

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

Wednesday, April 5, 2023

1. Roll Call

Present: Chairman Olson, Mr. Roge, Ms. Raysich, Mr. Matola, Mr. Koleski, Ms. Steindorf, Mr. Falsetti, and Mr. Thedford

Absent: Mr. Janusz

Also present: Ms. Gehl and Applicants

Chairman Olson called the meeting to order at 5:31 P.M.

2. Review and act on meeting minutes dated March 21, 2023

Mr. Falsetti motioned to approve the minutes as corrected. Mr. Matola seconded. Motion passed 8-0.

3. Review and act on a request by Geddy Krueger, 15295 Gebhardt Road, for a home alteration

Mr. Geddy Krueger, the homeowner, was present before the Board to represent the request.

Applicant is requesting approval for a few minor exterior changes as part of a home renovation. The applicant is proposing to relocate a lower level window to accommodate a new kitchen layout. The applicant is also proposing to replace and resize an upper-level window on the rear elevation to accommodate the roof pitch of the home.

Mr. Krueger explained that the request being made tonight is proposed to correct a roof line that does not currently accommodate a window. The proposed relocation of the window on the lower-level is to allow for a better kitchen reconfiguration. Other windows on the home are also being replaced and will match existing.

Ms. Steindorf asked the homeowner if there will be a grid pattern change as part of the replacement of the upper-level window.

Mr. Krueger explained that it will change slightly from existing but is intended to match the grid pattern of the windows on the lower-level.

Chairman Olson asked if the window can be kept the original size but moved to the left in order to keep the existing grid pattern. He also asked if the window can be kept the original height but have the width shortened to accommodate the roof.

Mr. Matola suggested eliminating the bottom portion of the existing window to accommodate the roof line but keep the existing grid pattern.

Mr. Krueger said he would have to do calculations to ensure that the light requirements would still be met.

Mr. Krueger requested to table this discussion in order to submit an updated proposal taking into consideration the Boards' comments.

Mr. Matola motioned to accept the request of the applicant to table the discussion. Ms. Raysich seconded. Motion passed 8-0.

4. Review and act on a request by John and Helen Shiely, 15275 Red Fox Lane, for a home addition

Mr. Falsetti recused himself from the discussion.

Mr. Rob Miller, the contractor, and Mr. Kyle Kohlmann, the architect, were present to represent the request.

Applicant is requesting approval for a revised plan which was conditionally approved at the February 22nd, 2023 Building Board meeting. Approval of the previously submitted plan was contingent upon the applicant making adjustments to various front elevation design features and windows, removing mullions from rear patio doors, correcting errors in the plan set, providing samples of all proposed exterior lighting, and detailing the sculpture/light projections on top of the two proposed garden walls. The applicant has made the aforementioned changes to the design.

Mr. Miller presented physical samples of the proposed materials to the Board. He explained that the home currently has brick stucco and brick which will be painted Dover white. The garage, soffits, and fascia will also be painted Dover white. The front door will be painted blue and the windows will be black.

Mr. Miller explained that the existing light fixtures will be remaining and the wing walls will have light fixtures to match those existing on the home.

Chairman Olson reviewed the Conditions of Approval from the previous meeting where this request was considered.

Mr. Thedford wondered the other Board members' opinion on the arch detail that was added. Mr. Thedford noted that he prefers the design without the arch detail and thought a single soldier course of brick across the top of the windows would look better.

Chairman Olson was in agreement with Mr. Thedford that the design looks better without the arch detail and suggested a soldier course of brick over the windows or to keep the current stone lentil over the windows.

Mr. Koleski motioned to approve the proposal with the arch detail as submitted not approved but instead giving the homeowner the option to keep the existing stone lintel or do a soldier course of brick over the windows on the front elevation. Mr. Theford seconded. Motion passed 7-0.

5. Review and act on a request for modifications to building and landscaping plans for Caroline Heights (School Sisters of Notre Dame) property, 13105 Watertown Plank Road

Mr. Roge recused himself from the discussion and left the meeting.

Mr. Phil Aiello and Mr. Dan Romnek of Mandel Group, Mr. Eric Ponto of Engberg Anderson, and Miles Updike of Environmental Solutions, Inc. were present before the Board to represent the request.

Applicant is requesting approval for a revised plan which was conditionally approved at the March 21st, 2023 Building Board meeting. Approval of the previously submitted plan was contingent upon the applicant preparing additional renderings for review related to various design elements including windows, railings, and decks and also preparing an updated landscaping plan.

Mr. Ponto noted that as requested by the Board at the previous meeting grout samples were provided. The proposed grout was selected to pick up the gray and warmth in the stone. Mr. Ponto also noted that the southeast facing elevation with power lines shown was included in the plan set as requested at the previous Building Board meeting.

Mr. Falsetti thanked Mr. Ponto for including this image.

Mr. Ponto also noted that revised plan sets have been provided which show 4x10 beams on the underside of the decks with 2x6 deck boards in a warm treated wood color. The color will most likely be darker than what is shown in the plan set.

