

Memo



To: Building Board
From: Ethan Sowl, Assistant Village Manager/Zoning & Planning Administrator
Date: March 13, 2026
Re: Review of Agenda Items for March 17, 2026

Item 3 . Review and act on a request by CN Builders LLC, 15170 Gebhardt Rd, for alterations

The owner previously received approval of the footprint and demolition work for a 2,598 square foot addition on the west side of the home. The project includes demolition of the existing garage and breezeway to construct the addition (1/20/2026). Since then, the owner obtained an early-work demolition permit to begin the project.

The Board tabled the following items in their design review:

- Front Elevation
 - Bring the two westernmost garage doors forward.
 - 2-foot stone wrap in between garage doors.
 - Removal of easternmost gable, replace with hip-style.
 - Add column west of front entry.
- West Elevation
 - Terminate 2-foot stone wrap at southern corner.
 - Add window in between smaller window and southernmost larger window.

At this time, the owner has submitted a modified plan with revised elevations.

Item 4. Review and act on a request by Lauren Tauscher, 13050 Gremoor Dr, for alterations

The owner requests approval to remove a column on the front porch, add an eyebrow roof over the garage, and install a new garage door. Additionally, the owners will be installing new siding, trim, soffit, fascia, gutters, and downspouts.

Item 5. Review and act on a request by Kathy Fassbinder, 12605 Gremoor Dr, for alterations

The owner requests approval to remove a window on the front of the home, complete a full window replacement on the back of the home (installing casement windows and French doors in place of what's there currently). The owner is also replacing the front door and changing the siding color as part of this project (Oyster Bar - sample brought to meeting).

Item 6. Review and act on a request by Matt and Jennifer Loverine, 1460 Woodlawn Cir, for a covered porch replacement

The owners request approval to demolish an existing covered porch and rebuild a new one in the same footprint.

The property is located in Indian Hills Estates. The Village has received a copy of their approval letter.

Item 7. Review and act on a request by James and Erika Zaiser, 1550 Sunset Dr, for an entry portico addition

The owner requests approval for a 123 square foot front entry portico addition. The proposed addition meets impervious surface coverage (11.6% building footprint, 26.8% total) and setback (49' and 64' sides, 89' rear) requirements.

The property is located in Indian Hills Estates. The Village has not yet received a copy of their approval letter. Until this has been provided, any Building Board approval shall be contingent upon approval by Indian Hills.