1. Roll Call

Present: Trustee Stuckert, Mr. Falsetti, Mr. Janusz, Mr. Roge, Ms. Jackson, Mr. Matola

Absent: Chairman Olson, Mr. Thedford, Ms. Steindorf

Also present: Ms. Gehl, Ms. Miller, and Applicants

Ms. Gehl called the meeting to order at 5:31 P.M.

Noting the absence of Chairman Olson, Ms. Gehl requested a nomination for a Pro-tem Chair.

MR. Falsetti motioned to nominate Mr. Matola as Pro-tem Chair. Ms. Jackson seconded. Motion passed 6-0.

2. Review and act on meeting minutes dated May 21, 2024

MR. Falsetti motioned to approve the minutes as presented. Trustee Stuckert seconded. Motion passed 6-0.

3. Public Hearing, review and act on a request by Michelle Russ, 695 Elm Grove Road, for a fence variance request

Ms. Michelle Russ, the homeowner, was present before the Board to represent the request.

Applicants are requesting approval for 4’ aluminum picket open fence in the backyard of their property. The applicants are requesting to construct the fence approximately 11’ forward of the rear line of their home on the north side of their home and approximately 18’ forward of the rear line of the home on the south side which will be at variance with Section 335-88D(8)(g)[3][d] of the Village Code. Per Village Ordinance, “Solid Fences, or any Open Fence proposal at variance with the aforesaid standards, shall be examined by the Building Board. A variance from the terms of this chapter may be granted by the Building Board, but only after a public hearing before said Board.” Please see the enclosed plan set for review.

Mr. Matola opened the Public Hearing.

There was no one in attendance to speak. Ms. Gehl stated that she did not hear from any neighbors regarding the request.

Seeing no additional comments, Mr. Matola closed the Public Hearing.
Mr. Matola clarified that the reason for the variance request is that the proposed fence is proposed to be 11’ forward from the rear line of the principal structure on the north side of the home and 18’ forward from the rear line of the principal structure on the south side of the home. He explained that the type of fence as proposed complies with the Code and that on the north side of the home, the fence will be placed 5’ lower than the home due to an elevation change.

Ms. Russ said that adding the south portion of the fence will deter foot traffic from the Rm-1 zoned condos as people currently walk on her property to get to Elm Grove Road.

**TRUSTEE STUCKERT MOTIONED TO APPROVE THE REQUEST AS SUBMITTED DUE TO THE PROPERTIES CLOSE PROXIMITY TO RM-1 ZONED PROPERTIES. MR. FALSETTI SECONDED. MOTION PASSED 6-0.**

4. Review and act on a request by Chris Powell, 1185 Terrace Drive, for an accessory structure (chicken coop)

No one was present before the Board to represent the request. (The homeowner arrived at 5:48 P.M.)

Applicant is requesting approval for an accessory structure for the purposes of a chicken coop. Per the Village Code, the notice of application was provided to all abutting properties and the staff did not receive any comments. The application complies with all Code requirements and is now eligible for Building Board review. The applicants are proposing to place the chicken coop in the rear yard of their property. Please see the enclosed plan set for review.

Ms. Gehl stated that when she receives an application for the keeping of chickens, the Code outlines that notice is required to be sent to the owners of all properties that directly abut the subject property at any point, including those properties that abut a path or right-of-way directly across from the yard on the subject property where the chickens will be kept. These property owners have 30 days to file a written objection to the application. If no objections are filed, the application is forwarded to the Building Board for review.

Ms. Gehl stated that no neighbors have relayed any comments objecting to the request.

Mr. Falsetti stated that he tried to call two of the neighbors but he was not able to connect with them.

Mr. Matola explained that the proposed chicken coop is consistent with what has been approved in the past. The size will be 4’ x 14-1/2’. The Board requested that the coop be white with black trim and black shingles to match the house and all trim that touches the roof should be black. The run will be a natural stain.

Mr. Chris Powell, the homeowner, arrived at 5:48 P.M. and explained that the coop will be painted white with black trim and black shingles to match the home which will be painted in the near future.

**MR. FALSETTI MOTIONED TO APPROVE THE REQUEST AS SUBMITTED. MS. JACKSON SECONDED. MOTION PASSED 6-0.**
5. Review and act on a request by Mark & Annie Andres, 12435 Stephen Place, for an alteration

Mr. Joseph Klein, designer with SJ Janis Company, and Mr. Mark & Ms. Annie Andres were present before the Board to represent the request.

Applicants are requesting approval for an alteration to their front porch as part of a home remodel. The applicants are proposing to remove and replace the existing covered front porch and remove and replace the faux and structure columns. Please see the enclosed plan set for review.

Mr. Klein explained that the homeowners are proposing a new front porch as the existing columns are rotting. The new columns will be built in the same position as the existing columns. The existing lights will remain but soffit lights will be added. They are also proposing to tear out and to infill the existing sunroom located at the back of the home and to install new windows above the kitchen sink. The existing shutters will remain. They are proposing to remove the decorative piece that is currently above the front door but noted that the transom window will stay. All new shingles and bricks will match existing. There will be new black flashing where the new porch roof meets the house.

Mr. Matola requested a cut sheet of the new exterior lights be submitted and suggested a straight angle support bracket rather than the proposed curved bracket where the sun room is being removed.

