

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

**Tuesday, October 17, 2023**

**1. Roll Call.**

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

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

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

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

**MR. ROGE MOTIONED TO NOMINATE MR. FALSETTI AS PRO-TEM CHAIR. MR. THEDFORD SECONDED. MOTION PASSED 6-0.**

Pro-tem Chair Falsetti called the meeting to order at 5:31 P.M.

**2. Review and act on meeting minutes dated October 3, 2023.**

**MR. THEDFORD MOTIONED TO APPROVE THE MINUTES AS PRESENTED. MR. ROGE SECONDED. MOTION PASSED 6-0.**

**3. Review and act on a request by Louis Smet, 15100 Westover Road, for an alteration.**

Catie Barth, architect with Fein Designs, and Louis Smet, the homeowner, were present before the Board to represent the request.

Applicant is requesting approval for the installation of a patio door giving access to the rear yard of the home as part of a kitchen remodel. The trim of the new patio door will match the existing window trim on the home. Please see the enclosed plan set for review.

Pro-tem Chair Falsetti noted that per the plans it appears the new patio door will be 2'-6" from the existing window. Ms. Barth confirmed. Pro-tem Chair Falsetti also noted that it appears the top of the patio door does not sit at the same height as the existing window and asked if there was a reason for this. Ms. Barth explained that the living space the patio door leads into in the interior of the home is a step down from the space where the window is so in order to match the height of the window a custom door would have been needed. This was not done due to budgetary constraints.

Ms. Steindorf asked if there would be additional lighting added to the home. Ms. Barth explained that there will be additional lighting added on either side of the new patio door and the lighting style is intended to match the style as existing on the home. Ms. Steindorf stated that the lighting plan with style and location specified will need to be submitted to staff for review and approval.

**MS. STEINDORF MOTIONED TO APPROVE THE PROPOSAL AS PRESENTED WITH THE CONDITION THAT THE APPLICANT WILL SUBMIT TO STAFF FOR REVIEW AND APPROVAL A LIGHTING PLAN WITH THE LOCATION OF LIGHTING SHOWN AND THE LIGHTING KEEPING IN STYLE WITH EXISTING LIGHTING ON THE HOME. MS. RAYSICH SECONDED. MOTION PASSED 6-0.**

**4. Review and act on a request by Matthew & Chelsea Powell, 14600 Westover Road, for an addition.**

Erik Hojnacke and Nick Blavat of Deep River Partners were present before the Board to represent the request.

Applicant is requesting approval for the removal and replacement of an existing garage and the addition of a sunroom, office, and bedroom. The proposed addition complies with all setback and impervious surface requirements. The addition has been approved by the Indian Hills Board of Directors. Please see the enclosed plan set for review.

Mr. Hojnacke explained that the existing garage is being enlarged and enhanced, a sunroom is being added on the first floor to bring in more natural light to the home, an office with a deck is being added on the second floor, and a bedroom/bathroom is being added to the second floor. The proposed design includes a belt course of brick to the exterior of the sunroom to incorporate the existing design on the home. Paneling will be added to the second floor dormers to match the existing dormers on the front of the home. Mr. Hojnacke also stated that the homeowners will be doing landscape improvements in the future and they will be using brick to match the existing patio.

Pro-tem Chair Falsetti asked if they will be able to match the existing mortar. Mr. Hojnacke stated that they will be working with a company to match it.

Ms. Steindorf asked Mr. Hojnacke to clarify what the vertical panels will be on the northwest elevation of the home. Mr. Hojnacke explained that they will be using azek panels which are being used to create some variation from the brick existing on the home.

Pro-tem Chair Falsetti asked if they had considered using brick all around the new addition. Mr. Blavat explained that they felt that amount of brick would be too heavy for the home as well as for budgetary reasons.

Mr. Roge asked if there will be any lighting added as part of this addition. Mr. Hojnacke stated that the homeowners plan to have a light fixture on either side of the garage door, a light fixture by the man door on the garage, and a light fixture on either side of the patio door. Mr. Hojnacke explained that the applicants have discussed the new additions with their neighbors and they are in support.

Mr. Thedford noted that the man door on the garage does not appear to align with the second floor window above the door. Mr. Hojnacke said that they will align the garage man door to the second floor window.

Pro-tem Chair Falsetti confirmed with Mr. Hojnacke that the shingles on the new additions will match the house.

**MR. THEDFORD MOTIONED TO APPROVE THE PROPOSAL AS PRESENTED WITH THE CONDITION THAT THE APPLICANT WILL SUBMIT A LIGHTING PLAN WITH THE LOCATION OF LIGHTING SHOWN AND THE LIGHTING KEEPING IN STYLE WITH EXISTING LIGHTING ON THE HOME TO STAFF FOR REVIEW AND APPROVAL AND REVISED PLANS BE SUBMITTED THAT SHOW THE GARAGE MAN DOOR ALIGNED WITH THE SECOND FLOOR WINDOW ABOVE. MR. ROGE SECONDED. MOTION PASSED 6-0.**

**5. Other Business.**

None.

**6. Adjournment.**

**MR. THEDFORD MOTIONED TO ADJOURN. MR. ROGE SECONDED. MOTION PASSED 6-0.**

Meeting adjourned at 5:50 P.M.

Respectfully Submitted,

Katherine Gehl  
Assistant Manager/Zoning & Planning Administrator