

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

Wednesday, April 8, 2020

Meeting was called to order at 5:30 PM by Chairman Olson.

1. Roll Call.

Present: Chairman Olson (Via Video Conference), Mr. Liechty (Via Video Conference), Mrs. Steindorf (Via Video Conference), Mr. Collins (Via Video Conference), Mr. Schoenecker (Via Video Conference), Mr. Koleski (Via Video Conference), Mr. Matola (Via Video Conference), Mr. Janusz (Via Video Conference), and President Palmer (In Person).

Absent: None.

Also present: Mr. Harrigan (In Person), and applicants (Via Video Conference).

2. Review and act on meeting minutes dated March 17th, 2020.

President Palmer motioned and Mr. Schoenecker seconded to approve the minutes as amended. Motion carried 9-0.

3. Review and act on a request by Christine Brooks, 14620 Club Drive, for a new deck.

Lynn Goldstein was present before the Board.

Mrs. Goldstein explained the new deck is a component of a comprehensive landscaping plan for the back yard.

Mr. Schoenecker asked if the railing system on top of the deck will match that of the stair case.

Mr. Goldstein confirmed the railing system will match.

Mr. Schoenecker motioned and President Palmer seconded to approve the plans as submitted. Motion carried 9-0.

4. Review and act on a request by Andrew and Lisa Bro, 1010 San Jose Drive, for an Arbor.

Mike Bohlen, of the Secret Garden, was present before the Board.

Mr. Bohlen provided a summary of the landscaping project at 1010 San Jose Drive. The Arbor will be an entry feature into the rear yard of the home and will have a natural cedar finish.

Mr. Matola asked if the arbor will have frost footings.

Mr. Bohlen stated the posts of the arbor will be buried 4' into the ground.

Mr. Schoenecker stated he finds the Arbor attractive.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 9-0.

5. Review and act on request by Sarah Holtan, 910 Katherine Drive, for a change in garage door color to a new home.

Rob Miller, of Rob Miller Homes, was present before the Board.

Mr. Miller explained the new home owner would like to change the finish of the new garage door to mahogany.

Mr. Olson asked if the finish of the front door of the home will match the garage door as mahogany.

Mr. Miller confirmed that it will also be a mahogany finish.

Mr. Schoenecker motioned and President Palmer seconded to approve the change in garage door color as submitted. Motion carried 9-0.

6. Review and act on a request by Andrew McQuide, 12710 Lee Court, for a home alteration.

Andrew McQuide, home owner, was present before the Board.

Mr. McQuide explained the sunroom alteration proposal to the Board.

Mr. Schoenecker asked if the new windows will match the existing windows on the home.

Mr. McQuide explained that as submitted, the mullion pattern of the new windows would not match the existing windows exactly.

Mr. Olson asked the Board if there was a preference for the mullion pattern of the new windows.

Mr. Matola opined that keeping the new windows free of mullions may be an option.

Mr. McQuide stated that he is open to suggestions from the Board.

Chairman Olson commented that matching the mullion pattern on the existing windows would also be an option, if possible.

Mr. Schoenecker motioned to approve the plans on condition the new windows will either have a mullion pattern that matches the existing windows on the home, or the mullions on the new sunroom windows will be completely eliminated. Mr. Matola seconded. Motion carried 9-0.

7. Review and act on a request by Brad and Paula Heberlein, 1690 Lindhurst Drive, for a home alteration.

Doug Moor, of Design Group Three, was present before the Board.

Mr. Schoenecker asked if the trim will all be the same color.

Mr. Moor confirmed that it will all be the same color.

Mr. Liechty commented that the alteration is a nice improvement.

President Palmer motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 9-0.

8. Review and act on a request by Chris and Jill Nordstrom, 13405 Elmhurst Drive, for a new home.

Craig Rakowski and Dave Montguire, of James Craig Builders, and Chris and Jill Nordstrom were present before the Board.

Architectural Review

Mr. Rakowski provided a summary of the architectural elements of the new home and reviewed the proposed materials and colors.

Mr. Liechty inquired if the closed shutters on the bottom right side of the front elevation are a permanent feature.

Mr. Rakowski explained that area of the home is a bathroom which has a freestanding tub in front of the shutters. The transom window is included above the shutters to allow natural light in.

Mr. Matola inquired if the head height of the windows located on the rear elevation are higher than the other windows on the rear elevation.

Mr. Rakowski confirmed the head heights are taller for two windows in the great room as there is a taller exterior wall adjacent to the great room.

Mr. Koleski commented there appears to be a blank exterior wall on the right elevation.

Mr. Rakowski explained the same bathroom previously discussed is in this location of the home. The additional transom window was added to increase the natural light inside of the bathroom.

Mr. Olson opined the transom window on the right elevation is oddly positioned, as the head height does not match that of the transom window on the front elevation. It was suggested the applicants consider adding a solar tube in the bathroom location in order to achieve the desired natural light.

Mr. Matola agreed with Mr. Olson, the right elevation would be more appealing without the transom window and the bathroom area would be well served with a solar tube for natural light.

Mr. and Mrs. Nordstrom stated they would be willing to remove the transom window from the right elevation and incorporate a solar tube in the bathroom.

President Palmer motioned to accept the architectural plans with the notation that the transom window on the right elevation will be eliminated from the plans and a solar tube will be incorporated as discussed. Mr. Matola seconded. Motion carried 9-0.

Civil Site Plan

Chairman Olson asked at what height the new home is being proposed at.

Mr. Rakowski stated the total height will be 28' and 10".

Discussion ensued regarding building heights of the adjacent properties in the neighborhood.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plan as submitted. Motion carried 9-0.

Landscaping Plan

Mr. and Mrs. Nordstrom provided a summary of the proposed landscaping plan.

Chairman Olson asked if there were any details submitted for the fire feature in the rear yard.

Mr. Harrigan indicated there were no additional details or design documents submitted for the fire feature.

Mr. Nordstrom explained the fire feature element on the plan is simply a place holder for a future fire feature and it is simply conceptual at this time.

Chairman Olson clarified that if the applicants wish to construct a fire feature at a later date, the required submittal documents for accessory structures will need to be submitted for review and approval.

Mr. Matola suggested the Nordstrom's may want to consider extending the driveway farther back into the rear yard to allow for more efficient ingress/egress into the garage.

Mr. Schoenecker motioned and Mr. Koleski seconded to approve the plan as submitted.
Motion Carried. 9-0.

9. New Business

Mr. Harrigan asked the Board their feelings on how the video conference platform is working for Building Board meetings.

The Board recommended that future submission include high quality digital material samples for review. Overall, the platform is working well.

10. Adjournment

Mr. Matola motioned and Mr. Schoenecker seconded to adjourn. Motion carried 9-0.
Meeting adjourned at 6:30 pm.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator
Assistant to the Village Manager