

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

**Tuesday, August 6th, 2019**

Meeting was called to order at 5:30 by Village Manager David De Angelis.

Mr. De Angelis recognized the absence of Chairman Olson and called for a motion to elect a pro tempore Chair. Mr. Schoenecker motioned to elect Mr. Liechty. Mr. Matola seconded. Motion carried 6-0

**1. Roll Call.**

Present: Mr. Liechty, Mr. Matola, Mr. Schoenecker, Mr. Domaszek, Ms. Steindorf and Mr. Collins.

Absent: Chairman Olson, Mr. Janusz and Mr. Koleski

Also present: Mr. De Angelis, Ms. Walters, Ms. Vlach and applicants.

**2. Review and act on meeting minutes dated July 16, 2019.**

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

**Item 3. Review and act on a request by Dave Smessaert, 1040 San Jose Drive, for a pergola.**

Dave Smessaert of Kanavas landscaping was present before the board.

Mr. Liechty asked if the pergola was cantilevered. No, there are upper and lower sections, the ends are doubles. There will be 2 foot and 3 foot cantilevered posts. Mr Schoenecker asked if it is veneered stone. Mr. Smessaert said yes, and it will be constructed raw.

The base under the columns is more of a wall and follows in on the double columns and capped with stone all around the wall and provides seating.

Mr. Matola asked if there was a height requirements of the chimney. The code issue is for draft and it's OK here. It will be wood burning with a gas igniter.

Mr. Schoenecker motioned to accept the plan. Mr. Matola seconded. Motion carried 6-0.

**Item 4. Review and act on a request by Brad and Amy Fryjoff, 1045 Circle Drive, for a fence variance.**

Public hearing was opened. No one was present with comments. There was a letter supplied by a neighbor and was read into the record by Mr. Matola. The public hearing was closed.

Brad and Amy Fryjoff were on the phone to represent their request.

Discussion ensued about a prior fence variance request that was similar as a means to familiarize the board.

The code reads that a fence typically goes from the rear of the yard to the rear of the home.

Mr. Domaszek explained the public need for the solid high fence to the board.

Ms. Steindorf asked if the existing arbor vitae provide the necessary screening. It does not.

It was noted, this application is similar to the previous fence variance application for 15055 Cascade Drive such that, the tree canopy is too dense for the ability of vegetation to grow at the ground level. This would prevent an effective vegetative screen of the neighboring property.

Mr. Fryjoff explained the fence would be cedar and they are open to any finish necessary. Natural is a good option because they can't access the other side for future maintenance.

The Fryjoff's had considered board on board however contractors were concerned about warping and the homeowners are concerned about full privacy.

Galvanized posts will be encased for better wind protection and wrapped with cedar material. They will anchor the posts in concrete.

There was discussion about sightlines from the road. This will still be 20 feet back from Circle Drive.

Mr. Schoenecker motioned to approve the plan contingent on said fence beginning 20 ft south of the northern property line. Mr. Domaszek seconded. Motion carried.6-0

**Item 5. Review and act on a request by Rob Miller Homes, 910 Katherine Drive, for a new home.**

Lisa Kruesek of Rob Miller Homes and Samantha from Seasonal Services were present before the board.

**Architectural Review;**

The homeowner is going with a more contemporary look overall.

Materials: Asphalt shingles in driftwood wood color. Stucco is Applewood-Slate tiles. Mortar is standard Portland cement.

Window and door cladding is Marvin Integrity bronze.

There will be a white stripe across the home, the banding of white on the left elevation is continuous on all but the rear bump out.

Mr. Liechty noticed the left side seems inconsistent with the rest of the home. It lacks the detail and has smaller windows, some offset.

It was suggested the 2 windows in the great room be consistent (larger) with the other sides of the home.

First and second floor windows don't line up on the left elevation.

The right elevation second floor windows (bedroom) are smaller.

Mr. Matola left the meeting at 6:40.

Taller and divided windows around the fireplace would be a better view.

Garage door is woodgrain cedar clad.

Front door would be wood. Five panel painted door is on the rear elevation.

Light fixtures have not been selected but will be up/down modern sleek. A can light will be in the portico ceiling.

Gutters and downspouts are white. Soffit material is white to match the fascia.

Ms. Kruesek requested to table the architectural review until a future meeting.

Mr. Domaszek motioned to approve the footing and foundation plan and massing of the home plan as submitted. Ms. Steindorf seconded. Motion carried 6-0.

Mr. Schoenecker motioned to table the architectural plan as requested by the contractor. Mr. Collins seconded. Motioned carried 5-0

#### Siting and drainage.

Grade at left side must be a minimum of 175. That will reduce the amount of stone. Would result in a window well raising by 1.5 would use 1 large well with perimeter drain tile.

Verification of revised plan is necessary for impervious surface.

Drainage will be taken to the east and the north and will flow into the culvert under Elm Grove Road.

Mr. Schoenecker motioned to accept the plans for siting and drainage pending review of the impervious surface calculations. Ms. Steindorf seconded. Motion carried 5-0.

## Landscaping

Pool equipment pad is no longer within the setback and the homeowner removed the hot tub.

There will be a colored and stamped concrete patio and pool deck, and a 5 ft. engineered retaining wall compliant with the code. Pool fence is standard aluminum with a self-closing self-latching lock.

The front retaining wall tapers and is a maximum height of 4 feet.

Mr. Schoenecker motioned to accept the landscape plan as submitted. Mr. Collins seconded. Motioned carried 5-0.

## **6. Other business**

None

## **7. Adjournment**

Mr. Collins motioned to adjourn and Mr. Schoenecker seconded. Motion carried 5-0.

Meeting adjourned at 7:14m

Respectfully Submitted,

Diane Walters  
Administrative Assistant