

VILLAGE OF FOX POINT  
BUILDING BOARD MINUTES  
March 31, 2017

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, March 31, 2017 at 7:45 A.M. Those present included:

Del Wilson  
Bill Feldman  
Justin Racinowski

Scott Miller, Building Inspector  
Eric Larson, Village Attorney

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

**Approval of the minutes of the March 10, 2017 Building Board meeting.**

On a motion of Bill Feldman, seconded by Del Wilson, and unanimously carried, the Building Board approved the minutes of the March 10, 2017 meeting.

**The Building Board met with the Mandel Group, Inc., concerning a potential planned development at 217 W. Dunwood Road (a.k.a. the Dunwood School Property) as required by section 745-21(E)(3) of the Fox Point Village Code to determine if the size, quality and architectural design of the buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood.**

Del Wilson, acting chairman, asked the Village Attorney, Eric Larson, to go over what the Building Board is being charged or tasked to do today.

Attorney Larson said that this isn't the Board's ordinary role, and the Board hasn't had to do this very often in the past, but the Village code requires the Building Board to review the petitioner's planned development proposal and make a recommendation to the Plan Commission as to whether or not the size, quality and architectural design of the buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood. Attorney Larson said that this is required by section 745-21(E)(3) of the Fox Point Village Code.

Chairman Wilson said that he would like the meeting to follow the procedure that Mr. Larson wrote about in his letter to the Board dated March 16, 2017. Mr. Wilson asked Attorney Larson to go over the meeting procedures at this time.

Attorney Larson said that he would recommend the following operating procedures: 1) the petitioner start by making his presentation to the Building Board; 2) the Building Board asking the petitioner any questions they may have with regard to this request; 3) those in attendance (public) may come forward and speak directly into the microphone with any questions/comments they may have with regard to request; 4) all comments from those in attendance must be directed to the chairman; 5) no one be allowed to speak a second time until everyone who wishes to speak has had an opportunity to do, and such additional comments are limited to a time limit of one minute.

Chairman Wilson asked the petitioner to make his presentation at this time.

Ian Martin, Vice President of the Mandel Group, Inc., addressed the Building Board at this time. Mr. Martin said that they have been working on this project for about a year and he feels that the proposed development is compatible with the general character of the Village and of the surrounding neighborhood. Mr. Martin said that they had several small group meetings with the neighbors and they were sensitive to their concerns when they came up with their design. Mr. Martin said that the 3-story buildings are located towards the back (south) end of the site and the 2-story buildings are located on the north end of the site which is closest to Dunwood Road. Mr. Martin said that there will be a large open area or green space on the north side of the site that will be open to the public and it will be provided with walking trails. Mr. Martin said that most of the parking will be underground but there will be a small amount of above ground parking for visitors.

Jim Shields, HGA Architects, addressed the Building Board at this time. Mr. Shields said that the shape of the site is not rectangular and the proposed development fits the shape of this unusually shaped site. Mr. Shields said that the buildings will be setback 100 feet from Dunwood Road. Mr. Shields said that the buildings will comply with the Village's 35'00 height requirement and they are of an embedded cottage or house type design that reduces or breaks down the scale of the project. Mr. Shields said that the condensing units will be placed up on the roof which will make them less visible from beyond the property lines. Mr. Shields presented sample materials that are representative of the quality of the materials under consideration for this project. Mr. Shields described the architectural design, and choices made in the design, to suit the circumstances of the lot and the neighborhood.

Jack Bryson, 7272 N. Bridge Lane, said that he was amazed that the Village would even consider a request like this and he objects to the meeting being held at 7:45 A.M.

Judy Shirley, 8235 N. Mohawk Road, said that the applicant said the setback from Dunwood Road was 75'00" at the Plan Commission meeting and now they are proposing a 100'00." She asked which setback is correct. Also, she said that she would like to know how large the club house will be and where the garbage and recycling containers will be located.

Sheldon Cohen, 200 W. Dunwood Road, said that he would like to know if the developer is planning on installing a road or driveway on the north side of the property that will connect this development to

Dunwood Road. Also, Mr. Cohen asked if there will be any berms installed along the north side of the site as was promised at a previous meeting.

Robert Beck, 7871 N. Mohawk Road, said that he would like to see a street level prospective of this development so that he has a better understanding of how it will look from his property.

Michele Rifkin, 7821 N. Mohawk Road, make the following comments: 1) she would like to know if elevators will be provided in the buildings; 2) she would like to know if the buildings are pet friendly; 3) she is not in favor of 3-story apartment buildings; 4) she would like to know if the buildings are ADA accessible; 5) she feels that the club house building is too long; 6) she said that the white stone is too bright and darker colored stone should be provided; 7) she stated that more green space is needed on the north side of the development; 8) she feels that the buildings should be moved farther south; 9) she would like more evergreen trees on the north side of the site; and 10) she is in favor of the underground parking.

Ian Martin made the following comments at this time: 1) the setback from the property line of Dunwood Road will be 100'00" for this development; 2) the club house will be between 3,500 and 4,000 sq/ft in size; 3) there will be no road or access driveway that connects this development to Dunwood Road; 4) elevators will be provided as required by code; 5) pets will be allowed in the buildings with restrictions; 6) the buildings will be ADA accessible; 7) the garbage and recycling containers will be housed within the buildings except on pick-up days, and 8) the project will comply with the Village's lighting ordinance.

Attorney Larson said that if there are no more questions or comments from the public, then the public comment portion of the meeting is closed, and the Board can now begin their deliberations.

Bill Feldman said that he would like to make a motion to approve this project by finding that the size, quality and architectural design of all buildings within the project will be compatible with the general character of the Village and specifically the surrounding neighborhood, in the form presented with the Village Attorney's letter of March 16, 2017. The motion was seconded by Justin Racinowski. Mr. Feldman stated that, in his opinion, the standards of the ordinance had been met or exceeded. Mr. Wilson and Mr. Racinowski agreed.

Chairman Wilson asked the Village Attorney if the motion can be amended to include a provision that requires the applicant to comply with the representations the developer made at the hearing and all of the provisions contained in their letter to the Board dated March 21, 2017.

Attorney Larsen said that the motion may be amended to include this provision.

Bill Feldman said that he agreed to amend his motion to approve this project in the form proposed by the Village Attorney in his letter of March 16, 2017, by selecting the "will be" option in the form, finding that the size, quality and architectural design of all buildings within this project will be compatible with the general character of the Village and specifically the surrounding neighborhood, provided that the

applicant comply with the representations the developer made at the hearing and all of the provisions that are indicated in their letter to the Building Board dated March 21, 2017.

With Building Board members Del Wilson, Bill Feldman and Justin Racinowski voting aye, and none of the Building Board members voting nay, the motion, as amended, carried.

**Adjourn.**

On a motion of Del Wilson, seconded by Bill Feldman, and unanimously carried, the Building Board adjourned at 9:02 A.M.

Respectfully Submitted,

Scott Miller  
Building Inspector  
Village of Fox Point