

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

Tuesday, January 03, 2023

1. Roll Call

Present: Mr. Olson, Mr. Koleski, Ms. Steindorf, Mr. Falsetti, Mr. Thedford, Mr. Matola, Mr. Roge.

Absent: Ms. Raysich, Mr. Janusz.

Also present: Ms. Gehl, Ms. Walters, applicants.

Mr. Olson called the meeting to order at 5:31 P.M.

2. Review and act on meeting minutes dated December 06, 2022

Mr. Matola motioned to approve the minutes as presented. Mr. Falsetti seconded. Motion passed.

3. Review and act on a request by Ms. Pat Rollo-Cohen, 2140 Mt. Kisco Drive, for a fireplace accessory structure

Ms. Rollo-Cohen, the homeowner, and her contractor were present before the Board.

Applicant is requesting approval after constructing an outdoor fireplace structure in the rear yard of the property. The structure would stand 7'4" tall and would be constructed with uniblock wall blocks in santa fe gray, sandstone, and brown colors. As the applicant was unaware Building Board review and approval would be required for this scope of work, the structure has already been installed on the property. The fireplace structure was installed on the northeast corner of an existing patio and is 44.5' from the side lot line and 111.6' from the rear lot line. This complies with setback requirements.

Mr. Koleski asked the contractor to clarify what the foundation of the patio is. The contractor noted that the foundation is a traffic bond.

The contractor noted that the color of the fireplace matches the home.

Mr. Roge motioned to approve the plan as submitted. Mr. Thedford seconded. Motion passed.

4. Review and act on a request by Mr. Steve Kohls, 1875 San Fernando Drive, for a fireplace accessory structure

Mr. Kohls, the homeowner, was present before the Board.

Applicant is requesting approval to construct an outdoor fireplace structure in the rear yard of the property. The structure would stand 6'1½" tall and would be constructed with concrete belgian wall blocks in quarry gray, sienna, tan, and autumn blend colors. As the applicant was unaware Building Board review and approval would be required for this scope of work, the structure has already been installed on the property. The fireplace structure was originally installed on the north end of an existing patio and was 48.1' from the street right-of-way off Marcella Avenue and 20' from the rear lot line. Upon original review, staff identified that this fireplace was constructed inside setback areas. The applicant has provided written approval from his neighbor abutting his rear lot line to place the structure within the rear yard setback area and the applicant has proposed to relocate the fireplace structure to be 50.4' from the street right-of-way. This will comply with setback requirements.

Building Board members inquired if Mr. Kohls would be interested in applying for a variance related to the street yard setback to keep the fireplace structure in the original location. The Board noted that although the current placement/location of the fireplace structure is at issue with setback standards, the appearance and landscaping would be much more desirable where it is presently located.

The Board agreed that if the homeowner was agreeable with applying for a variance with the Board of Appeals and a variance was granted, the current placement and design of the fireplace structure is the most desirable. The Board also noted that if the homeowner applied for a variance and it was not awarded, or the homeowner chose to not apply for a variance, the plan as presented to the Building Board would be acceptable.

Ms. Steindorf motioned to approve the plan as submitted. Mr. Matola seconded. Motion passed.

5. Review and act on a request by Adam and Leah Christianson, 1035 Katherine Drive, for a home addition

Ms. Gehl noted that the applicant contacted Village Staff prior to the meeting to ask that the discussion be tabled noting that the plan will be resubmitted at a later date with revisions.

6. Review and act on a request by Isaac Melguizo and Ana Navarro, 1670 Berkshire Drive, for a home alteration

Mr. Melguizo and Ms. Ana Navarro, the homeowners, were present before the Board.

Applicant is requesting approval to replace and relocate a lower level window and replace the front door of their home as part of a home remodel. The footprint of the home will not change with this remodel.

The homeowners explained that they are proposing to relocate a window on the first floor of the home as part of a kitchen remodel. The trim will match what is currently on the home.

The front door will be changed to a solid door with sidelights made of clear glass and will be stained to compliment the homes current exterior color.

Mr. Matola motioned to approve the plan as submitted. Mr. Falsetti seconded. Motion passed.

7. Review and act on a request by Dumpling House, 12900 W Bluemound Road, for new business signage

Applicant was not present before the Board.

Applicant is requesting approval for new business signage above the front entryway and on the Autumn Grove Plaza monument sign to reflect their business name change. The proposed signage color (maroon) is consistent with other signage within the Autumn Grove Plaza.

Ms. Steindorf motioned to approve the plan as submitted. Mr. Matola seconded. Motion passed.

8. Review and act on a request by Joe Kresl, 12600 Gremoor Drive, for an outdoor grilling station, outdoor fireplace, and deck

Mr. Steve Wagner, the project manager, was present before the Board.

Applicant is requesting approval to construct an outdoor grilling station directly adjacent to the home with a new deck. The applicant is also requesting to remove the existing deck and replace it with a brick patio. The arbor feature of the grilling station is proposed to stand at 9'8". Additionally, a fireplace is proposed to be constructed in the existing patio area in the rear yard of the property. As proposed, this meets the zoning requirements of the Rs-1 district.

Mr. Koleski inquired if there will be any lighting installed to serve the outdoor kitchen area. Mr. Wagner noted there will be lighting fixtures installed along all sides of the island between the countertop and the base as well as on either side of the arbor feature.

Mr. Matola motioned to approve the plan as submitted. Mr. Koleski seconded. Motion passed.

9. Other Business

Mr. Koleski inquired about ordinances related to the regulation of solar panels on the street yard facing roofs. Ms. Gehl will report back to the Board.

10. Adjournment

Mr. Matola motioned to adjourn. Mr. Koleski seconded. Motion passed.

Meeting adjourned at 6:08 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant