

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

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

July 27, 2015

NOTICE

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

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, July 29, 2015, at 5:30 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of June 24, 2015 Minutes
2. Zoning Report/Nuisance Properties
3. Occupancy Permit Inspections
4. St. Clair County Update of Building and Property Maintenance Code
5. Combination of Plan Commission and Board of Appeals
6. Comprehensive Plan
7. Local Debt Recovery Program

B. New Business

1. St. Clair County Zoning Board of Appeals Hearings

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)
(Meehling/Blaies/Pruett/Trout)

Wednesday, June 24, 2015 at 5:30 p.m.

VILLAGE ADMINISTRATOR
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The meeting of the Legal and Ordinance Committee was called to order at 5:30 p.m. by Chairperson Lisa Meehling on Wednesday, June 24, 2015, in the Freeburg Municipal Center. Members attending were Chairperson Lisa Meehling, Trustee Mike Blaies, Trustee Dean Pruett, Trustee Matt Trout, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Elizabeth Niebruegge, Trustee Ray Matchett, Zoning Administrator Gary Henning, Public Works Director John Tolan, Village Administrator Tony Funderburg and Office Manager Julie Polson.

A. OLD BUSINESS:

1. Approval of May 27, 2015 Minutes: Trustee Matt Trout motioned to approve the May 27, 2015 minutes and Trustee Dean Pruett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Henning said the Ernst property came down last week. The trailer at Peabody Road is on hold because of the rain. He is working the property located at 3 Lake Drive. The residents abandoned the home. He has contacted the mortgage company to advise them the condition of both the inside and outside needs to be taken care of. The mortgage company is pretty sure they will take care of the issues. Gary reported the violations regarding grass and weeds have been taken care of. Freeburg Autobody is open and they will let us know when the ceremony will be scheduled. Trustee Trout stated he received comments on how clean and neat the Ernst demolition job was. John thinks a silt fence needs to be put up around the property.
3. Occupancy permits inspections: Trustee Meehling asked for any thoughts on this. Mayor Speiser would like for us to talk to the smaller communities our size and see what they are doing. We want to make sure it's a safe program for our residents. Seth said we could have Gary take an inspector class, and also said the Fire Department can help out with smoke/carbon detector inspections. Lisa wants to see who uses county and who uses own inspector. Tony is concerned that if we get involved, we would be liable. He also thinks we should protect the rights of the resident. He believes there are agencies out there where most of this is taken care of like the St. Clair County Health Dept. Tony said Columbia has their own inspector but still have the issue that it is not a very quick turnaround. Tony thinks we need to create the list that we want of the items to be inspected, then go from there. Tony will reach out to the representative from the Illinois Association of Realtors who offered to help with this.

Legal and Ordinance Committee Meeting
Wednesday, June 24, 2015

4. St. Clair County Update of Building and Property Maintenance Code: Mayor Speiser advised this is still at the lawyers.
5. Combination of Plan Commission and Board of Appeals: Mayor Speiser advised Attorney Manion is working on this.
6. Comprehensive Plan: Administrator Funderburg advised we are close to the document coming to committee for review.

B. NEW BUSINESS:

1. Local Debt Recovery Program: Julie advised we are going to try and get this program up and running.
2. MFT Resolution and Ordinance for the Rhutasel Preliminary Engineering/Construction Engineering Agreements N. Main St. Drainage Project: A little bit changed from last years approval by the Village. This is the ditch across from the sidewalk on N. Main. MT motioned to take to the full board and DP seconded.

Administrator Funderburg called for an executive session to discuss litigation.

**EXECUTIVE SESSION
5:49 P.M.**

Trustee Matt Trout motioned to enter into Executive Session citing litigation, 5 ILCS, 120/2-(c)(11), and Trustee Dean Pruett seconded the motion. All voting aye, the motion carried.

**EXECUTIVE SESSION ENDED
6:10 P.M.**

The meeting reconvened at 6:10 p.m.