MR. FALSETTI MOTIONED TO APPROVE THE REQUEST WITH THE FOLLOWING CONDITIONS:
   1. THE APPLICANTS SUBMIT A CUT SHEET OF PROPOSED ADDITIONAL LIGHTING;
   2. THE PLANS ARE UPDATED TO ADJUST THE BRACKET ON THE REAR OF THE HOME TO BE A 45 DEGREE ANGLE;
   3. BRICK MOULDING TO BE BLACK WHERE IT MEETS THE ROOF;
MS. JACKSON SECONDED. MOTION PASSED 6-0.

6. Review and act on a request by Peter Kearney, 12805 Elmhurst Parkway, for a shed

No one was present before the Board to represent the request. (The homeowner arrived at 6:50 P.M.)

Applicant is requesting approval for a 10’ tall shed with a 12’ x 10’ footprint to be located off the southwest corner of their home. The proposed shed is in height and size compliance and is indicated to have white LP Smartside siding, windows, roof shingles, and blue doors to match the home. The shed is proposed to be located outside of setback areas. Please see the enclosed plan set for review.

Mr. Matola stated that the proposed shed will be located off the northwest corner of the house and is outside of setback areas. He also noted that the plans indicate that there will be no electrical to the shed.
Mr. Kearney arrived at 6:50 P.M.

Mr. Kearney indicated that the shed will be placed on a concrete slab and will be located outside of setback areas. He explained that he plans to paint the door panels blue and the trim white.

Mr. Matola noted that it appeared the scale off on the hand drawn plans and asked Mr. Kearney to update these plans and submit them to staff for review. He also noted that he would like the top of the window to be in line with the top of the door on the adjacent side of the shed.

MR. FALSETTI MOTIONED TO APPROVE THE REQUEST WITH THE FOLLOWING CONDITIONS:
1. ADJUST PLANS TO REFLECT A SCALE TO MATCH THE 10’ PROPOSED HEIGHT;
2. NO ELECTRICAL WILL BE RUN TO THE SHED;
4. DOOR PANELS TO BE PAINTED BLUE
5. TRIM TO BE PAINTED WHITE
6. REVISED PLANS SHOULD BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL;
MS. JACKSON SECONDED. MOTION PASSED 6-0.

7. Review and act on a request by Juana Mazorra-Bolmes, 15110 Watertown Plank Road, for an addition

Ms. Juana Mazorra Bolmes, the homeowner, and Mr. Gene Eggert, architect with Architectural Designs Inc., were present before the Board to represent the request.

Applicants are requesting approval for a 420 square foot addition off the north side of the home as part of home remodel. The applicants are proposing to match materials to the existing home. The proposal is in compliance with impervious surface requirements. Please see the enclosed plan set for review.

Mr. Eggert explained that the project will include a new master bedroom suite at the rear of the house and a reconfiguration of another bedroom to accommodate a hallway. The kitchen will be completely remodeled with the patio door and basement window removed. A new rubber membrane roof will be tan instead of the current black.

Mr. Matola stated that the Board will need material samples.

Ms. Jackson questioned the size and shape of the proposed new windows on the west side of the house. She proposed removing the hallway window and putting 2 smaller horizontal windows in the new bedroom suite would work better with the rest of the home.

Mr. Matola suggested making the windows on the west side of the home larger.

Ms. Mazorra-Bolmes requested to table the discussion in order to submit an updated proposal taking into consideration the Boards’ comments.
TRUSTEE STUCKERT MOTIONED TO ACCEPT THE REQUEST OF THE APPLICANT TO TABLE THE DISCUSSION. MS. JACKSON SECONDED. MOTION PASSED 6-0.

8. Review and act on a request by Alex Schwab, 15025 Cascade Drive, for an addition

Mr. Alex Schwab was present before the Board to represent the request.

Applicants were previously at the May 21, 2024 Building Board meeting for consideration. The Building Board asked the applicants to make various changes to the previously submitted plans based on the discussion held at that meeting (see May 21, 2024). Applicant is requesting approval to construct an addition in the rear yard of the property. The proposed addition would have a footprint of 42’x28’ and would stand 11’ tall with a fireplace structure to stand 14’4” tall. As part of this application, the applicant is also asking for consideration of an outdoor kitchen and firepit. Please see the enclosed plan set for review.

Mr. Schwab explained that the plans have taken into consideration all of the changes that the Board requested at the May 21st, 2024 Building Board meeting which included the following: the structure be physically attached to the home and treated as an addition, the addition to have a solid flat roof with a black rubber membrane, dimension added along the roof line of the addition, stone cap on fireplace to match the caps on existing chimneys, stone columns to match the design of existing stone on the home with drainage through the center of the columns, light gray pavers, can lighting, and a countertop to match the color of the stone.

MR. FALSETTI MOTIONED TO APPROVE THE REQUEST AS RE-SUBMITTED. MR. ROGE SECONDED. MOTION PASSED 6-0.

9. Other Business

None.

10. Adjournment

MR. FALSETTI MOTIONED TO ADJOURN. MR. ROGE SECONDED. MOTION PASSED 6-0.

Meeting adjourned at 7:05 P.M.

Respectfully Submitted,

Katherine Gehl
Assistant Manager/Zoning & Planning Administrator