

**DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD  
AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD**

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

**Tuesday, September 5, 2023**

**1. Roll Call.**

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

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

Also present: Ms. Gehl, Ms. Miller 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. THEDFORD MOTIONED TO NOMINATE MR. FALSETTI AS PRO-TEM CHAIR. MS. RAYSICH SECONDED. MOTION PASSED 5-0.**

**2. Review and act on meeting minutes dated August 15, 2023.**

**MR. THEDFORD MOTIONED TO APPROVE THE MINUTES AS PRESENTED. MS. RAYSICH SECONDED. MOTION PASSED 5-0.**

**3. 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." The applicant was approved for a 6'-8' solid fence on the west property line; however, the applicant was advised by the Board to re-submit an application for an angled board on board fence on the south and north property lines. Village staff have confirmed that the Building Board has historically viewed this type of fencing as a solid fence because it is not possible to see through to the opposite side of the fence if you are looking at it straight on. Please see the enclosed plan set for review.

Pro-tem Chair Falsetti opened the Public Hearing.

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

Mr. Andres explained that he came before the Board previously and was approved for a 6'-8' solid fence on his west property line. Today he is requesting a 4' tall shadowbox fence on his north, east, and south rear yard boundaries. He explained that he has discussed the fence proposal with his neighbor to the south and they are okay with the proposal.

Mr. Roge stated he understands the reasoning for a variance being granted for a solid fence on the west property line because of the property's close proximity to Ace Hardware; however, he has concerns as to how a solid fence between Mr. Andres' property and his two residential property neighbors to the north and south can be distinguished from other residential properties.

Mr. Andres stated that the residential properties to the north have a large berm, which his property does not have, which makes a fence unnecessary for them. Ms. Raysich stated that this would only affect the western property lines and the Building Board has already granted a variance to Mr. Andres to satisfy this.

In anticipation that the Building Board was not going to approve his request for a fence variance, Mr. Andres requested to withdraw his request. He intends to submit a revised fence plan that will only require administrative approval.

**MR. THEDFORD MOTIONED TO TABLE THE DISCUSSION. MS. RAYSICH SECONDED. MOTION PASSED 5-0.**

**4. Review and act on a request by Liam and Ellie Berry, 700 Brinsmere Drive, for a deck.**

Mr. Dennis Iwanski of Iwanski Homes and Ms. Ellie Berry, the homeowner, were present before the Board to represent the request.

Applicants are requesting approval to construct a deck in the rear yard of their home. The applicants recently came before the Building Board and Plan Commission and were approved for a Special Exception for an addition of a 2 ½ car garage and master suite. Since then, the applicants have decided to not move forward with that project and are instead looking to construct a deck. However, as proposed, the deck is an addition and would require a Special Exception from the Village Plan Commission as this structure is legal non-conforming. Please see the enclosed plan set for review.

Pro-tem Chair Falsetti asked the homeowner if there are any landscaping changes proposed with this project. Ms. Berry stated that a large regrading project was just done on the property in anticipation of the previously approved home addition and they do intend to re-plant some landscaping around the skirting of the deck.

Pro-tem Chair Falsetti asked the homeowner if there is any additional lighting planned with the deck addition. Ms. Berry stated that there is an existing sconce serving the patio door that will remain but no additional lighting is planned.

Ms. Raysich asked if the railings on the existing balcony and the proposed deck will match. Ms. Berry stated yes.

**MS. RAYSICH MOTIONED TO APPROVE THE PROPOSAL AS SUBMITTED. MR. THEDFORD SECONDED. MOTION PASSED 5-0.**

**5. Review and act on a request by Justin Brown, 13270 Lee Court, for a pergola.**

Mr. Justin Brown, the homeowner, was present before the Board to represent the request.

Applicant is requesting approval to construct a pergola in the rear yard of the property. The proposed pergola would have a footprint of 12'x12', would stand 10' tall, and would be constructed on top of an existing concrete patio. Please see the enclosed plan set for review.

Mr. Brown stated that the pergola will be detached from the home and will be anchored into an existing concrete patio. There will be no electrical run to the pergola. His neighbors are aware of the project and are in support of it.

Ms. Raysich asked if the rafters will have curved edges. Mr. Brown stated yes.

Ms. Raysich asked how the pergola will stand in relation to the gutter. Mr. Brown stated that the edge of the pergola will be flush with the gutter but will stand about 12" higher. Pro-tem Chair Falsetti explained to Mr. Brown that the pergola can only be 10' tall.

**MR. ROGE MOTIONED TO APPROVE THE PROPOSAL AS SUBMITTED WITH THE UNDERSTANDING THAT THE PERGOLA WILL BE 10' IN HEIGHT OR LESS. MR. THEDFORD SECONDED. MOTION PASSED 5-0.**

#### **6. Other Business**

None.

#### **7. Adjournment**

**MR. THEDFORD MOTIONED TO ADJOURN. MS. RAYSICH SECONDED. MOTION PASSED 5-0.**

Meeting adjourned at 6:07 P.M.

Respectfully Submitted,

Katherine Gehl  
Assistant Manager/Zoning & Planning Administrator