

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

Tuesday, May 4th, 2021

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

1. Roll Call.

Present: Chairman Olson, Mr. Domaszek, Mr. Falsetti, Ms. Steindorf, Mr. Koleski.

Present via Video Conference: Mr. Roge, Mr. Thedford

Absent: Mr. Janusz, Mr. Matola

Also present: Mr. Harrigan, and Ms. Walters and applicants.

2. Review and act on meeting minutes dated 04/20/2021 and 4/23/2021.

Mr. Falsetti motioned and Ms. Steindorf seconded to approve the April, 20th, 2021 minutes as amended. Motion carried 7-0

Mr. Falsetti motioned and Ms. Steindorf seconded to approve the April 23, 2021 minutes as submitted. Motion carried 7-0.

3. Public Hearing, review and action on a request by Jill Hewitt, 14305 Watertown Plank Road, for a fence variance.

Chairman Olson Opened the Public Hearing. Seeing no members of the public to comment on the variance request, Chairman Olson closed the Public Hearing.

Ms. Hewitt was before the Board. Ms. Hewitt explained the 5' tall open fence is being proposed in the rear yard of the property in order to contain a Great Dane family dog. The 6' tall solid cedar privacy fence is being proposed in order to block the line of sight from the neighboring shed.

Chairman Olson asked why the solid fence is proposed to project forward of the home into the street yard of the home.

Ms. Hewitt explained the location of the solid fence would block the view of the neighbors shed.

Mr. Falsetti asked if Ms. Hewitt will be installing landscaping to create a visual barrier.

Mr. Hewitt stated landscaping would take too long to grow to a point where it would block the view of the shed.

Chairman Olson stated the proposed location of the solid fence, projecting in front of the home into the street yard on Watertown Plank Road is absurd.

Mr. Domaszek asked if the arborvitae, which were a condition of approval, for the neighboring shed have been installed.

Mr. Hewitt stated they are not installed.

Mr. Domaszek requested for Village Staff to inquire with the shed owner as to why these arborvitae have not yet been installed.

Ms. Hewitt stated it is not the Building Boards responsibility to mandate landscape plantings for property owners.

Mr. Domaszek noted the Building Board has not approved a solid fence within the past 10 years without verifying if there are other options for privacy, such as landscaping.

Mr. Roge asked if the 5' tall Open Fence in the rear yard would match the height of the existing chain link fence it would tie into.

Ms. Hewitt stated the proposed 5' tall fence would tie into a 6' tall chain link fence.

Mr. Harrigan suggested the applicant may wish to request a sub-committee of the Building Board convene to determine an appropriate path forward in this matter.

Mr. Hewitt stated she will work with Mr. Harrigan and requested for the item to be tabled.

Mr. Falsetti motioned and Mr. Domaszek seconded to table the item. Motion carried 7-0.

4. Review and act on the proposed building materials for the new home being constructed at 725 Park Lane.

There was no one present before the board.

Physical material samples were presented to the Board.

- Peppermill asphalt roofing shingles.
- Cedar shingle siding in a white birch finish.
- 70% Granite field Stone and 30% Birchwood cobbles.

Mr. Domaszek motioned and Mr. Falsetti seconded to approve the materials as submitted. Motion carried 7-0.

5. Review and act on a request by Jacob and Karen Replogle, 1090 Upper Ridgeway, for a new deck.

Matt York, of Millennium Homes, was present before the Board.

Mr. York provided the Board with an overview of the revised plan set which was tabled at a previous meeting.

Mr. York indicated that after verifying with the Village Building Inspector, the deck can be constructed with either 2" x 10" or 2" x 12" joist boards. If the lower level windows need to be infilled to accommodate the new deck, the home owners are OK with that. The deck will have white posts with black railings. The lattice underneath the deck would be horizontal.

Mr. Koleski asked if the potential damage to the ivy has been discussed with the home owners.

Mr. York indicated the home owners are OK if it is damaged or needs to be removed.

Mr. Thedford stated the proposed brown stone color has more of a pecan tone.

Mr. Olson agreed, stating he prefers the Kona color.

Mr. York asked if it would make a difference if the lattice infill was white.

Mrs. Steindorf opined that white lattice would match the foundation and the siding of the home.

Mr. Thedford motioned to approve the plans as submitted contingent upon the lattice screening material being white, Mr. Falsetti seconded. Motion carried 7-0.

6. Review and act on a request by Jim and Victoria Klein, 15055 Wisconsin Ave, for a home alteration.

Andre Simpson, of Weathertight Corporation, was present before the Board.

Mr. Olson noted the proposed window has already been installed on the home. Mr. Olson asked Mr. Simpson why the window was installed when he was aware it would need approval from the Building Board.

Mr. Simpson stated that he is an office manager at Weathertight and does not oversee the working crew in the field.

Mr. Domaszek stated the window is visible from the street and that he feels Mr. Simpson was aware the window was already installed when the Building Board sub-committee convened on April 23rd, 2021.

