

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES
Tuesday, March 16, 2004, 5:00 PM – Parkview Room**

1. Roll Call

Present: Mr. Francois, Mr. Baesemann, Mr. Sayas, Mr. Valentin, and Mr. Liechty

Excused Absence: Mr. Campbell, Mr. Oliveri, Mr. Sobczak and Ms. Dunn

Also Present: Applicants, Ms. Finn

2A. William and Judith Laste – 13425 Tosca Court - Window

The Board reviewed the new box window. Mr. Liechty moved to approve the window as submitted with materials to match the existing home. Mr. Francois seconded. Motion carried 5-0.

Mr. Baesemann suggested moving item B to D. Mr. Sayas moved to amend the agenda, moving item B to item D, reviewing the new home located at 590 Florence Drive last on the agenda. Mr. Valentin seconded. Motion carried 5-0.

2B. Jeffrey and Tamara Ahrens – 850 Lone Tree – Alteration

The Board reviewed the Ahrens new plans for the addition previously reviewed by the Board. These plans account for a new well to be drilled ten feet from the new addition. Mr. Sayas moved to approve the plans subject to meeting the well requirements. Mr. Sayas noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Valentin seconded. Motion carried 5-0.

2C. Alan and Christie Torkelson –735 Brinsmere– Addition

The Board reviewed the proposed garage attached by roof and portico to the existing home. Mr. Sayas moved to approve the new garage with roof, shingles, brick, windows and siding to match the existing home, and subject to compliance with the Village ordinances and staff submission requirements as noted by Ms. Finn. Mr. Sayas noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Francois seconded. Motion carried 5-0.

2D. Marian and Urszula Mleczko – 590 Florence Drive – New Home

Mr. Baesemann read allowed a letter submitted to him from Mr. Adam Pearson, a neighboring property owner to the proposed home at 590 Florence Drive. Mr. Pearson noted concern for the home's placement and general relationship to the site. The Building Board noted that the home meets the setback requirements of the zoning code, and that homes in the area are already rather eclectic. The Board concurred that the proposed home is only a one-story home (whereas the property owner could have proposed a two-story home), has extensive masonry work, and landscaping that looks attractive.

The Board reviewed the proposed grade. Mr. Liechty moved to approve the proposed front door grade at 840.46. Mr. Francois seconded. Motion carried 5-0.

The Board then reviewed the previously approved home plans, noting that the home had moved west with the approved drainage plan. To ensure the setback requirements are adhered to, Mr. Valentin moved to note that the proposed deck shall not encroach upon the 20 feet setback, and that upon pouring the foundation of the home, the west elevation foundation will be resurveyed to identify what the true distance is to the west property line, and that the deck will not encroach into the 20 foot sideyard setback. Mr. Valentin noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Francois seconded. Motion carried 5-0.

3. Approval of minutes from March 2, 2004

Mr. Liechty noted that he was in attendance at the meeting and entered after the Board elected Mr. Sobczak as chair for the evening. Mr. Liechty moved to approve the minutes with his noted comments. Mr. Francois seconded. Motion carried 5-0.

4. Old Business

At the last meeting, the Building Board approved two sliding windows for the south elevation of the Cantwell home at 15375 Westover Road. Since the approval, the Cantwell's decided to use double-hung windows instead to better match the other double-hung windows on the home. The windows have already been installed and conform to the home. Mr. Sayas moved to accept the windows as installed. Mr. Sayas noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Francois seconded. Motion carried 5-0.

5. New Business

Mr. Liechty moved to thank Mr. Mikolajewski for assisting the Building Board and citizens of Elm Grove, as well as wish him well on his new endeavor. Mr. Sayas seconded. Motion carried 5-0.

6. Adjournment

Mr. Sayas motioned for adjournment. Mr. Valentin seconded. Motion carried 5-0.
Meeting adjourned 5:45 p.m.

Respectfully Submitted,

Rebecca Finn
Zoning and Planning Administrator