

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

Tuesday, November 5, 2019

Meeting was called to order at 5:34 by Chairman Olson

1. Roll Call.

Present: Chairman Olson, Mr. Liechty, Mr. Collins, Mr. Koleski, Mr. Domaszek, and Mr. Schoenecker

Absent: Ms. Steindorf, Mr. Matola and Mr. Janusz

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

2. Review and act on meeting minutes dated October 15, 2019.

Mr. Schoenecker motioned and Mr. Liechty seconded to approve the minutes as amended. Motion carried 6-0

Item 3. Public hearing and action on a request by Rob Binter, 1730 Brojan Drive, for a fence variance.

The public hearing was opened by Chairman Olson. There were no comments. The public hearing was closed.

Mr. Binter was present before the Board. Mr. Binter stated that the proposed solid fence has been presented to the Building Board at previous meetings for conceptual review only. The Board had previously approved a home addition and alterations, but the fence was not part of that approval.

Mr. Liechty asked if there will be four gates servicing the fence.

Mr. Binter confirmed there will be four gates.

Mr. Domaszek stated that he felt there were no concerns regarding the proposed 30% open spacing fence plan at the previous meetings.

Mr. Domaszek Motioned to approve the plan as submitted. Mr. Schoenecker seconded.

Chairman Olson asked if there is any further discussion.

Mr. Liechty respectfully disagreed with Mr. Domaszek. Mr. Liechty noted this fence variance request is uncommon in that the applicant's property is not immediately adjacent to an active railroad property or any state or county highway. Therefore, this approval may be setting a precedent.

Hearing no more discussion, Chairman Olson called a vote.

Ayes – 5

Nay – 1

Motion carried 5-1.

Item 4. Review and act on a request by Horizon Development Group (Elm Grove Heights), 13040 Bluemound Road, for retaining wall material.

Mr. Schultz was present before the board.

The color and style were chosen by the architect to be compatible with other materials previously approved by the Board.

The proposed retaining wall material will be a Hush Rustic color.

Mr. Liechty motioned to approve the plan as submitted. Mr. Schoenecker seconded.

Motion carried 6-0

Item 5. Review and act on a request by Kelly and Peter Linn, 1225 Lakeside Drive, for a building alteration.

Mr. Timothy Linn was present before the board.

Trim colors will be the same. Appearance will remain the same

Mr. Liechty motioned to accept the plan as submitted, Mr. Domaszek seconded. Motion carried 6-0.

Item 6. Review and act on a request by Laura and David Linn, 1175 Church Street, for a building alteration.

Mr. Timothy Linn was present before the board.

Trim colors will be the same. Board and batten will disappear above the door.

Mr. Liechty motioned to accept the plan and Mr. Collins seconded. Motion carried 6-0.

Item 7. Review and act on a request by Tina and Dave Schulz, 14640 Hillside Road, for a building alteration.

The contractor was present before the board.

There will be no replacements in the front of the home, the bay window will not change.

In the rear of the home, they will remove the patio doors and do a bank of windows. Roof line does not change. Brick sill will be eliminated and siding will infill to match the existing siding on the home.

Windows are aluminum clad Pella.

Mr. Schoenecker motioned to accept the plan as submitted Mr. Liechty seconded. Motion carried 6-0.

Item 8. Review and act on an explanatory decision regarding the address monument piers located at 13450 Brook Avenue.

Mr. Harrigan explained tonight's intention is to provide an explanatory statement of denial regarding the Building Boards decision at the October 1st Building Board meeting.

Subsequent to the October 1st Building Board meeting, the applicants filed an appeal to the Village Board of Appeals. At the October 29th Board of Appeals meeting, it was determined there was not sufficient evidence from the Building Board meeting minutes to determine the reasoning behind the decision to deny approval of the piers. Specifically, it was not clear that the Building Board determined that the piers “tend to pose an adverse impact on the aesthetic values of the immediate neighborhood within the applicable zoning district”. The matter was then remanded back to the Building Board for further findings on whether the piers tend to pose an adverse impact on the aesthetic values of the immediate neighborhood with the zoning district and to issue an explanatory decision for its determination.

The Building Board members held discussion regarding the previous meeting minutes and determined there is sufficient record as to why the address piers pose an adverse impact on the aesthetic values of the immediate neighborhood.

The Building Board directed Mr. Harrigan to draft an explanatory decision based on the previous Building Board minutes and to have the document available for review at the November 19th, 2019 Building Board meeting.

9. Other business

Building Board Christmas Party date and time and location was discussed.

10. Adjournment

Mr. Collins motioned to adjourn and Mr. Liechty seconded. Motion carried 6-0. Meeting adjourned at 6:10 pm

Respectfully Submitted,

Diane Walters
Administrative Assistant