

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

Tuesday, September 15th, 2020

Meeting was called to order at 5:36 PM by Chairman Olson.

1. Roll Call.

Present: Chairman Olson, Trustee Domaszek, Mr. Thedford, Mr. Matola (via Video Conference), Mr. Liechty (via Conference) Mr. Koleski, Mr. Schoenecker (via Video Conference), Ms. Steindorf (via Video Conference)

Absent: Mr. Janusz

Also present: Mr. Harrigan (In Person), Ms. Walters (In Person), Applicants, community members and Attorney Joseph Cincotta.

2. Review and act on meeting minutes dated 9/1/2020.

Mr. Schoenecker motioned and Mr. Liechty seconded to approve the September 1st, 2020 minutes as amended. Motion carried 8-0.

3. Review and act on a request by Mark and Susan Irgens, 13005 Wrayburn Road, for a new home.

Chairman Olson highlighted §7-1 *Building Permit approval* for the Board:

“A. No building permit required under this Code of Ordinances for any structure shall be issued unless the Building Board has first issued an explanatory decision consisting of a determination that, when erected, the proposed exterior architectural appeal and functional plan shall not be either:

(1) So at variance with, nor so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, as to tend to pose an adverse impact on aesthetic values of the immediate neighborhood within the applicable zoning district; or

(2) So at variance with the intended character of the applicable district established by Chapter 335, Zoning, as may be amended or supplemented, as to tend to pose an adverse impact on the aesthetic values of the immediate neighborhood within the applicable zoning district.”

Nick Mather and Richard Sherer of Deep River Partners and the homeowners, The Irgens were present before the board.

Mr. Liechty recused himself from this item.

Mr. Irgens thanked the Building Board for the time and consideration of the new home proposal. Mr. Irgens noted he and his wife wish to build a new home which will satisfy their current and future needs. The proposal is of a high quality design and material. The intention is to construct a home the entire family may enjoy.

Chairman Olson commented that a sub-committee of the Building Board convened on Monday, August 24th in order to review the concept plans for the new home proposal.

Architectural Review

Mr. Mather presented the Board with an animated video depicting the proposed home in relation to the surrounding neighborhood.

Mr. Mather explained the proposed home has European aspects and design details. Mr. Mather explained the intention is to understate the size and massing of the home by bringing the outermost roofline down to the single story neighboring properties. The total height of the home to the east is 30.8' and the home to the west has a total height of 26.4'. The proposed height of the new home is 36', at the main ridgeline which is compliant with Rs-1 zoning but, the style of the home brings it in line with adjacent properties.

Mr. Sherer explained the intention is to push the massing of the home farther back on the property so that it blends more readily into the surrounding neighborhood.

The home's architecture bridges the gap between a ranch on 1 side and a two story on the other side. The main mass of the structure is further back from the street per the design's intent.

Mr. Mather reviewed the proposed materials:

- Full veneer brick material through body color.
- Simulated slate roof, complemented by metal roof accent.
- The downspouts and gutters will be zinc and patina over time.
- Cut stone (Indiana limestone) compliments main brick material.
- All windows aluminum clad in ebony.
- Dark ebony color of trim on windows.
- Charcoal grey for the house trim.
- Garage door is dark ebony aluminum with tinted glass infill panels.
- Terraces are granite pavers.
- Painted front door in charcoal grey.
- Outdoor stone cut fireplace and grill cabinet to be stainless steel.

See the comprehensive materials detail within the project file.

Civil site plan

Mr. Mather reviewed house placement, noting the main façade has been pushed back from the road which creates an understated elegance.

Mr. Sherer commented the footprint of the home is an “L” shape, allowing for the garage doors to face away from the street.

Existing drive was moved to a central placement for better drainage.

Slope is higher on the east side and all slope is away from the home, generally directing rainwater toward proposed bio-engineered dry ponds which are designed to slow the storm water down.

As proposed, the total impervious surface on the property would be 30%, compliant with Rs-1 zoning.

Grading: The grading plan is designed to slope away from the home. New swales are being proposed on the eastern and western property boundaries in order to contain storm water on this property.

Building first floor elevation is 195.83. Home to the east is 194.09 and the home to the west is 189.89

The garage elevation is 194.5.

Great care and consideration was given to seasonal ground water levels at 184’, which is quite shallow when considering the height of the surrounding grade.

Storm water management: Hired SIGMA Engineering to create a positive drainage pattern on the property in order to manage within the property boundaries. This will improve stormwater management in the surrounding neighborhood as well. Notably, the western neighbor will no longer have stormwater “sheet flowing” onto her property.

The proposed sump-pump and downspout discharges will be underground directed toward the dry detention pond, which is compliant with Village Code.

Mr. Sherer commented the intention of the grading and stormwater management plan was to create a design which will last for a very long time.