B. GENERAL CONCERNS: None.

C. PUBLIC PARTICIPATION: None.

D. ADJOURN: *Trustee Matt Trout motioned to adjourn at 6:10 p.m. and Trustee Dean Pruett seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

LEGAL/ORDINANCE

JULY 29, 2015

Gary Henning Zoning Administrator

11--Occupancy Permits issued to date in July 2015

4--Building Permits issued to date in July 2015:

- 1-Electrical
- 1-New Garage, Deck, Carport Additions
- 1-Fence
- 1-New Porch

Nuisances Corrected in July--19

Current Nuisances:

Trailer at Peabody Road and Route 15 an agreement has been reached between the owner and Karen Blomenkamp for trailer to be stored on her property and a signed copy is on file. Bill has cleared all weeds, etc from around trailer so they can change tires and move to Karen Blomenkamp's as soon as ground is dry enough.

#3 Lake Drive--abandoned--Sent PPH Mortgage Company certified letter dated 8 July stating they have until July 20, 2015 to correct grass and weed nuisance. If not in compliance the Village will remove weeds and tall grass and the bill will be sent directly to them. Also sent them a copy of Village of Freeburg Letter of Notice of Dangerous and Unsafe Building. Unless the building is put into safe condition or demolished within ninety (90) days of the receipt of this notice, the Village shall apply to the Circuit Court for an order authorizing such action to be taken by the Village to restore the building to a safe condition or to demolish the building. Any costs incurred by the Village to restore or demolish the building shall be recovered from the owner(s) of the property pursuant to Chapter 65, Paragraph 5/11-31-1 Illinois Compiled Statutes. Yard looks good--will keep it cut and start cleaning up inside of home.

Put in work order Monday July 27th for yard to be mowed at 106 Cedar Lane. Mowed by Village yesterday July 28th.

Received Complaints that Kenny Stumpf, 102 N. Cherry is again doing lawnmower business out of home. Talked with Mr. Stumpf and he will only have one lawn mower outside and any other will be inside garage and he will no longer park lawn mower or his trailer on the street. When asked if he was running a business out of his house he said NO.

NEW BUSINESSES WORKING:

LOG LOGISTICS INC.--Tony, I, Shane, John, and Larry Mensing (Building Inspector for St. Clair County) met with the owners, Michelle and Jerry Reed, to iron out plans for the Company and time table for construction in March. In process of issuing permits hopefully soon.

FREEBURG AUTO BODY-- Opened. Waiting to schedule grand opening.



COUNTY OF ST. CLAIR
DEPARTMENT OF BUILDING & ZONING

RECEIVED

JUL 20 2015

PHONE (618) 825-2715
FAX (618) 277-0482



10 PUBLIC SQUARE
BELLEVILLE, ILLINOIS 62220-1623
www.co.st-clair.il.us

July 14, 2015

**Donald Biehl Farms
Thomas & Laura Gauch
Ella Smith TR
Bernard J. Smith TR**

**Larry Eitzenhefer & Elaine Byrd
Village of Freeburg
Village of Smithton**

RE: 2015-08-SP -- Norbert R. Auth & Rita M. Auth, Owners
Kraig N. Auth, Applicant
5805 Country Side Lane, Freeburg, Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of a "Notice of Public Hearing" which will appear in the July 16, 2015 issue of the The Freeburg Tribune.

Please read this notice since the subject property is in the vicinity of property owned by you. We cannot contact everyone by mail, so feel free to discuss this with your neighbors. You are welcome to attend the public hearing and voice your opinions on this particular case.

This public hearing before the Zoning Board of Appeals will be held in the St. Clair County Building, County Board Room – 5th Floor, #10 Public Square, Belleville, Illinois, on Monday, August 3, 2015 at 7:00 P.M.

If you have any questions, please feel free to call.

Sincerely,

ANNE MARKEZICH, Director
Building & Zoning Department

AM:plc

NOTICE OF PUBLIC HEARING

BEFORE THE

ST. CLAIR COUNTY ZONING BOARD OF APPEALS

RE: 2015-08-SP

Notice is hereby given that a public hearing will be held before the Zoning Board of Appeals of St. Clair County, Illinois, on Monday, August 3, 2015 at 7:00 P.M., in the County Board Room, 5th Floor, St. Clair County Building, #10 Public Square, Belleville, Illinois, at which time and place the Board will consider the proposed variation to the County Zoning Ordinance as follows:

To consider a request for a Special Use Permit for a Planned Building Development pursuant to Section 40-9-3(H)(3) of the St. Clair County Zoning Code to allow an Auto Restoration Business in an "A" Agricultural Industry Zone District, on the following described property: The S 1/2 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 23, T. 1 S., R. 8 W., of the 3rd P.M., St. Clair County, Illinois containing 120.0-acres more or less.

