

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Mathew Trout  
Dean Pruett  
Elizabeth Niebruegge  
Lisa Meehling  
Ray Matchett, Jr.  
Mike Blaies

# VILLAGE OF FREEBURG

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VILLAGE ADMINISTRATOR  
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POLICE CHIEF  
Stanley Donald

VILLAGE ATTORNEY  
Weilmuenster Law Group, P.C

Committee as a Whole Meeting  
Thursday, July 16, 2015  
5:30 p.m.

The Committee as a Whole meeting was called to order at 5:30 p.m. on Thursday, July 15, 2016 by Mayor Seth Speiser. Members present were Mayor Seth Speiser, Trustee Mike Blaies, Trustee Ray Matchett, Trustee Lisa Meehling, Trustee Elizabeth Niebruegge, Trustee Dean Pruett, Trustee Matt Trout, Public Works Director John Tolan, Village Clerk Jerry Menard, Village Administrator Tony Funderburg (absent) and Office Manager Julie Polson. Guests present: Plan Commission Members Steve Woodward, Bryan Vogel, Mary Krieg, Dale Klohr, Bill Schwartz, Vic Rose (absent), Lee Smith, and from Moran Economic Development: Keith Moran and Jared Kanallakan; Tony miller.

## A. Old Business:

1. Approval of June 30, 2015 minutes: *Trustee Matt Trout motioned to approve the June 30, 2015 minutes and Trustee Dean Pruett seconded the motion. All voting yea, the motion carried.*

## B. New Business

1. Comprehensive Plan Update: Mayor Speiser turned the meeting over to Keith Moran to discuss the comprehensive plan update. Keith advised he has been retained by the Village to update our comprehensive plan. He provided some background on Moran Economic Development stating they are involved with TIFs and enterprise zones all over central/southern Illinois, and cited Breese, Bethalto and Mt. Vernon, as a few cities he has done business in. He explained the draft plan is not a final copy, especially with respect to the goals and objectives. Our comprehensive plan is only as good as we in this room make it. He stated he does not pretend to know everything about the Village of Freeburg. If there is something that you feel needs to be included, use Tony or Julie as a point of contact to get those suggestions to him. Keith wants to hear from us about state of the village, and further wants the discussion to be how we want to see the village grow in the next 20 years.

Keith explained the comprehensive plan is an official public document that states the desired vision of the village. He commented when the Village submits grant applications, the governmental agency will look to see if the proposed project is in line with your comprehensive plan. Frank Heiligenstein said the 1991 comprehensive plan was never adopted by ordinance. He stated the original one was done in 1969.

Keith summarized the Overview and Quick Facts, and a copy of this is included with the minutes. He stated Freeburg grew as fast as any surrounding areas. And further said there is a lot of money expended outside village limits. Under demographics, Trustee Niebruegge would like to see the age group from 18-64 broken down. She would like to have a 50-64 age range so we can determine how many residents are moving into an older category.

Table 2.21 – Consumer expenditures: Keith stated to use this table as a guide to help identify future businesses that you may want to attract. Out of the \$84,000,000 we can spend, we only get \$59,000,000. Residents are going elsewhere for particular merchandise. Bill Schwartz wanted Keith to see where we could expand. Keith said even if you have an opportunity to recruit something, it doesn't mean it will work out. He suggested an auto mall since the large car dealers like Ford and Buick are so regulated. Jared stated drugs, health & beauty aids is another retailer to target, only 67% is being met currently, Mary Krieg stated we have two pharmacies in Freeburg now. Keith believes Freeburg is a commerce center, a mini Belleville for this portion of the county.

Land Use: For now, our future land use reflects our current zoning. We want a realistic plan that is written in that manner. Jared stated an issue that needs to be addressed is development constraint. This topic is generally broken up into housing, infrastructure, land use goals, economic development and livability goals.

One goal is to strengthen and grow village property tax and sales tax. Keith brought up our industrial park and said how well that did. We need to use that thinking for future projects. He suggested being involved with other economic development organizations. We could hire a part-time person to help with that. Our website needs to be updated to showcase Freeburg on an economic standpoint. Businesses and developers should be able to find out what we have to offer and who we are. We need to promote a positive image. Trustee Niebruegge stated with a plan like this, she believes the Economic Development Committee could be utilized more effectively. Trustee Trout thinks this could help the Chamber of Commerce as well. Keith also said it is important to keep our current businesses.

In order to continue to maintain a high standard of living, our zoning code and occupancy permits are the kinds of things we need to think about it. Keith will look at public transportation to see what elements in there need to be revisited.

Keith said land use drives population. Bill Schwartz asked if we want to double our population or stay small. Frank wants growth but stated our housing is expensive enough. Keith brought up the square park area, and said we need to focus on growing that.

He highlighted marketing businesses, making our town more attractive, promote areas and use economic incentive programs. Keith commented we get a lot of traffic in town on the Freeburg Recreation Park events.

Keith asked for everyone to read through the housing objectives because he doesn't want to assume anything. We also need to look at the development constraints, especially with respect to the undermined areas.

Another area that needs to be reviewed is making sure our infrastructure is able to support future residential/commercial developments. Keith advised we will schedule another meeting within the next 30 days.

C. **General Concerns:** None.

D. **Public Participation:** Above.

E. **Adjourn:** *Trustee Matt Trout motioned to adjourn the meeting at 6:45 p.m. and Trustee Dean Pruett seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

