

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

Tuesday, July 18, 2023

1. Roll Call

Present: Mr. Matola, Mr. Roge, Ms. Raysich, Mr. Falsetti, Mr. Thedford, and Ms. Steindorf

Absent: Chairman Olson, Trustee Stuckert, and Mr. Janusz

Also present: Ms. Gehl and Applicants

Ms. Gehl called the meeting to order at 5:30 P.M.

Noting the absence of Chairman Olson, Ms. Gehl requested a nomination for a pro-tem Chair.

Mr. Falsetti motioned to nominate Mr. Matola as pro-tem Chair. Mr. Roge seconded. Motion passed 5-0.

2. Review and act on meeting minutes dated July 6, 2023.

Mr. Falsetti motioned to approve the minutes as corrected. Mr. Thedford seconded. Motion passed 5-0.

Ms. Raysich arrived at 5:32 P.M.

3. Review and act on a request by Kevin Lane, 14550 Wisconsin Avenue, for an accessory structure.

Mr. Kevin Lane, the homeowner, was present before the Board to represent the request.

Applicant is requesting approval for an accessory structure for the purposes of a chicken coop. Per the Village Code, the notice of application was provided to all abutting properties and the staff did not receive any comments. The application complies with all Code requirements and is now eligible for Building Board review. The applicants are proposing to place the chicken coop in the rear of their home and it will be constructed with cedar wood and will be painted to match the principal structure. Please see the enclosed plan set for review.

Mr. Lane explained that he is looking to construct a chicken coop behind his home located on Wisconsin Avenue to house 4 chickens per the code allowance. He has chosen paint and roof colors to match his home.

Mr. Lane noted that there is a very thick tree line between his and his neighbor which blocks visibility. He will be constructing the chicken coop on grass but will bury chicken wire or stone to keep chickens from exiting the coop and to keep other predators out.

Ms. Steindorf motioned to approve the proposal as submitted. Ms. Raysich seconded. Motion passed 6-0.

4. Review and act on a request by Jeff Brigman, 15085 Westover Road, for a shed.

Mr. Jeff Brigman, the homeowner, was present before the Board to represent the request.

Applicant is requesting approval for a 15' x 10' shed to be located in their rear yard. The proposed shed is in height and size compliance and is indicated to be painted and shingled to match the existing home. The shed is proposed to be located outside of setback areas. Please see the enclosed plan set for review.

Mr. Brigman noted that he will not have a concrete slab under the shed but plans to instead have a helical pile as a base. Mr. Birgman explained that he had spoken with the Village's Building Inspector who had informed him this would be an okay alternative.

Pro-tem Chair Matola noted that he does not recall sheds being approved without concrete slabs but it has always been verified with the Building Inspector.

Mr. Falsetti motioned to approve the proposal as submitted subject to the Building Inspector confirming that helical piles can be used as the base. Mr. Thedford seconded. Motion passed 6-0.

5. Review and act on a request by Kevin & Chelsie Springstead, 13905 Garfield Avenue, for an alteration.

Ms. Sarah Boardman of SB Design and Showroom, LLC, was present before the Board to represent the request.

Applicants are requesting approval to install 3 kitchen windows on the left elevation of the home to replace an existing single window. The applicants are also proposing to enclose the existing covered front porch but will not be increasing the footprint. Please see the enclosed plan set for review.

Ms. Boardman explained that this project involves pulling the front door out to create an enclosed front porch. The applicants will be replacing the front door to match the existing design scheme and will be matching the existing 4" lap vinyl. The porch will also have 2 new windows that will be installed to match the existing windows of the home.

Pro-tem Chair Matola confirmed with Ms. Boardman if the stone is proposed to wrap around the corner and extend to the frame of the home. Ms. Boardman stated yes.

Mr. Thedford inquired if there will be a new stoop. Ms. Boardman noted that the existing stoop will be used.

Ms. Steindorf asked if any windows have grids. Ms. Boardman stated that all windows, including transom windows, on the first and second floors have grids in either a 4 or 6 square configuration and this can be updated on the plan.

Ms. Steindorf asked if there will be any new lighting added. Ms. Boardman stated that there will be light fixtures on either side of the garage door and 1 fixture to the side of the front door. Ms. Steindorf asked if lighting samples as well as stone samples can be provided.

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

1. Plans are revised to show grids on the windows of all elevations

2. Plans are revised to indicate existing and proposed lighting locations and styles
3. The applicant provide samples of the proposed stone to staff for review and approval
4. All final plans should be submitted to staff for review

Ms. Steindorf seconded. Motion passed 6-0.

6. Public Hearing, review and act on a request by David & Laura Andres, 675 Verdant Drive, for a fence variance request.

Mr. David Andres, the homeowner, was present before the Board to represent the request.

Applicant is requesting approval for 6'-8' solid wood fence to enclose their backyard. The homeowners previously had a chain link fence with a very similar boundary that was removed due to its state of deterioration. Per Village Ordinance, "Solid Fences, or any Open Fence proposal at variance with the aforesaid standards, shall be examined by the Building Board. A variance from the terms of this chapter may be granted by the Building Board, but only after a public hearing before said Board." Please see the enclosed plan set for review.

Pro-tem Chair Matola opened the Public Hearing.

Hearing no comments, Pro-tem Chair Matola closed the Public Hearing.

Mr. Andres noted that his property previously had a chain link fence around the boundaries that was removed due to its deteriorated state. He is requested this solid fence because there are commercial structures directly behind his property which causes a lot of rubbish and trash to accumulate in his yard. Mr. Andres also noted that his neighbor to the south also has a 6' tall fence.

