

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
June 3, 2016

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, June 3, 2016 at 7:46 A.M. Those present included:

Michael Casper
Christine Symchych
Bill Feldman

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 May 6, 2016 Building Board meeting.

On a motion of Bill Feldman, seconded by Christine Symchych, and unanimously carried, the Building Board approved the minutes of the May 2016 meeting.

Brad and Hani Weckwerth, 8565 N. Manor Lane, proposed changes to the plans that were approved by the Building Board at their February 5, 2016 and December 4, 2015 meetings. It was the consensus of the Building Board to approve this application subject to the applicant providing the Village with a section drawing or header information showing that the opening above the new service door will be properly supported.

Nissan and Candance Bar-Lev, 8557 N. Point Drive, proposed new basement egress window. It was the consensus of the Building Board to approve this application subject to the applicant providing the Village with a section drawing showing that the new egress window and exterior area well will comply with all of the applicable code requirements.

Matt Kleban and Rosa Kim, 1419 E. Bywater Lane, proposed new sunroom addition. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant proving the Village with additional documentation showing that the crawl space foundation walls will be properly damp proofed.
- 2) The applicant providing the Village with additional documentation showing that a code compliant drain tile system will be provided around the perimeter of the new crawl space addition.
- 3) The applicant providing the Village with additional documentation showing that a code compliant header will be provided above the patio door opening.

Joe Whitnah and Carol Huang, 7415 N. Beach Drive, proposed renovation of two bathrooms and front entryway. It was the consensus of the Building Board to approve this application subject the applicant providing a code compliant header above the new front entry door and providing the Village with additional documentation which shows that the glazing of the window located directly above the bath tub in the master bathroom is made of tempered safety glass.

Matthew Martin, 7600 N. Links Way, proposed sunroom replacement. It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The application does not include any wall bracing information.
- 2) The application does not include any information showing how the exterior walls will be attached to the existing concrete floor system.
- 3) The application does not include a framing plan.
- 4) The application does not include any information with respect to the existing footing/foundation system.
- 5) The application does not show that insulation will be provided as required by Village code.
- 6) The application does not show that the roof system will be provided with ventilation as required by Village code.

Brett and Brenna Fox, 6430 N. Santa Monica Blvd., proposed new shed. It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The application does not include a survey showing that the shed will be installed in compliance with Village setbacks.
- 2) The application does not include detailed construction drawings that contain all of the required information.

Sashil Sabnis, 7816 N. Lake Drive, proposed new fence. It was the consensus of the Building Board to approve this application.

Richard Beverly and Nancy Seaman, 7525 N. Boyd Way, proposed new detach garage. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with revised drawings of the front and rear elevations of the detached garage which reflect the new window locations that were discussed during the meeting.
- 2) The applicant providing the Village with additional wall bracing information with respect to the front wall of the detached garage.

Robert Chandler, 411 E. Bradley Road, proposed new addition and other improvements to the home as depicted in the application. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with additional documentation showing that the structural members in the new addition are properly sized.
- 2) The applicant providing the Village with revised drawings showing that the ground level of the crawl space will be at least 2 feet below the wooden floor system as required by Village code.
- 3) The applicant providing the Village with revised drawings showing that a code compliant drain tile system will be providing around the perimeter of the new crawl space addition.
- 4) The applicant providing the Village with additional documentation showing that the basement foundation walls are properly damp proofed.
- 5) The applicant providing the Village with revised construction drawings that contain all of the required information.

Kevin and Sara Summ, 6925 N. Yates Road, proposed new residence and attached garage. It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The application does not include an open area calculation showing that this project will comply with the Village's lot coverage requirements.
- 2) The construction drawings do not contain all of the required information.
- 3) The application does not include heat loss calculations.
- 4) The application does not include an erosion control plan.
- 5) The application does not include a grading and drainage plan.
- 6) The application does not include wall bracing information.
- 7) The application does not include any information showing that the structural members are properly sized.
- 8) The application does not show that the home will comply with the Village's height requirements.

Andrew Kastenmeier and Cathyyen Dang, 8120 N. Gray Log Lane, proposed new residence and attached garage. The applicant is requesting Building Board review and approval of their project which includes a 2.2% reduction in open area (tabled at the May 6, 2016 meeting).

The Building Inspector said that this project was tabled at the May 6, 2016 meeting because of a number of reasons, one of which is that the proposed home is too big for the lot. The Inspector said that the applicant is requesting the Building Board to approve their application which includes a 2.2% reduction in open area. The Inspector said that the Board has the authority to approve up to a 15% reduction in open area. The Inspector said that proper notice of the meeting was provided to the neighboring property owners as required by Village code.

Jennifer Mahoney, 8127 N. Gray Log Lane, was present at the meeting and said that she is concerned about the 2.2% reduction in open area and the impact the additional drainage/runoff will have on the neighboring properties.

Mary Apple, 1700 E. Fox Lane, was present at the meeting and said that she is concerned about drainage, the size of the house, and there will be two homes constructed on a site that only contained one home in the past.

David Nelson, 1506 E. Fox Lane, was present at the meeting and said that he is very concerned about drainage. Mr. Nelson said that he has already lost several trees in his yard due to drainage. Mr. Nelson said that he would like the Director of Public Works/Village Engineer to review and approve the grading and drainage plan prior to the Building Board approving this project. Mr. Nelson said that he has no other objections with respect to this project.

It was the consensus of the Building Board to approve the 2.2% reduction in open area at this time and to require the applicant to come back to the Board for final approval of this project once they have obtained the Director of Public Works/Village Engineer's approval of the grading and drainage plan and they have provided the Board with all of the additional information that was requested by them at their May 6, 2016 meeting.

Adjourn.

On a motion of Michael Casper, seconded by Christine Symchych, and unanimously carried, the Building Board adjourned at 9:21 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point