

**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, January 19, 2021**

Meeting was called to order at 5:31 PM by Chairman Olson.

**1. Roll Call.**

Present: Chairman Olson, Mr. Falsetti, Mr. Thedford (via Video conference), Mr. Koleski (via Video conference), Mrs. Steindorf (via Video Conference), Trustee Domaszek (via video conference)

Absent: Mr. Matola, Mr. Roge, Mr. Janusz

Also present: Mr. Harrigan, and applicants.

**2. Review and act on meeting minutes dated 12/15/2020.**

Mr. Domaszek motioned and Mrs. Steindorf seconded to approve the December 15, 2020 minutes as presented. Motion carried 6-0.

**3. Review and act on a request by Jeff and Laura Davidson, 12455 Stephen Place, for a home alteration.**

Laura Davidson, home owner, and Matthew Tollefsen, of Tol Werks Architecture, were present before the Board.

Chairman Olson asked if the window on rear of the home is being made larger.

Mr. Tollefsen stated that it is.

Mr. Olson suggested reclaiming as much brick from that location as possible in order to incorporate it into the other window which will be removed and infilled.

Mr. Domaszek asked if the new window is to be centered on the wall.

Mr. Tollefsen stated that it is to be centered.

Mr. Domaszek motioned to approve the plans as submitted.

Mrs. Steindorf inquired if the Board has any interest in adding a provision to the approval that if the applicant cannot find brick to match, they will use a double shutter to conceal that specific area.

Mr. Tollefsen commented the brick below the window is a priority. Preference is for the back yard to be infilled to match, then move to the other areas for infill.

Mr. Domaszek amended the motion to allow the option for double shutters assuming there is enough brick to infill on the bottom.

Mrs. Steindorf seconded. Motion carried 6-0.

**4. Review and act on a request by Mark and Sue Irgens, 14265 Juneau Blvd, for a new home.**

Mr. and Mrs. Irgens were present via Zoom Video Conference.

Nick Mather and Richard Sherer, of Deep River Partners, were present before the Board.

Mr. Mather provided a brief summary of the previous new home proposal reviews which the Irgens had presented the Board. At this time, the Irgens are proposing to construct a new home on the vacant lot located at 14265 Juneau Blvd.

*Architectural Review*

Chairman Olson commented that he has extensively reviewed the proposal before the Board, and this home is extremely similar to what the Board has previously reviewed and approved. The only significant change to the layout is for the first floor study to become larger.

Mr. Mather noted the architecture is virtually identical, modern European design.

Proposed materials:

- Simulated Slate Roof – Davinci Smoke Gray
- White Brick Veneer – Alaska White Dart-Tex
- Metal Roof, Gutters, Downspouts, Chimney Top – Zinc
- Window Clad Color – Ebony
- Cut Stone Accents – Indiana Limestone
- Stucco Dormers – White

Aaron Duke, property owner of 14245 Juneau Blvd, stated that he is in favor of the proposal.

Clement Grum, property owner of 14405 Juneau Blvd, welcomed the Irgens to the neighborhood.

Mr. Domaszek motioned to approve the architectural plans as submitted. Mr. Koleski seconded. Motion carried 6-0.

*Civil Site Plan/Grading Plan*

Mr. Koleski questioned how stormwater is to be managed on the property.

Mr. Mather explained Sigma Engineering developed the stormwater management plan. All stormwater is to be controlled on this property. Once completed, there will be a

significant improvement to the overall stormwater flow on the property, and eliminate runoff onto adjacent properties. Stormwater swales are being proposed both on the eastern and western property boundaries to intercept stormwater flow.

Chairman Olson asked what the height of the proposed retaining walls will be.

Mr. Mather stated they will be two feet in height.

Mr. Falsetti inquired if there has been any thought to remove the existing chain link fence at the southern portion of the property.

Mr. Sherer stated the fence in question is actually on a neighboring property, therefore not in the property owners jurisdiction.

Mr. Domaszek motioned to approve to the civil site plans and grading plan as amended in accordance with the comments found within the Rukert & Mielke engineering report dated January 11<sup>th</sup>, 2021. Ms. Steindorf seconded. Motion carried 6-0.

#### Landscaping Plan

Mr. Mather provided an overview of the proposed landscaping plan.

There will be canopy lighting, decorative trees and planting in order to soften the house as the roofline tapers to the ground.

Landscaping is designed to complement the architecture.

It was noted that many of the selected plant and tree species were chosen due to their beneficial qualities in stormwater absorption.

Mr. Thedford noted the rain garden is a nice feature which obscures the view of the house, well done.

Mr. Thedford motioned to approve the landscaping plan. Mr. Koleski seconded. Motion carried 6-0.

#### **5. Other Business**

None.

#### **5. Adjournment**

Mr. Koleski motioned to adjourn and Mr. Domaszek seconded. Motion carried 6-0. Meeting adjourned at 6:28 p.m.

Respectfully Submitted,

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