Mr. Simpson stated, no Sir, he was attempting to provide the Board with as much information as possible so that an informed decision could be made. Also, this window installation did not follow the standard purchase and installation procedure through Weathertight. Normally, the window would be purchased through Weathertight, this window in question was provided by the homeowner for installation.

Mr. Domaszek stated the new window does not line up with the other windows on the home.

Mr. Olson stated the window is positioned in the center of the gable. However, if this window would have followed the normal approval process, the Board may have requested for the window to align more closely, perhaps some shutters installed and maybe the window be a double hung style to match existing windows.

Mr. Koleski stated that as a Building Board member, it is difficult to accept what is being presented.

Mr. Domaszek stated that if approved, there is a double building permit fee penalty and the contractor “red flags” themselves in the eyes of the Village inspection department.

Mr. Olson noted the window is foreign to anything else on the house.

Mr. Domaszek motioned to deny the proposed window alteration as the window is located on the Westside of the home and visible from the street, the placement of the window on the gable is inconsistent with the other windows on the home, the style of window is inconsistent with the other windows on the home, the window is too large for the space it occupies on the gable and the window does not have any shutters. Mr. Falsetti seconded. Motion carried 7-0.

7. Review and act on a request by Jon Zimmerman, owner operator of Jilly’s Carwash, for new gas pump blade signage

Bob Kraus, of Bauer Sign Company, was present before the Board.

Mr. Olson asked what the red protrusions are located on the gas bay pillars.

Mr. Kraus stated they are referred to as “koalas”, Aluminum tube framing with a colored light plastic wrap used to place marketing materials.

Mrs. Steindorf asked what the koalas are intended to do.

Mr. Kraus stated they are used to advertise gasoline.

Mr. Thedford motioned to approve the entire 10 page shop drawing package on condition the maximum allowable signage calculation be updated and the total signage square footage falls below the maximum cap. Mr. Falsetti seconded. Motioned passed 6-1 (Mr. Roge)

8. Review and act on a request by Ina Zinger and Ryan Diamond, 14405 Thomas Jefferson Ct, for a home alteration

Adam Jastroch, of J&J contractors, was present before the Board.

Mr. Olson stated it appears field stone will be installed at the beltline of the home.

Mr. Jastroch confirmed.

Mr. Olson stated this is definitely a scenario where physical material samples need to be provided as the plans appear to be disjointed at the moment.

Mrs. Steindorf noted the existing brick of the home will be painted.

Mr. Koleski asked if new windows are to be installed to the right of the entry door.

Mr. Jastroch confirmed.

Mr. Olson stated that the existing window is three equal windows, and the proposed window does not align. The rendering doesn't match the existing conditions.

Mr. Thedford commented that it feels as though a transom window over the front door would be appropriate.

Mr. Olson stated that for consistency, the windows should match the existing windows on the house. Also, it may be appropriate for the front door to be recessed back about 12".

Mrs. Steindorf opined that it feels the mid-century home is having a modern farm house gable applied to it.

Mr. Thedford noted the gable feels part of the downfall, but the gable also draws attention to the front entry, but nothing is happening under the gable.

Mr. Jastroch requested for the item to be tabled to a future meeting.

Mrs. Steindorf motioned to table the item to a future meeting, Mr. Roge seconded. Motion carried 7-0.

9. Review and act on a request by Tracy Isonhart, 14200 Heatherwood Ct, for a sunroom addition

Scott Bear of Bear sunroom was present before the board.

Mr. Bear stated the intention of the sunroom is to make people feel like they are outside. The wall space is minimalized.

Mr. Olson asked where the sunroom will actually attach to the home.

Mr. Bear was unable to explain exactly where the sunroom will be placed on the rear elevation of the home.

Mr. Olson noted there is an existing roofline which may conflict with the new sunroom.

Mr. Thedford noted there should be something with the sunroom that ties it back into the home architecturally.

Mr. Bear stated they would be open to incorporating some brick facing.

Mr. Olson asked if the applicants have any documentation indicating where the sunroom will be located on the rear of the home.

Mr. Bear stated he can create a rendering and return to the board with that document.

Mr. Bear requested for the item to be tabled.

Mr. Falsetti motioned to table the item, Mrs. Steindorf seconded. Motion carried 7-0.

10. Review and act on a request by Brian Eft, 12600 Meadow drive, for a swimming pool, accessory structure and retaining wall

Dustin Wofle, of Mead & Hunt, was present before the Board.

Mr. Wolfe presented all the planning documents to the Building Board. One clarification is that there will be no hot tub in the back yard as indicated on the site plan.

Mr. Thedford commended the applicant for a very through application plan set and presentation.

Mr. Thedford motioned to approve as submitted, Mr. Roge seconded. Motion carried 7-0.

11. Other Business

None

12. Adjournment

Mr. Falsetti motioned to adjourn, Mr. Roge seconded.

Meeting adjourned at 8:28 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant