

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Steve Smith
Mike Blaies
Mathew Trout
Dean Pruett
Elizabeth Niebruegge

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
Web Site: www.freeburg.com

VILLAGE ADMINISTRATOR
Tony Funderburg

VILLAGE TREASURER
Bryan A. Vogel

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Stanley Donald

VILLAGE ATTORNEY
Weilmuenster Law Group, P.C

April 23, 2015

NOTICE

MEETING OF LEGAL AND ORDINANCE COMMITTEES **Annexation; Building; Zoning; Subdivision** **(Trout/Matchett/Pruett)**

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, April 29, 2015, at 5:00 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of March 25, 2015 Minutes
2. Zoning Report/Nuisance Properties
3. Occupancy Permit Inspections
4. St. Clair County Update of Building and Property Maintenance Code
5. Extension Request on Fridays/Saturdays for Bars to close at 2:00 a.m.

B. New Business

C. General Concerns

D. Public Participation

E. Adjourn

At said Legal and Ordinance Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public office [5 ILCS, 120/2 - (c)(3)], litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 - (c)(1)]; collective negotiating matters between the public body and its employees or their representatives [5 ILCS, 120/2 - (c)(2)], real estate transactions [5 ILCS, 120/2 - (c)(5)] or discussion of executive session minutes, [5 ILCS-120/2-(c)(21)]

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Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Trout/Matchett/Pruett)

Wednesday, March 25, 2015 at 5:00 p.m.

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The meeting of the Legal and Ordinance Committee was called to order at 5:00 p.m. by Chairman Matt Trout on Wednesday, March 25, 2015, in the Freeburg Municipal Center. Members attending were Chairman Matt Trout, Trustee Ray Matchett, Trustee Dean Pruettt, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Elizabeth Niebruegge, Trustee Steve Smith (absent), Trustee Mike Blaies (absent)), Zoning Administrator Gary Henning, Public Works Director John Tolan, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of February 25, 2015 Minutes: Trustee Dean Pruettt motioned to approve the February 25, 2015 minutes with correction and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Henning said June 1st is the deadline for the truck parked on Peabody Road/Rt. 15. The Ernst property deadline is June 30th. A lot of people have been burning leaves, and Gary has talked to them. He has also picked up a lot of signs. When the owners of the signs pick them up, we are providing them with a copy of our sign regulations. O'Reillys grand opening has been scheduled for Friday, April 17th at 9:00 a.m. Gary will advise the Tribune. Finally, Kessler is aiming to open on April 15th.
3. Occupancy permits inspections: Gary advised that St. Clair County charges the following for inspections: homes are \$100/yr.; apartments \$50/yr.; duplexes \$100/yr., and mobile homes are \$75/yr. Mayor Speiser asked if older homes are grandfathered or have to be brought up to code and Gary said he will check on that. Tony said we will get a copy of the County's inspection program.
4. Koppes Request to Lower Taxes: Tony said three properties have gotten their taxes lowered. Anything over \$100,000 in assessed valuation we get a notice. This year we received \$228,000, and Joe Koppies' taxes were lowered, so we will now get about \$218,000 – \$220,000. Tony confirmed it's more than enough to cover the TIF.
5. St. Clair County Update of Building and Property Maintenance Code: We have not received anything from the County.
6. Extension Request on Fridays/Saturdays for Bars to Close at 2:00 a.m.: Trustee Trout said it seems most are okay with a six-month trial. Mayor Speiser would like the option to bar a business from closing at 2:00 a.m. if there are problems in that six-month period. Trustee Pruettt said it keeps people here rather than having them leave and come back.

Legal and Ordinance Committee Meeting
Wednesday, March 25, 2015

Trustee Dean Pruett motioned to the full Board to extend the closing time to 2:00 a.m. on Friday and Saturday nights with a six-month probation period with a right to cancel at any time and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.

B. NEW BUSINESS:

1. Ordinance #1542 Abating TIF Bond Taxes: Tony advised this ordinance abates the TIF bond taxes so the residents don't pay for the TIF bonds, only the TIF does.

Trustee Dean Pruett motioned to recommend to the full Board Ordinance #1542 Abating the Taxes Heretofore Levied for the Year 2014 to Pay Debt Service on General Obligation Refunding Bonds (Tax Increment Alternate Revenue Source), Series 2014 for approval and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.

2. Spring Clean Up: The dates for our annual spring clean up are going to be from Friday, April 24 through Monday, April 27th. Julie will get the information on the website. J&C will do everything including appliances. We will only charge for tires and TVs.

John advised we are going to add an additional week of leaf pickup from April 6th – 10th. Our leaf pile has been burning for a while and John had the guys work on it to spread the leaves out. If this rain doesn't take care of it, we will have the fire department spray some foam on it. We won't use this area next year. We will look at setting up a compost somewhere.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: Janet asked about branch pickup, and John advised it is the second Wednesday of the month..

E. ADJOURN: Trustee Dean Pruett motioned to adjourn at 5:21 p.m. and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.



Julie Polson
Office Manager



County of St. Clair Occupancy Inspection Checklist

1. Openings between the garage and residence shall be equipped with either solid core slab wood door not less than one and three-eighth ($1\frac{3}{8}$) inch (35 mm) in thickness or Twenty (20) minute fire-rated doors. If breezeway is present and 10 feet or more between garage door and living area, the solid core door clause can be eliminated.
2. Install dirt leg or sediment trap on furnace and water heater gas lines minimum 3 inches long. **(Illinois Plumbing Code Section 890)**
3. Install sheet metal screws into gas furnace and water heater vent pipes, 3 per joint and into water heater hood, also top of tank.
4. Equipment and appliance having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the floor in hazardous locations and private garages. **(2006 IRC G2408.2 (305.3) Elevation of Ignition Source)**

Exception: Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition resistant.

5. Fuel-fired appliances shall not obtain combustion air from any of the following rooms or spaces. Sleeping room, bathroom, toilet room, or confined space (Where the space in which the appliance is located does not meet the criteria.) Install two permanent openings to adjacent space. One opening shall be within 12 inches of the top and within 12 inches of the bottom space. Minimum grill size is 10" x 10". **(2003 IRC Combustion Air Chapter 17)**
6. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Ducts in the garage and ducts penetrating the walls or ceiling shall have no opening into garage. **(2003 IRC 309.1 Opening Protection)**
7. Electrical cable shall be protected from physical damage by metal conduit, schedule 40 PVC rigid non-metallic conduit, or wall board up to 8 foot from floor.

12/01/2011



COUNTY OF ST. CLAIR
DEPARTMENT OF BUILDING & ZONING
 10 PUBLIC SQUARE
 BELLEVILLE, ILLINOIS 62220

PHONE (618)277-6600 Ext 2532
 FAX (618)277-0482

Inspection Worksheet

Exterior Property Area		P	F	Bathroom		P	F
29-3-5	Sanitation			29-6-17	Electrical Systems Hazards		
29-3-6	Grading & Drainage			29-6-20	Receptacles (GFI)		
29-3-7	Sidewalks & Driveways			29-6-21	Lighting Fixtures		
29-3-8	Weeds			29-3-36	Interior Surfaces		
29-3-9	Rat Harborage			29-3-27	Windows/Vented		
29-3-10	Exhaust Vents			29-3-36	Traps on sink		
29-3-11	Accessory Structures			Kitchen			
29-3-15	Exterior Painting			Square Footage		P	F
40-8-2(a)	Motor Vehicles			29-6-17	Electrical Systems Hazards		
	Trash/debris			29-6-20	Receptacles (G.F.I)		
				29-6-21	Lighting Fixtures		
Exterior Structure		P	F	29-3-36	Interior Surfaces		
29-3-16	Street Number			29-3-27	Windows/Vented		
29-3-18	Exterior Walls			29-6-11	Gas Shutoff on Range		
29-3-20	Roof & Drainage			29-3-36	Traps on sink		
29-3-19	Decorative Features			Living Room			
29-3-22	Overhangs Extensions			Square Footage		P	F
29-3-25	Chimney & Towers			29-6-17	Electrical Systems Hazards		
29-3-26	Handrails & Guardrails			29-6-20	Receptacles		
29-3-27	Windows & Door Frames			29-6-21	Lighting Fixtures		
29-3-27(a)	Glazing			29-3-36	Interior Surfaces		
29-3-27(b)	Openable Windows			29-3-27	Windows/Vented		
29-3-28	Insect Screens			Basement			
29-3-29	Doors			Shutoff valve on water heater		P	F
29-3-30	Basement Hatchway			Drip Leg on water heater			
29-6-4	AC Disconnect			Dirt leg on gas furnace & water heater			
29-3-6	Anti-Siphon/Faucets			Garage			
Electrical Panel		P	F	Solid wood/metal door between house & garage			
All wires must have connectors				Ceiling in garage must be fire rated			
No Double Lugging				Wall between house & garage must be fire rated			
Bare wires must have wire caps				Garage door opener must have receptacle			
				No extension cords allowed			
				Gas furnace & water heater must be 18" off floor			
Bedrooms				#1	#2	#3	#4
Dimensions							
29-6-17	Electrical Systems Hazards						
29-6-20	Receptacles						
29-6-21	Lighting Fixtures						
29-3-36	Interior Surfaces						
29-3-27	Openable Windows						
29-7-26	Smoke Detectors						
State Law	Carbon Monoxide Detectors						