

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

**Wednesday, February 22, 2023**

**1. Roll Call**

Present: Chairman Olson, Mr. Koleski, Mr. Matola, Ms. Steindorf, Mr. Falsetti, Mr. Thedford (via zoom), and Ms. Raysich (via zoom)

Absent: Mr. Janusz, Mr. Roge

Also present: Ms. Gehl, Applicants (in person and via zoom)

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

**2. Review and act on meeting minutes dated February 07, 2023**

Mr. Falsetti motioned to approve the minutes as corrected. Mr. Matola seconded. Motion passed 7-0.

**3. Review and act on a request by Colin and Katie McWey, 13395 Braemer Drive, for a home alteration**

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 for discussion at a later date. Mr. Koleski motioned to table the item. Ms. Steindorf seconded. Motion passed 7-0.

**4. Review and act on a request by Matt and Emily Anton, 14270 Creekwood Court, for a home addition**

Mr. Lance Grimord, contractor, was present via zoom and Mr. Matt Anton, homeowner, was present in-person.

Mr. Matola stated it was an odd lot and clarified with the homeowner that the potential variance request would be to request going 5-6 feet into the street yard setback area for a front entryway overhang.

The homeowner stated the entire roof will be redone as part of this remodel.

Mr. Koleski asked if the front garage doors will match the existing. Mr. Anton stated that all garage doors will match.

Mr. Anton confirmed that a dormer will be installed on second floor and will update plan to reflect that.

Chairman Olson asked if there will be mullions on the windows of the garage.

Mr. Anton stated that the garage will have clear glass windows. The homeowner further clarified that all windows will be white aluminum, the shingles will be weathered wood (black, brown, grey), the garage doors will be white, and any accents will be white. Mr. Anton also stated that the side door will be white and the front door will be existing.

Mr. Olson suggested that the accent color be at the soffit or eave.

Mr. Anton clarified that the old garage will be completely taken down and replaced and the existing vertical siding of the home will be painted to match the garage.

Mr. Grimord stated existing gables are being eliminated. Page 6 will be corrected to show a shed dormer, to match page 9. Mr. Grimord explained that the front door will be a gable to try and break up the look of the house. The proposal shows three dormers.

Mr. Matola thinks the design should have only all shed dormers or gable dormers.

Ms. Steindorf, Ms. Raysich, and Mr. Thedford stated they prefer all dormers to be shed dormers.

Mr. Matola motioned to approve the plan, with the following conditions of approval:

1. Modify the gable over the front entryway to be a shed dormer
2. Make all roof pitches on all sheds 4/12 pitch
3. The homeowner has the option of eliminating shutters on entirety of home if desired
4. The glass windows on the garage doors do not have mullions
5. All corrections to the plan be made as discussed
6. Final plans reflect siding along the entire home
7. All final plans should be submitted to staff for review

Ms. Steindorf seconded. Motion passed 7-0.

#### **5. Review and act on a request by John and Helen Shiely, 15275 Red Fox Lane, for a home addition**

Mr. Falsetti recused himself from the discussion.

Mr. Rob Miller, contractor, and Mr. Kyle Kohlmann, architect, were present via zoom.

Mr. Miller stated all windows will be ebony black, all other features of the home will be dover white, the roof will match existing – free stone shake (brown/gray), a gable will be added to the front of the home, there will be brick extended up to roof, there will be solid stucco panels on the side elevations, and there will be new stucco dormers. All windows will be replaced in the same size as existing with full mullions on the upper windows.

Mr. Raysich believes the arch above the front entryway clashes with other windows.

Mr. Thedford suggested adding the two-step curved brick detail above garage window and right-side window to create balance with the front entryway.

The Board thought the two front windows on left and right of front elevation should be the same or should have the same number of panels. It was suggested that the window on garage should be double panel. The Board thought that the window under the left most gable should also be double panel.

Ms. Steindorf believes the door off sunroom is not consistent with other doors on the rear elevation.

Mr. Falsetti noted that the gable is shown incorrectly on sheet 2 of 9 and should be corrected.

Mr. Olson suggested removing the mullions on both patio doors on the rear elevation.

Mr. Koleski asked that light samples/fixtures be provided. Mr. Olson asked if there will be any other outdoor lighting. Mr. Miller stated there will be up lighting and can lighting in the front entryway.

Mr. Matola motioned to approve the plan with the following conditions of approval:

1. The following changes be made to the front elevation
  - a. Garage window changed to double panel
  - b. The window under left-most mullion changed to double panel
  - c. The two-step stone arch detail be added to the left-most and right-most windows on front elevation to mirror the arch of the front entryway
2. Samples of all exterior lighting be submitted to the Board
3. Mullions be removed from the two patio doors on the rear elevation
4. Sample of the sculpture/light projections on top of two garden walls be submitted to the Board
5. Incorrect presentation of the roof on page be corrected to match the roof plan
6. All final plans should be submitted to the Building Board for review

Seconded by Ms. Steindorf. Motion passed 6-0.

## **6. Other Business**

The Board discussed the guidelines that are given to applicants about what should be prepared and what should be brought to the Building Board meetings.

The Board suggested that Village Staff request pictures of design elements prior to the meeting and then actual samples be required to be brought to the meeting.

The Board thinks it's important to see samples of stone products as well as garage designs.

The Board also suggested that a requirement be added that applicants include existing conditions and bring samples or pictures to clearly show what changes are being made.

## **7. Adjournment**

Mr. Matola motioned to adjourn. Mr. Falsetti seconded. Motion passed 7-0.

Meeting adjourned at 7:07 P.M.

Respectfully Submitted,

Katherine Gehl  
Assistant Manager/Zoning & Planning Administrator