Pro-tem Chair Matola noted that he understands the desire for a solid fence as it relates to the backyard but did not believe the neighbor had a fence in between the properties so he would still like to see an open fence between the properties.

Pro-tem Chair Matola suggested using angled board on board fencing between the properties if that complies with the Code. He noted that he would be amenable to approving 6'-8' solid fencing in the backyard through a variance but suggested submitting a fencing plan for a 4' open fence on the side yards of the property that could be administratively approved.

Mr. Thedford motioned to decline the variance request for solid fencing on the north and south property lines and to approve the variance request for 6'-8' solid fencing on the west property line noting hardship due to the property being adjacent to commercial property. Mr. Falsetti seconded. Motion passed 6-0.

Ms. Raysich exited the meeting at 6:30 P.M.

7. Review and act on a request by Bryan Kopec-Farrell, 14900 Westover Road, for a swimming pool and shed.

Mr. Bryan and Rebekah Kopec-Farrell, the homeowners, and Mr. Matt Rozeski of Penguin Pools were present before the Board to represent the request.

Applicants are requesting approval to install a swimming pool and pool fence in the rear yard of the property. Please see the enclosed pool site plan, fence design, and landscaping plan for review. The applicants are also proposing a 10'x14' shed to be located in their rear yard. The proposed shed will be in setback and size compliance; however, the height of the shed is not listed on the plans. The maximum height permitted for a shed is 10' – this will need to be verified with the applicant. Please see the enclosed plan set for review.

Ms. Kopec-Farrell noted that there is no pool currently on the property.

Mr. Rozeski explained that the property will be excavated, the materials removed, and a one piece insert fiberglass pool will be placed.

Pro-tem Chair Matola asked if the proposed fence will be stained or painted. Ms. Kopec-Farrell stated that it has not been confirmed but is leaning towards stained.

Mr. Falsetti asked about the proposed shed and if it is intended to be placed on the pool concrete. Ms. Kopec-Farrell stated yes and that it is intended to store pool equipment and toys and gardening tools.

Pro-tem Chair Matola noted that the shed could be moved outside of the pool area as long as the neighboring property owners give their written permission for it to be placed inside setback areas.

The Board discussed the style of the shed and noting that if the shed moved the configuration of the doors could change. The roof was also discussed as it was noted the proposed roof differed from the roof style of the home.

Pro-tem Chair Matola suggested approving the pool plan as submitted but tabling the discussion on the shed so that the applicants can consider relocating.

Ms. Kopec-Farrell requested to table the discussion on the shed in order to submit an updated proposal taking into consideration the Boards' comments.

Mr. Thedford motioned to accept the request of the applicant to table the discussion. Mr. Falsetti seconded. Motion passed 5-0.

Mr. Thedford motioned to approve the pool proposal as submitted noting that the fence should be stained a natural color. Mr. Falsetti seconded. Motion passed 5-0.

8. Review and act on a request by Jim McCoy, 2130 Elm Tree Road, for a deck.

Mr. Steve Landmark of Landmark Remodeling was present before the Board to represent the request.

Applicant is request approval for the replacement of a deck in the rear yard of their home. Please see the enclosed plan set for review.

Mr. Landmark noted that this deck is essentially a like for like replacement of an existing fence. Mr. Landmark explained that all posts and spindles will be wooden. The deck will be a cedar tone and will have 2 stairs.

Mr. Falsetti motioned to approve the proposal as submitted. Mr. Thedford seconded. Motion passed 5-0.

9. Review and act on a request by Christian & Kristen Walters, 1300 Victoria Circle, for an addition.

Mr. Dennis Iwanski, of Iwanski Homes, was present before the Board to represent the request.

Applicants are requesting approval for a home addition to extend their family room and to create a workshop. With the new addition, the property will have a 12.79% building footprint and 30.00% of total impervious surfacing and complies with all other zoning requirements. Please see the enclosed plan set for review.

Mr. Iwanski explained that new garage will be added. The home will have a mix of Nichiha siding and Nawkaw painted brick. The trim will be pure white, the garage and bays will be Nichiha siding in a darker grey color and the brick on the home will be Nawkaw brick in a lighter grey color.

The existing structure has a roof that is not visible from the ground and the entryway and addition are proposed to match to incorporate the design.

Ms. Steindorf noted that the proposal has only 1 picture window throughout the entire home. Mr. Iwanski explained that this window is existing and is being relocated.

Ms. Steindorf asked if there is any lighting planned for the front façade. Mr. Iwanski noted that there are existing coach lights on the garage wall and there is a lit address panel. There is also existing can lighting that will be replicated.

Pro-tem Chair Matola noted that the impervious surface is noted at 30% so he would like to see additional information displaying the existing versus proposed impervious surface.

Pro-tem Chair Matola explained the plans, specifically page A4.0, should be revised to declare the specific colors and materials on the home and have it denoted on colorized plans. The existing versus proposed lighting locations and styles should also be noted in the plans. There should also be a division added to the picture window to create consistency with other windows.

Mr. Iwanski requested to table this discussion in order to submit an updated proposal taking into consideration the Boards' comments.

Mr. Thedford motioned to accept the request of the applicant to table the discussion. Mr. Falsetti seconded. Motion passed 5-0.

10. Other Business

None.

11. Adjournment

Mr. Thedford motioned to adjourn. Mr. Falsetti seconded. Motion passed 5-0.

Meeting adjourned at 7:14 P.M.

Respectfully Submitted,

Katherine Gehl
Assistant Manager/Zoning & Planning Administrator