

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

Tuesday, October 6, 2020

Meeting was called to order at 5:32 PM by Chairman Olson.

1. Roll Call.

Present: Chairman Olson, Trustee Domaszek, Mr. Thedford, Mr. Liechty (via Conference) Mr. Koleski, Mr. Schoenecker (via Video Conference), Ms. Steindorf (via Video Conference) Mr. Janusz (via video conference), Mr. Matola joined at 7:08 PM (via Video Conference)

Absent: none

Also present: Mr. Harrigan (Via Video Conference) Mr. De Angelis (In Person), Ms. Walters (In Person), Applicants, community members.

2. Review and act on meeting minutes dated 9/15/2020.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the September 15th, 2020 minutes as amended. Motion carried 8-0.

3. Public Hearing, review and act on a request by Anne Witt, 1700 Village Green Court, for a fence variance

Chairman Olson opened the public hearing.

Anna Witt was present before the board.

Seeing as there were no public comments, Chairman Olson closed the public hearing

The proposed fence will replace an existing fence in the same footprint. The fence will be located in a portion of the yard which is adjacent to the railroad tracks.

Mr. Liechty motioned to approve the fence variance as the proposed solid fence is no taller than four feet in height, and is located directly adjacent to an active railway. Mr. Domaszek seconded. Motion carried 8-0

4. Review and act on a request by Genevieve Harkness, 655 Vernon Place, for a home alteration.

Josh Ehr, of Amy Carman Design, was present before the board.

Mr. Liechty asked about the stone on the home; will it be painted.

Mr. Ehr explained all stonework will remain as is.

Mr. Liechty confirmed with Mr. Ehr there is a breezeway that will be painted.

The proposed metal roof over the front entry way will be a complimentary color to the siding on the home, which will be a contrast to the natural stone color.

Brackets will only be located where the new metal front entry roof is located, and these brackets will have a weathered wood finish.

Ms. Steindorf asked if the windows will remain a cream finish, or if they will have a black finish.

Mr. Ehr noted that all windows will be painted black.

Mr. Liechty asked if the existing siding on the home will be replaced.

Mr. Ehr indicated all the existing siding on the home will be painted a Web Gray.

Mr. Koleski asked if the new roofing material will match the existing roof.

Mr. Ehr confirmed the new roofing material will match the existing roof.

Mr. Liechty opined he feels the proposal appears to be carrying through details on the existing home.

Mr. Liechty motioned to approve as submitted. Mr. Schoenecker seconded. Motion carried 8-0

5. Review and act on a request by Jesse Niederbaumer (Vantage Financial), 13230 Watertown Plank Road, for a building alteration

Jesse Niederbaumer, of Vantage Financial, and Brad Kropp, of Perspective Design, were present before the board.

Mr. Kropp provided a project overview and explained the intention is to renovate the interior of the auto shop, creating functional office space. The exterior of the building will maintain the same window and door opening, with minor modifications to design and use.

The overhead doors will be replaced with storefront windows, with the exception of the center overhead garage door on the western elevation. A new glass overhead garage door will be utilized in this location in order to allow for open air of the interior meeting space.

The current coach lights on the western elevation are to be replaced with more modern lights.

The remaining exterior lights will stay as is.

The exterior concrete block was recently painted and will remain that color to contrast with the newer modern look of the overall building.

Mr. Olson asks about the four windows on the north elevation. Mr. Olson opined the proposed glass block windows appear dated. He would prefer to see the store front

style window in this located with a frosted glass, as these windows service a bathroom and mechanical room on the interior floor plan. The owner agreed.

Potentially the A/C unit could end up on the roof in the center just left of door on the north elevation. HVAC planning is still in progress.

Mr. Olson asked if the parking lot would be replaced.

Mr. Kropp explained they will just sealcoat the lot and stripe the parking spaces.

Mr. Thedford confirmed with Mr. Kropp that the trim and siding paint will match.

Mr. Kropp confirmed.

Mr. Schoenecker motioned to approve the plans as submitted, with the notation that the windows servicing the bathroom and mechanical room on the east elevation will change from glass block to new aluminum storefront windows with frosted glass. Ms. Steindorf seconded. Motion carried 8-0

6. Review and act on a request by Steven and Sarah Miracle, 14250 Creekwood Court, for a new home

Chris Miller, of Miller Marriott Construction, was present before the board.

Civil site plan and landscape plans are not complete and no action will be taken on these elements.

Architectural review

Mr. Miller explained the customer wants a more modern feel to the home. This will be a white house with 4 inch exposed lap siding, The LP siding is a light grey. Trim is alabaster in color. He is using an Owens corning onyx black roof. Marvin windows with grills in the glass. The garage doors will be an Old summit wood design.

The front elevation has accent feature around the front door with a painted white bracket to the right of the front entry.

There are black louvers with white trim to match the windows. Soffits will be white to match the trim.

Home will have an asphalt shingled roof.

Mr. Koleski asked about the single window above a double on the front view. Mr. Miller explained that was the homeowner's choice.

The customer wants a very modern Tudor look.

Lights, yet to be selected, will be near the front door.

Ms. Steindorf asked if the patio doors will have dividers. Mr. Miller explained no, they are double sliders.

Mr. Koleski asked about the change of elevation on the mid height windows.

Mr. Miller explained there is a staircase platform landing in that location of the home.

Chairman Olson asked if the right elevation windows could be the same size upper level and lower level. Mr. Miller will re-evaluate that.

There was discussion about rear elevation 3 single windows on main level. One is 6 inches smaller. There are several different window sizes.

Mr. Miller requested to table the plan in order to obtain samples, colors, make window clarifications and images reflecting the 3 dimensions of the home.

Mr. Domaszek motioned to accept the request to table. Mr. Liechty seconded. Motion carried 8-0

7. Review and provide possible recommendation on the conceptual redevelopment proposal for the property located at 13105 Watertown Plank Road (School Sisters of Notre Dame Campus).

Phil Aiello and Dan Romnek, of Mandel Development, and Eric Ponto of Engberg Anderson, were present before the board.

Tonight's conceptual review is solely for the purpose of informal exchange of observations about a possible project. All discussion is non-binding commentary.

This conceptual review is focused of the architectural elements of the redevelopment proposal only.

Conceptual review

- Three new apartment buildings, all three stories in height.
- 11 single family home lots are proposed off Red Barn Lane.
- Pocket neighborhood of 15 single family homes proposed in the southern portion of the property.

The board was presented with a slide show of site plan renderings, views of buildings from various angles, color images of buildings with various materials, underground parking retaining wall images.

Mr. Domaszek asked about the existing building height.

The three new apartment buildings would be 40-45 ft. tall.

Maria Hall is about 80 ft. The castle peak is 95 ft. high

The Watermark development across Watertown Plan Rd is 45 ft. to the top of the roof peak.

There will be dimensional shingles on the 3 apartment buildings.

Mr. Ponto described the choice of the materials, and the reasons for those choices.

Mr. Koleski stated traffic flow needs to be studied using current collected data in 2020.

Mr. Aiello stated there is a concern and consideration given to long term maintenance of the building materials.

Mr. Liechty asked if the 11 single family lots on Red Barn Lane is a “magic number”, as it would be preferable to see these single family lots be larger in size, ultimately reducing the total number.

Mr. Aiello stated the original concept plan had more than 11 single family lots.

Mr. Olson expressed concern with building number three (center apartment building). Specifically, the rear elevation of this building appearing monolithic in design and detail. Additionally, Mr. Olson stated he would also hope there would be stylistic diversity related to the new homes built on the proposed single family lots.

Mr. Aiello noted they will be sure the developer of the single family lots has a wide range of custom home designs.

Mr. Thedford highlighted the gables on buildings one and two are very steep. He asked how this design element related to historic buildings.

Mr. Ponto explained the historic buildings have verticality, which the gables relate to.

Mr. Thedford opined the gables help break up the massing of the buildings.

Ms. Steindorf opined she does not see a lot of relationship between Notre Dame and Maria Halls to the new buildings. The proposed design appears to be rectilinear, while the castle building has many arches.

Mr. Ponto stated the intention is to allow Notre Dame and Maria Halls to remain as the main focal point of the development as both buildings are beautiful edifices.

Mr. Aiello noted that the Watermark Condominium building is more rectilinear than some people realize.

Mr. Ponto commented the conceptual renderings are not yet to the final design stage.

Mr. Thedford opined the existing Notre Dame and Maria Hall buildings should be allowed to remain as the main focal point. If the attempt is made to carry too much of these design elements over to the new building, the development will have a “theme park” feel.

Mr. Matola opined the length of buildings one and two appear to fit with the size and massing of the historical buildings.

Mr. Thedford opined the “walk-up” element to the front entrances of the individual apartment units is crucial in the design.

Mr. Ponto stated the walk-up design element takes place on all sides of the buildings.

Mr. Aiello noted the original concept plan had the location of buildings one and two placed farther to the south on the property. It was after discussion with adjacent property owners, and hearing their preferences, the two buildings were shifted closer to Watertown Plank Road.

Mr. Aiello also noted the private road servicing the development is on the interior perimeter of the buildings, creating more screening from vehicular traffic.

Mr. Thedford opined the concept's plans appear to have a lot of excellent qualities that can be expanded upon. However, he feels the effort was diminished when addressing the rear elevation of building number three.

Mr. Aiello noted the design team will be revisiting that portion of the development.

Mr. Aiello stated he feels the major points that have been raised during this discussion are as follows:

1. Buildings one and two on Watertown Plank Road should feel more residential in nature and attempt to relate back to Notre Dame and Maria Halls.
2. The rear elevation of building number three needs to be revisited.
3. The proposed materials of the buildings should also appear more residential.

Mr. Liechty opined that he likes the overall massing of the buildings, but the details have yet to be worked out.

Mr. Aiello thanked the Building Board for their time and commentary.

8. Item New Business

None

9. Adjournment

Mr. Liechty motioned to adjourn and Mr. Matola seconded. Motion carried 9-0. Meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Diane Walters
Administrative Assistant