

**VILLAGE OF FREDONIA**  
**ARCHITECTURAL CONTROL BOARD MEETING MINUTES**  
**August 17, 2022**

The Architectural Control Board meeting was called to order at 6:00 p.m. by Chair John Long.

Board members present: John Long, Tom Miller, and Bob Lallensack.

Board members excused: Jessica Franck and Damon Ward.

Staff/Officials present: Village Clerk Melissa Depies and Director of Public Works Roger Strohm.

Others present: Maggie Brzakala, Brady Watry, Daniel Watry, and Mariette Beaber (6:25 p.m.)

**Approve Minutes**

Motion by Bob Lallensack, seconded by Tom Miller, to approve the June 15, 2022 Architectural Control Board meeting minutes as presented. Motion carried.

**Motion to approve installation of a shed at 351 Emerald Hills Drive. Request by property owner Mariette Beaber**

Trustee Long stated that he believes there may be a We Energies easement on this property as there is an electrical box on the corner. He recommended tabling this matter as the property owner was not present to answer questions regarding the possible easement, location of the shed, and design of the shed.

Motion by Tom Miller, seconded by Bob Lallensack, to table approval of a shed at 351 Emerald Hills Drive until such time when additional information can be received: size, style, location and possible easement concerns. Motion carried.

**Motion to approve a black chain link fence at 522 Frasier Street. Request by property owner Maggie Brzakala.**

Maggie Brzakala stated that she is requesting approval of a chain link fence for her back yard. The fence would be 2 feet off the back lot line and 1 foot off the side lot lines, provided permission from neighbors is received. One neighbor has given permission and the signed letter was submitted to the Village. If the other neighbor cannot be reached the fence will be 2 feet off the lot line. The fence will line up with the house to fence off the back yard.

Motion by Bob Lallensack, seconded by Tom Miller, to approve installation of a black chain link fence at 522 Frasier Street to be 2 feet off the back lot line and 1 foot off both side lot lines, provided signed letters giving permission from both neighbors are received. Motion carried.

**Approval to allow temporary placement of shipping containers at 603.05 Fredonia Avenue for a period not longer than 24 months.**

Brady Watry stated that they would like to place 40 foot storage container on the property to be used for storing equipment and materials that will be used to renovate the building.

Trustee Long stated that this property is zoned B1 and outdoor storage is not allowed per village code. It was his opinion that this could not be approved at this level and the request would need to be brought before the Village Board.

Brady Watry stated that the container would be parked below the ledge and backed up to the tree line. He believed that the container would be well hidden by the trees. Mr. Watry then stated that the property next door, which they own as well, is zoned manufacturing and outdoor storage is allowed, he stated he could just park the container there however it would be out in the open and not hidden at all.

Director of Public Works Roger Strohm questioned if any type of screening could be put up to block the view of the container. Mr. Watry stated that it would not be needed as the trees will provide a natural screening/barrier.

Trustee Long stated he would inform the Village Board of this request at the August 18 meeting, however it is too late to get on the agenda for formal approval. Formal approval will be on the September 1 agenda.

Motion by Tom Miller, seconded by Bob Lallensack, to recommend the Village Board approve placement of a storage container at 603.05 Fredonia Avenue.  
Motion approved.

**Motion to approve installation of a shed at 351 Emerald Hills Drive. Request by property owner Mariette Beaber**

Trustee Long had a photo of the property and Mariette Beaber described where the shed would be located in relationship to the electrical box. She stated that the shed would be a 10x8 or 10x12 metal shed kit from Menards set on a concrete slab.

Director of Public Works Roger Strohm stated that she must be careful not to block drainage when doing this project.

Trustee Long stated that the shed must be at least 10 feet away from the home.

Motion by Tom Miller, seconded by Bob Lallensack, to approve a metal shed as discussed contingent on confirmation from digger's hotline that the shed is not on any buried facilities and from the Director of Public Works that drainage is not impacted. Motion carried.

**Request to be heard.**

Paul Weiland, 117.19 Regal Drive stated that at some point in the future he will be coming forward with a request for a shed at his property. Mr. Weiland stated that he is doing some concrete work now and would like to pour the pad for the shed at the same time, therefore is looking for guidance on placement.

The property is a corner lot and the shed would be 5 feet off the lot line from 115 Regal Drive and 20 feet off the lot line from 205 Summit Drive. It was the consensus of the Board to approve the location.

**Discussion regarding dumpster at Jimmy B's, 241 Highland Drive.**

Trustee Long stated that Mr. Brooks was upset with the Village regarding the issues with the fence around the shed, therefore he simply removed the shed and did not put up the fence. This action leaves the dumpster exposed without an enclosure. Trustee Long questioned if the Village should try to enforce the enclosure requirement.

Tom Miller stated that there are exposed dumpsters everywhere in the Village. He recently counted 18 exposed dumpsters. Requiring only one business to enclose the dumpster does not seem fair. Consensus was to drop the matter.

**Discussion regarding barn at 815 Fredonia Avenue-property owner Gary Streff.**

Trustee Long suggested sending a letter to the property owner requesting a plan and time line to get the property cleaned up.

Bob Lallensack questioned if the Fire Department could assist by burning, it could be considered a practice or drill. It was also suggested that maybe the Lions or some other organization could assist with the cleanup.

**Items for Future Consideration by the Village Board**

Director of Public Works Strohm stated that he received preliminary layout plans from Dollar General for the property at 111 Fredonia Avenue (the old daycare location).

Tom Miller questioned if this was a tear down and rebuild or will they be retrofitting the existing building. Director Strohm did not have the answer, stating it was hard to tell from the plans that were submitted.

It was noted that the side facing Fredonia Avenue was very long and needed something to dress the building up, maybe adding some windows to break it up.

**Adjourn**

Motion by Tom Miller, seconded by Bob Lallensack, to adjourn the meeting at 6:52 p.m. Motion carried.