Which is known as 5805 Country Side Lane, Freeburg, Illinois, in Smithton Township.

Said request was made by Norbert R. Auth & Rita M. Auth, 5805 Country Side Lane, Freeburg, Illinois, Owners and Kraig N. Auth, 5805 Country Side Lane, Freeburg, Illinois, Applicant.

All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon.

Dated this 16th day of July, 2015.

ZONING BOARD OF APPEALS
ST. CLAIR COUNTY, ILLINOIS

BY: Anne Markezich, Secretary

Auth Restoration

Restoring old cars – Buy old cars and restore them and sell at auctions and car shows.

The purpose for me applying for a special use permit is to take what was a hobby and make it into a small proprietorship business.

There will be no development on the property. All existing structures are in place and fit our needs. (There will be no paint booth on the property.)

There will be no retail traffic. Vehicles will taken off the property and sold at other locations.

There will also be no need for a sign or advertisement from the property.

Hours of operation will be 7:00 AM to 5:00 PM.

3 employees possible. (There are currently two employees including myself.)

There will be no outside storage of vehicles.

The restoration will include all body work and engine work. However, the vehicles will be sent out for paint.



COUNTY OF ST. CLAIR
DEPARTMENT OF BUILDING & ZONING

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JUL 27 2015

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10 PUBLIC SQUARE
BELLEVILLE, ILLINOIS 62220-1623
www.co.st-clair.il.us

July 23, 2015

Donald Beisiegel TR
Thomas F. Biebel Sr.
Jon Dahm
Thomas F. & Shirley Biebel

Emelee Curley & Jon Dahm
Christopher Hurst
Donald Beisiegel TR
Village of Freeburg

RE: 2015-05-SP -- Rodger V. Davis & Carolyn J. Davis
Owners & Applicants
8162 Red Ray Mine Road, Freeburg, Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of a "Notice of Public Hearing" which appeared in the July 25, 2015 issue of the Belleville News Democrat.

Please read this notice since the subject property is in the vicinity of property owned by you. We cannot contact everyone by mail, so feel free to discuss this with your neighbors. You are welcome to attend the public hearing and voice your opinions on this particular case.

This public hearing before the Zoning Board of Appeals will be held in the St. Clair County Building, County Board Room – 5th Floor, #10 Public Square, Belleville, Illinois, on Monday, August 10, 2015 at 7:20 P.M.

If you have any questions, please feel free to call.

Sincerely,

ANNE MARKEZICH, Director
Zoning

AM:plc

NOTICE OF PUBLIC HEARING

BEFORE THE

ST. CLAIR COUNTY ZONING BOARD OF APPEALS

RE: 2015-05-SP

Notice is hereby given that a public hearing will be held before the Zoning Board of Appeals of St. Clair County, Illinois, on Monday, August 10, 2015 at 7:20 P.M., in the County Board Room, 5th Floor, St. Clair County Building, #10 Public Square, Belleville, Illinois, at which time and place the Board will consider the proposed variation to the County Zoning Ordinance as follows:

To consider a request for a Special Use Permit for a Planned Single Family Residential Development with 6-lots in an "A" Agricultural Industry Zone District, on the following described property: Pt of Lot 4 of US Survey 386, Claim 523 located in T. 2 S., R. 7 W., of the 3rd P.M., St. Clair County, Illinois containing 89.55-acres more or less.

Which is known as 8162 Red Ray Mine Road, Freeburg, Illinois, in New Athens Township.

Said request was made by Rodger V. Davis & Carolyn J. Davis, 8162 Red Ray Mine Road, Freeburg, Illinois, Owners & Applicants.

All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon.

Dated this 25th day of July, 2015.

ZONING BOARD OF APPEALS
ST. CLAIR COUNTY, ILLINOIS

BY: Anne Markezich, Secretary