the addition.

Mr. Taylor stated the drainage pattern will remain the same.

Mr. Koleski stated it is unclear how the angle of the sunroom roof will tie into the existing roof pitch on the home.

Mr. Thedford stated it is not apparent what is happening from the top of the windows to the roof of the sunroom. Additional detail will be needed to better articulate this transition. At this point, none of the engineering drawings are site specific. Additionally, the Board has reviewed proposed sunrooms recently and found that glass knee walls are not preferable. Also, something that has a horizontal relief in the fascia panels to help it tie into the horizontal siding on the home would be beneficial. Finally, paint colors will need to be declared for the project file.

At the applicants request, Mrs. Steindorf motioned to table the item, Mr. Domaszek seconded. Motion carried 6-0.

**5. Review and act on a request by Jim and Andrea Emling, 14655 Hillside Road, for a home addition.**

Brian Scheive, of Lakeside Development Company, was present before the Board.

Mr. Janusz recused himself from this item.

Mr. Scheive walked the Building board through the proposed plan set explaining the covered porch area on the rear of the home will be expanded into a entertainment area. There will be retractable screen located in the soffits of the addition. Also, the existing

direct vent gas fireplace on the rear of the home will be converted into a natural fireplace, requiring the chimney to be modified for code compliance.

Mr. Koleski asked if more detail can be discussed regarding the sky lights.

Mr. Scheive stated there will be three fixed sky lights on the roof of the sunroom addition. The skylights will have a flashing that is the same color of the existing roofing flashing on the home, a bronze color.

Mr. Thedford asked if there is a lighting scheme.

Mr. Scheive stated there are no decorative fixtures proposed, however there will be recessed lighting in the soffits of the screened porch addition.

Mrs. Steindorf motioned and Mr. Thedford seconded to approve the plan set as submitted, noting the flashing material on the skylights will match the flashing material on the existing roof. Motion carried 5-0.

#### **6. Other Business**

None

#### **7. Adjournment**

Mr. Roge motioned to adjourn. Mr. Janusz seconded. Motion carried 6-0. Meeting adjourned at 6:15 P.M.

Respectfully Submitted,

Thomas Harrigan  
Zoning and Planning Administrator/  
Assistant to the Village Manager