

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

Tuesday June 20th, 2023

1. Roll Call

Present:, Ms. Stuckert, Mr. Roge, Mr. Falsetti, Mr. Thedford, Ms. Steindorf, Mr. Janusz, Mr. Matola

Absent: Chairman Olson and Ms. Raysich

Also present: Ms. Gehl, Ms. Walters, and Applicants

Noting the absence of Chairman Olson, Ms. Gehl requested a nomination for a pro-tem Chair.

Mr. Falsetti motioned to nominate Trustee Stuckert as pro-tem Chair. Mr. Janusz seconded. Motion passed 6-0

Trustee Stuckert called the meeting to order at 5:31 P.M.

2. Review and act on meeting minutes dated June 8th, 2023.

Mr. Falsetti motioned to approve the minutes as corrected. Mr. Roge seconded. Motion passed 6-0.

3. Review and act on a request by Dwayne & Michelle Setzer, 600 Meadow Lane, for an alteration.

No one was present before the Board to represent the request. Ms. Gehl noted that the applicants informed staff that they would be out of town, so they provided a project narrative in lieu of their absence.

Applicants are requesting approval to replace an existing picture window on the front elevation with windows to match the style and color of the rest of the home.

The Board review the request and noted that the changes make sense and there are no concerns.

Mr. Thedford motioned to approve the proposal as submitted. Mr. Roge seconded. Motion passed 6-0.

Mr. Matola arrived at 5:36 PM.

4. Review and act on a request by Daniel & Livia O’Callaghan, 15365 Kata Drive, for a new home.

Ms. O’Callaghan noted that they were waiting for another member of Miller Marriott to arrive and asked if the item could be moved to later in the agenda.

Mr. Falsetti motioned to move this item to the end of the agenda. Ms. Steindorf seconded. Motion passed 7-0.

5. Review and act on a request by Colin & Katy McWey, 13395 Braemer Drive, for a home alteration.

Ashley Capron and Bryon Black from Kowalski Kitchen and Bath were present before the Board to represent the request.

Applicants are requesting approval to replace an existing patio door to become a laundry window on the south elevation, to realign and resize lower-level windows on the south elevation, and to replace an existing patio door and double-hung window to become a sliding door to match an existing patio door on the east elevation. Siding and trim will be matched to existing. The footprint of the home will not change with this remodel.

Mr. Matola asked about the windows and trim. Ms. Capron noted that the windows will be an 8” box out and the trim will mimic existing.

Mr. Matola inquired if they will have stone to match and backfill. Mr. Black stated yes.

Mr. Black also stated that the corbel details will be maintained and the roofing materials will match existing.

Mr. Matola motioned to approve the proposal as submitted. Mr. Theford seconded. Motion passed 7-0.

6. Review and act on a request by Anita & John Steindorf, 1035 Terrace Drive, for an outdoor fireplace and accessory structure.

Ms. Steindorf recused herself from the discussion as a contributing Building Board member.

Ms. Steindorf was present before the Board to represent the request.

Applicants are requesting approval to construct an outdoor fireplace structure in the rear yard as part of a backyard patio remodel. The applicants are proposing to install a paver patio in a herringbone pattern and red brick. The fireplace structure would be installed in the south end of patio and would stand 11’1” tall. It is important to note that the fireplace

structure has a flue and ribbon that could be excluded from 10' height restriction for accessory structures per Code requirements as they would be considered an architectural projection; however, the structure itself cannot exceed 10'. The applicants are also proposing to install a grill/kitchen structure. The fireplace and grill/kitchen structure are proposed to be constructed with brick to match the new patio. The project went before the Board of Appeals on May 24th, 2023 and was awarded a variance to exceed the 30% maximum impervious surfacing in the Rs-1 zoning district.

Ms. Steindorf noted a change to cathedral stone in color for the deck material.

Ms. Gehl noted that the fireplace total height is 11'1" and the maximum allowable height is 10'. The flue can be excluded from the height requirements as it's considered an architectural projection; however the base of the cap has to be at 10'.

Ms. Steindorf noted that there will be a step down in the new area so there will be lighting installed.

Mr. Matola suggested a more extended overhang of the countertop over the refrigerator to avoid damage from weather.

Mr. Falsetti motioned to approve the proposal as submitted noting that it's on the west end of the patio. Mr. Roge seconded. Motion passed 6-0.

7. Review and act on a request by Daniel & Livia O'Callaghan, 15365 Kata Drive, for a new home.

Livia O'Callaghan, the property owner, was present before the Board to represent the request. Jim Marriott and Kayley Tuchek of Miller Marriott were also present before the Board to represent the request.

Applicants are requesting approval to construct a new home following the demolition of the existing home at 15365 Kata Drive. The applicants were approved for a demolition permit for the existing home by the Plan Commission at the June 5th, 2023 Plan Commission meeting. Please see the June 14th, 2023 engineering review letter and plan sets enclosed for review.

Mike and Shelia Conners, who reside at 15375 Kata Drive, are the next door neighbors to this property and wanted to share how excited they are about their neighbor's project and view it as an improvement to their neighborhood.

Architectural Review

Ms. O'Callaghan presented a letter that was given to her by her neighbor Betsy Stone, who resides at 15350 Kata Drive, stating her support for the project.

Ms. Tuchek and Mr. Marriott provided physical sample boards of the proposed materials for review.

Mr. Marriott explained that the field siding trim is lighter grey color. He further explained that the front door will be stained to match the walnut of the garage doors.

Mr. Roge asked what the material in the peak will be. Mr. Marriott noted it is the same color of the shake but will be shingles.

Mr. Thedford asked if the front stoop is concrete. Ms. Tuchek stated yes.

Mr. Matola inquired why there is no transom windows shown on elevation 1.3 for the primary bathroom stating it is the only window that has no transom. The applicant was in agreement that a transom window should be added.

Ms. Steindorf asked about the outdoor lounge area. Mr. Marriott explained that the outdoor lounge siding will be smooth panels and are used as an accent piece.

Mr. Falsetti motioned to approve the proposal as submitted with the addition of the transom window and complying with all comments that impact architecture in the Ruekert & Mielke engineering review letter. Ms. Steindorf seconded. Motioned passed 7-0.

Civil Site Plan

Mr. Matola noted the yard grade 833.40 but wanted to clarify the first floor elevation.

Mr. Marriot noted that the yard grade is 833.40 and the top of grade is 834.07.

The Board noted that they will need a revised grading plan noting the downspout location, well flow of water, etc.

Mr. Matola motioned to approve Civil Site Plan with the condition that all comments in the Ruekert & Mielke engineering review letter are addressed. Mr. Thedford seconded. Motion passed 7-0.

Landscaping Plan

Mr. Matola asked if the driveway would be asphalt or concrete driveway. Mr. Marriott said it is assumed to be concrete but would have to confirm.

Applicant requested to table the discussion regarding Landscaping Plan in order to submit an updated proposal taking into consideration the Boards' comments.

Mr. Thedford motioned to accept the request of the applicant to table the discussion. Mr. Matola seconded. Motion passed 7-0.

8. Other Business

Ms. Stuckert noted that she would like to see the Building Board make it a priority to review and potentially revise the fence ordinance.

Ms. Gehl noted that the upcoming Building Board meeting will be on Thursday, July 6th.

9. Adjournment

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

Meeting adjourned at 6:22 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant