

**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, December 6, 2022

1. Roll Call

Present: Mr. Olson, Mr. Koleski, Mr. Falsetti, Ms. Raysich, Mr. Janusz, Mr. Matola.

Absent: Mr. Thedford, Ms. Steindorf, Mr. Roge.

Also present: Mr. De Angelis, Ms. Gehl, applicants.

Mr. Olson called the meeting to order at 5:33 P.M.

2. Review and act on meeting minutes dated November 15, 2022

Mr. Falsetti motioned to approve the minutes as corrected. Ms. Raysich seconded. Motion passed.

3. Review and act on a request by Waldron Properties, LLC, 1405 Woodlawn Circle, for a home addition

Ms. Joan Sweet, the architect, and Mr. Tom Waldron, the homeowner, were present before the Board.

Applicant is requesting approval for a revised plan which was conditionally approved at the November 15th, 2022 Building Board meeting. Approval of the previously submitted plan was contingent upon the applicant adjusting the façade of the home to eliminate some stone material and replace it with siding and aligning the first and second floor windows on the west elevation. The applicant has made the aforementioned changes to the design. However, the revised plan set before the Board tonight shows the elimination of the second floor addition due to budget constraints. The applicant has received approval from the Indian Hills Estates Board of Directors for the revised plan. Please see the enclosed plan set for review.

Ms. Sweet stated that the previously proposed project cost was more than the homeowner would like to spend so the second floor was eliminated from the project; however, both rooms on the most recently proposed plan have a closet and can be treated as a bedroom. A full bath will still be added to the first floor. The most recently proposed plan reflects the stone being maintained along the bottom of the entire front elevation and the elimination of some stone on the façade as suggested at the previous meeting.

The chimneys on the screened porch and on the front elevation of the home will be the same style and will be the same cultured stone material.

Ms. Sweet noted there will be mounted lights on either side of the large window on the front elevation and the front entryway will have an overhead hanging light. There will be mounted lights on the garage. Proposed light fixture designs were provided.

The Board was in agreement that the front door seems proportionally off compared to the rest of the front elevation. It was suggested to lengthen the roof line above the façade to lower the arch above the front door and to widen the columns and column bases.

Mr. Koleski motioned to conditionally approve the site plan contingent upon the applicant revising and resubmitting plans to the Zoning and Planning Administrator for review and approval that reflect the lengthening of the front entryway roofline and the overall lowering of the front entryway as discussed and widening the columns and column bases as discussed. Mr. Falsetti seconded. Motion passed.

4. Other Business

The Board continued the discussion from the November 15th meeting regarding the Boards' Christmas gathering.

5. Adjournment

Mr. Matola motioned to adjourn. Mr. Falsetti seconded. Motion passed. Meeting adjourned at 5:56 P.M.

Respectfully Submitted,

Katherine Gehl
Assistant Manager/Zoning & Planning Administrator