Landscaping plan

Mr. Mather stated that the intention of the landscaping plan is to enhance the property aesthetically. Additionally, elements of the plan have been incorporated to create enhanced privacy for the neighboring properties and the home owners. Mr. Mather provided a summary of the trees to be removed and the new plantings to be incorporated on the property. Combining deciduous and evergreen for year round interest. The overall goal of the landscape plan is to be respectful of the neighbors.

Two tiered cut stone retaining walls are being proposed on the west portion of the property in order to assist with the management of stormwater.

New ornamental trees are being proposed on either side of the auto court in order to create a welcoming feel to the home. Additional landscape and tree screening is being incorporated on the eastern property boundary in order to prevent head lights from automobiles from casting towards the neighboring property.

Chairman Olson asked for comments if there are any comments from resident attendees of the meeting.

Attorney Joseph R. Cincotta (attending via Zoom video conferencing) stated the he represents property owners Thomas and Terri Goblirsch, 12955 Wrayburn Road. Mr. Cincotta has been hired to appeal the Plan Commission's August 3rd, 2020 approval of a Demolition permit for the property in question. Mr. Cincotta stated that he submitted a letter to Village Attorney, Hector de la Mora, and Zoning and Planning Administrator, Mr. Harrigan related to the Building Board consideration of this matter. Mr. Cincotta explained that as an appeal has been filed, there should be a stay applied to the consideration of approving the new home at the Building Board. Noting, that if the appeal is successful, then the work and time of the Village Building Board would have been wasted.

Mr. Cincotta noted the Goblirsch's have concerns about stormwater issues as well. Their desire is that the proposed new home to be reduced in size.

Mr. Domaszek asked Mr. Harrigan to clarify for the Building Board what the process entailed for the demolition permit to be reviewed and approved by the Village Plan Commission. Additionally, Mr. Domaszek inquired if the Building Board has direction from Attorney de la Mora to proceed with the review and possible action on the agenda items before them.

Mr. Harrigan stated Attorney de la Mora is comfortable with the Building board moving forward with review and action on the new home proposal as the action taken by the Building Board is independent of the Plan Commissions review and approval of the Demolition Permit. However, as there is a pending appeal on file, any action made must be contingent upon the approval of the demolition permit by the Village Plan Commission.

Mr. Domaszek commented that many Elm Grove properties are demolished for newer larger homes. The Board does address how to scale down the larger homes. Mr. Domaszek opined that this request is consistent with new home proposals the Board has reviewed in the past.

Susan Bohon, resident at 13055 Wrayburn Road, stated that she appreciates the efforts take to mitigate stormwater. Her view of the green space in the back of the lot will be less but she does appreciate the careful and thoughtful landscape plans.

Chairman Olson noted the perspective of the home and the effort to fit this into the neighborhood is commendable.

Mr. Matola agrees that the Irgens have taken the neighbors' concerns into consideration and put together the best plan within the requirements. Mr. Schoenecker agrees with Mr. Matola and Mr. Domaszek comments.

Ms. Steindorf questioned if there is a mechanism by which the home owners will be held accountable for stormwater management, should the proposed plan prove to be insufficient.

Mr. Harrigan noted the grading and stormwater management plan will have to be installed as approved by the Building Board.

Mr. Thedford opined that the inclusion of the animated video of the neighborhood allowed for the plans to be put into context.

Mr. Koleski stated the proposed plans are very well thought-out.

Mr. Domaszek motioned to approve the architectural plans as submitted noting that when erected (constructed), the proposed exterior architectural appeal and functional plan shall not be so at variance with, nor so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, as to tend to pose an adverse impact on aesthetic values of the immediate neighborhood within the applicable zoning district. This motion is contingent upon the approval of a Demolition Permit Application by the Village Plan Commission. Mrs. Steindorf seconded. Motion carried 7-0 (Mr. Liechty recused).

Mr. Domaszek motioned to approve the civil site plan as submitted noting that when erected (constructed), the proposed exterior architectural appeal and functional plan shall not be so at variance with, nor so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, as to tend to pose an adverse impact on aesthetic values of the immediate neighborhood within the applicable zoning district. This motion is contingent upon the approval of a Demolition Permit Application by the Village Plan Commission. Mr. Schoenecker seconded. Motion carried 7-0 (Mr. Liechty recused).

Mr. Domaszek motioned to approve the landscaping plan as submitted noting that when erected (constructed), the proposed exterior architectural appeal and functional plan shall not be so at variance with, nor so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, as to tend to pose an adverse impact on aesthetic values of the immediate neighborhood within the applicable zoning district. This motion is contingent upon the approval of a Demolition Permit Application by the Village Plan Commission. Mr. Schoenecker seconded. Motion carried 7-0 (Mr. Liechty recused).

7. Item New Business

None

8. Adjournment

Mr. Domaszek motioned to adjourn and Mr. Schoenecker seconded. Motion 7-0.
Meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Diane Walters
Administrative Assistant