VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
November 10, 2017

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, November 10, 2017 at 7:45 A.M. Those present included:

Bill Feldman
Justin Racinowski
Mike West

Scott Miller, Building Inspector

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 October 27, 2017 Building Board meeting.

On a motion of Mike West, seconded by Justin Racinowski, and unanimously carried, the Building Board approved the minutes of the October 27, 2017 meeting.

Gary and Marci Taxman, 1015 E. Churchill Lane, proposed changes to the plans that were approved by the Board at their October 27, 2017 meeting. It was the consensus of the Building Board to approve the changes to the plans which involve a window located on the south elevation of the home.

David and Lisa Sadoff, 7855 N. Club Circle, proposed building additions, in-ground swimming pool, pool house with 3-car garage, trellis and garden shed.

Jeremy Hartline, Wade Weissmann Architecture, was present for the meeting and he gave a presentation with regard to this development. Also, Mr. Hartline said that this project will comply with the provision in the Village code which allows only one dwelling unit per lot because the proposed pool building is an accessary structure which will only be used or occupied for parties.

It was the consensus of the Building Board to approve this application subject to the following conditions:

1) The Director of Public Works/Village Engineer approving a grading and drainage plan.
2) The Director of Public Works/Village Engineer issuing the necessary culvert permits with regard to the new driveway approach from East Lilac Lane.
3) The applicant obtaining the necessary erosion control permits.
4) The applicant obtaining the necessary solid fill permits.

5) The applicant providing the Village with documentation showing that the proposed pergola or arbor will comply with the Village's 8'7" height limitation.
6) The applicant providing the Village with documentation showing that the roof system will be properly ventilated.
7) The applicant providing the Village with documentation showing that this project complies with the Village's open area requirements.

Peter Grzechowski, 220 E. Bradley Road, proposed new seat wall. It was the consensus of the Building Board to approve this application.

Johnathon Kushi and Yvonne Chiu, 8233 N. Gray Log Lane, proposed new residence and attached garage which includes a request by the applicant to reduce the green space or the open area of the lot by approximately 3.52% as per section 745-26 of the Village code.

Patty Stewart, Moore Designs, Inc., was present for the meeting and she said that the Board already approved the architectural design of the home at a previous meeting. Ms. Stewart said that she is before the Board today to request a 3.52% reduction in open area. Ms. Stewart said that she was not aware of the lot coverage requirement when she first appeared before the Board.

The Building Inspector, Scott Miller, said that he sent proper notice of today's meeting to all neighboring properties located within 500 feet of this property. Mr. Miller said that this is required when the Village receives a request to modify the open area of a lot.

Mike West asked the Building Board members if they visited the site before today's meeting. All Building Board members, including Mr. West, indicated that they did in fact visit the site before the meeting.

Mike West asked if there is anyone in attendance that would like to comment on this request to reduce the open area of the lot. There was no response.

It was the consensus of the Building Board to approve the 3.52% reduction in open area as requested by the applicant.

DLT Solutions, 7865 N. Lake Drive, proposed exterior improvements to the home and new garage addition (Tabled at the October 27, 2017 meeting). It was the consensus of the Building Board to approve this application subject to the applicant providing the Village with revised drawings showing that the rear wall of the garage will be properly replaced as result of this project.

Brian and Lisa Dranzik, 8551 N. Manor Lane, proposed second story addition (Tabled at the October 13, 2017 meeting). It was the consensus of the Building Board to approve this application subject to the following conditions:

1) The applicant providing the Village with all of the necessary engineering to verify that this project will be constructed in accordance with Village code.
2) The existing siding must be refinished to match the color of the new vinyl siding as was described during the meeting by the designer.
3) The applicant providing the Village with all of the necessary information showing that this project will be constructed in compliance with Village code.
4) The Board requested that the minutes reflect the fact that they approved design alterative #1 as showed in the construction drawings. This design alterative shows that board and batten siding will not be installed on the west elevation of the home. Instead, the applicant will be installing vinyl siding which will match the siding that will be used on the other building elevations.

Adjourn.

On a motion of Mike West, seconded by Justin Racinowski, and unanimously carried, the Building Board adjourned at 8:48 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point