Mr. Koleski asked what the life expectancy on the proposed color will be.

Mr. Ponto stated that there is an 8 to 10 year guarantee on the color but it could hold color longer because of less sun exposure. In the instance it needs to be updated, it would most likely just require a reapplication of the top coat.

Mr. Ponto explained that a change from horizontal to vertical railings was reviewed and approved by the Building Board at the previous Building Board meeting. As requested, an updated plan set is presented to incorporate a double-top railing to add an additional design element.

Chairman Olson stated that he liked the newly proposed railing design.

Mr. Koleski asked how the Watermark is being mirrored in this design.

Mr. Ponto stated that wood in bay elements from Watermark as well as certain stone elements are being reflected in this development. Mr. Ponto explained that there were early studies of design elements were done of Watermark.

Mr. Ponto noted that per the Building Boards' request, plan sets were provided which gave examples of what the double-top and vertical railings would look like with windows with mullions and with windows without mullions. He also noted that as requested, the plan sets detailed that concealed fasteners will be used for the decks and will be located at connection points under the deck.

Chairman Olson requested thoughts of the Board on the window design.

Ms. Steindorf asked Mr. Ponto to clarify which line of Marvin windows is being proposed.

Mr. Ponto explained that it is proposed to use the Marvin Essential Line rather than the Marvin Elevate Line because the Elevate Line has a fiberglass exterior and wood interior and it is difficult to control moisture with a wood interior window and it can be susceptible to mold. Mr. Ponto explained that it is very uncommon in the multi-family market to use wood interior windows.

Mr. Koleski asked if other window manufacturers were considered when moving away from the originally proposed windows. Mr. Ponto explained that Marvin windows are more crisp and rigid.

Mr. Ponto noted also included in the revised plan set was a second means of egress that was added to the backside of Maria Hall following discussions with the Village's Fire Chief. There is currently a tunnel connecting buildings that serves as an egress but this will be eliminated with demolition. The proposed egress will be a 36" wide staircase with a landing at the bottom that will be fenced off when not in use.

Mr. Koleski asked if there will be windows with mullions on the east and west and Watertown Plank Road-facing windows. Mr. Ponto stated yes.

Mr. Updike noted that the plan sets were revised based on the comments made by the Board at the last meeting to add 3 (three) evergreen and 2 (two) 1.5" caliper ornamental trees to block the view of cars coming out of the garage structures.

Mr. Updike also explained that the spacing of trees along the internal roads has been changed from 40' on center to 35' on center and there were a number of 3" caliper trees incorporated into the courtyard area.

Mr. Koleski requested that additional 3" caliper trees be incorporated along Watertown Plank Road.

Mr. Koleski asked if additional shielding can be added with trees along the approach to the building on Watertown Plank Road.

Mr. Ponto explained that it could be incorporated; however, that there is already a natural screening as the building is about 3' below grade of the sidewalk.

Mr. Falsetti noted that he would be opposed to additional trees being added as it would affect the grand view of Maria Hall as you are traveling west on Watertown Plank Road from 124th Street.

Chairman Olson requested the final thoughts of the Board on the window design.

Mr. Koleski asked Mr. Ponto what his design preference is on the windows selection.

Mr. Ponto noted he likes each building to have its own language rather than it being replicated. He believes windows with mullions is a lot going on.

Mr. Matola noted that when you are looking at the buildings head on you will see the mullions; however, because they're faux divided light you will not otherwise see them. He also noted that the Board originally wanted mullions, so we should keep mullions.

Chairman Olson believes that keeping the mullions is necessary to keep a residential feel.

Mr. Thedford noted that he believes mullions makes each section of the building feel like its own and keeps the residential feel.

Mr. Koleski noted that a rendering of the building as your headed eastbound on Watertown Plank Road should be provided.

Mr. Matola motioned to approve the revised plans as submitted with the approval of the double-top rail, faux divided light windows, and landscaping plan as presented with modifications to increase half of the trees along Watertown Plank Road from 2" to 3" caliper trees. Mr. Falsetti seconded. Motion passed 7-0.

9. Other Business

Ms. Gehl noted that there a number of upcoming Building Board meetings that have time and date conflicts. Ms. Gehl will be reaching out to the Board regarding the rescheduling of the June 6th and July 4th Building Board meetings.

Ms. Gehl noted that Mr. Koleski had inquired about the regulation of solar panels within the Village and explained that historically the Village has not regulated solar panels other than for setback compliance due to state statutes that limit municipalities' ability to do so.

Mr. Koleski noted that he has reached out to the Village's attorney to see if there is anyway the Village can have the ability to regulate the architecture and design of these types of devices as more people are now installing them for their homes.

Ms. Raysich inquired about her term as a member of the Building Board and whether it was expiring. Mr. Koleski noted that all Committee appointments are currently under review.

10. Adjournment

Mr. Matola motioned to adjourn. Ms. Raysich seconded. Motion passed 7-0.

Meeting adjourned at 7:25 P.M.

Respectfully Submitted,

Katherine Gehl
Assistant Manager/Zoning & Planning Administrator