

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

Thursday July 6, 2023

1. Roll Call

Present: Chairman Olson, Trustee Stuckert, Ms. Raysich, Mr. Falsetti, Mr. Thedford, Ms. Steindorf (via Zoom)

Absent: Mr. Roge, Mr. Janusz, and Mr. Matola

Also present: Ms. Gehl, Ms. Walters, and Applicants

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

2. Review and act on meeting minutes dated June 20, 2023.

Mr. Falsetti motioned to approve the minutes as corrected. Ms. Raysich seconded. Motion passed 6-0.

3. Review and act on a request by BMO Bank, 900 Elm Grove Road, for business signs.

Ms. Tina Lewis, sign installer of Lemberg Electric, was present before the Board to represent the request.

Applicant is requesting approval for the following signage:

1. A replacement of the existing tenant panel to be located on the existing monument located on Elm Grove Road.
2. A replacement of the existing channel letter signage located near the front entrance (east elevation) with the new signage for "BMO".
3. A replacement of the existing channel letter signage on the drive through canopy (north elevation) with the new signage for "BMO".
4. A replacement of the existing channel letter signage to be located along Elm Grove Road (west elevation) with the new signage for "BMO".

Ms. Lewis noted they are removing "Harris Bank" behind the BMO name. The height of the lettering of the replacement channel letter signage located near the front entrance (east elevation) is larger than existing by 1.6" but the overall sign area will be less.

Chairman Olson noted BMO lettering seems too close to the left edge of the building on the channel letter signage to be located along Elm Grove Road (west elevation).

Ms. Lewis confirmed they will be using the existing electrical connections but was in agreement that the signage could be shifted where to middle of the "M" is currently shown on the plan.

Chairman Olson noted that the logo seems too big at 3'5" and the Board requested to reduce to a 3' logo. Ms. Lewis said she'd be amenable to this change but they would have to reduce the overall size of the signage to fit required ratios.

The Board was in agreement that the channel letter signage located near the front entrance (east elevation) should be decreased and the channel letter signage on the drive through canopy (north elevation) as proposed should be reduced to 3' in height.

The Board was in agreement that the monument sign is fine as proposed.

Mr. Falsetti motioned to approve the proposal with the following conditions of approval:

1. The channel letter signage located near the front entrance (east elevation) shown on page S2.1 be scaled to be larger than the existing sign by 30% for the logo with a 36' maximum height.
2. The channel letter signage on the drive through canopy (north elevation) shown on page S3.1 be scaled to be larger than the existing sign by 30% for the logo with a 36' maximum height.
3. The channel letter signage to be located along Elm Grove Road (west elevation) shown on page S4.1 be shifted to right with the sign starting from the left of the building no closer than the distance from the top of the building. The scale remains as proposed.
4. The applicant submit revised plans to staff for review and approval.

Mr. Thedford seconded. Motion passed 6-0.

4. Review and act on a request by Liam and Ellie Berry, 700 Brinsmere Drive, for a home addition.

Mr. John Baugnet, designer with Baugnet Design Studio, and Dennis Iwanski, the contractor, were present before the Board to represent the request.

Applicants are requesting approval for an addition of a 2 ½ car garage on the first level of the home and a primary suite on the second level of the home on the north elevation of the home. As proposed, the garage and primary bedroom addition would require a Special Exception from the Village Plan Commission as this structure is non-conforming.

Mr. Baugnet explained that they will be using LP smartside. They will be using dimensional/traditional materials and will be replacing all aluminum siding on the home.

Mr. Falsetti noted on the west elevation of the new addition the new windows look smaller than existing windows on the house. He also inquired if the overhead garage door is a paneled/traditional door.

Chairman Olson was in agreement and noted that the west elevation garage window should be same as east garage window and it should be same location on the garage as east elevation.

The bedroom and bathroom windows should match on the second floor bedroom addition.

Mr. Falsetti also noted that the existing garage slab is proposed to be removed and the plans will need to be corrected.

Mr. Thedford noted that landscaping around the smaller garage door would help visually.

Ms. Steindorf asked about lighting. Mr. Baugnet stated that there are no plans yet for lighting but stated that they will come back before the Board for review in the future.

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

1. The applicants return with an electrical plan to be reviewed by the Board.
2. The garage windows on both the east and the west elevation should match the proposed garage windows on the east elevation.
3. The garage windows on both the east and the west elevation should be the same height and the location should be mirrored.
4. The bedroom window on both the east and the west elevation should match the proposed bedroom window on the east elevation.
5. The driveway should be corrected on the plan. Show new slab with corrected width.

Mr. Thedford seconded. Motion passed 6-0.

5. Public Hearing, review and act on a request by Thalia Haseotes, 14200 Woodlawn Circle, for a new in-ground swimming pool, retaining wall, and accessory structure and a fence variance request.

Mike Schierl of Breezy Hill Nursery, Jennifer Justin of Lake Geneva Pool and Spa, and Ms. Haseotes, the homeowner, were present before the Board to represent the request.

Applicant is requesting approval to construct a pool in the side yard of the property to be located in an existing patio area. The footprint of the pool, and the location of the mechanicals are shown to be compliant with setback requirements. The applicants are also proposing to construct an outdoor bar which will be constructed with limestone to match the principal structure. This bar will be located to the northwest of the new proposed pool and complies with all Code requirements.

The applicant is requesting approval for an Open Fence 5' in height to project approximately 80' forward of the rear line of the principal building on the east side of the property to enclose the proposed in-ground pool. This is at variance with Section 335-88D(8)(g)[3][d] of the Village Code regulating fencing and requires a Public Hearing and Building Board consideration. Additionally, because this fence is within the 50' setback area and is proposed to be 5' tall, it would also require a variance from Section 335-88D(8)(g)[3][a]. Finally, the applicants are proposing to extend an existing 5' tall retaining wall for additional privacy. The extension of the retaining wall will match the existing structure.

Chairman Olson opened the Public Hearing.

Hearing no comments, Chairman Olson closed the Public Hearing.

It was noted that Indian Hills has approved the design for their purposes.

Chairman Olson noted that a pool was previously approved for this home in the rear yard of the property and wondered why the location has changed.

Ms. Haseotes noted that they would be required to combine lots and did not want to do that. Additionally, there are existing power lines overhead in the rear yard and did not feel comfortable putting a pool under the power lines or burying the lines.

Ms. Raysich inquired about how the pool equipment will be screened. Mr. Schierl explained that screening is planned to be evergreen shrubs.

Chairman Olson asked if the pool equipment could be located other than the visible corner. Mr. Schierl noted it is possible if the Board would like it moved.

Mr. Thedford proposed that instead of installing a fence that would require a variance, that the applicants enclose the pool using a retaining wall which would not require a variance but would satisfy the requirements for pools.

Mr. Thedford motioned to approve the pool and its hardscape and landscaping as submitted with a 4' tall solid stone retaining wall to be connected to the house at both ends. Mr. Falsetti seconded. Motion passed 6-0.

6. Public Hearing, review and act on a request by Thalia Haseotes, 14200 Woodlawn Circle, for a fence variance request.

Mike Schierl of Breezy Hill Nursery, Jennifer Justin of Lake Geneva Pool and Spa, and Ms. Haseotes, the homeowner, were present before the Board to represent the request.

Applicant is requesting approval for an Open Fence 4' in height to project approximately 100' forward of the rear line of the principal building on the west side of the property. This would be at variance with Section 335-88D(8)(g)[3][d] of the Village Code regulating fencing and requires a Public Hearing and Building Board consideration.

Ms. Haseotes stated that the fence location was revised per Indian Hills suggestions. The fence is intended to be used to let her dogs out in her backyard and to protect from coyotes.

Ms. Raysich inquired if the fence could be shifted to go more into the rear yard. Ms. Haseotes noted that she would prefer to keep it in the side yard as there is a paved patio area that she would like to keep enclosed.

The Board noted that there is no hardship shown and would deny based on the fact that similar requests have been denied.

Mr. Thedford motioned to deny the requested variance from §335-88D(8)(g)[3][d] as submitted in order for the Board to remain consistent with the precedent set by this Board. Ms. Raysich seconded. Motion passed 6-0.

7. Other Business

None.

8. Adjournment

Mr. Falsetti motioned to adjourn. Ms. Raysich seconded. Motion passed 6-0.

Meeting adjourned at 7:39 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant