

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

May 22, 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, May 27, 2015, at 6:00 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of April 29, 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

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, April 29, 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, April 29, 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, 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 and Lisa Meehling.

A. OLD BUSINESS:

1. Approval of March 25, 2015 Minutes: Trustee Dean Pruettt motioned to approve the March 25, 2015 minutes and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Gary said the owner of the trailer has until 5/31 to remove it and he has personally talked to him about this. The owners of the Ernst building have until 6/30, and they are working on it. We will work with anyone that gets the bid to tear it down. The home on Lakeview Dr is being taken care of by friends.
3. Occupancy permits inspections: Mayor Speiser talked to Annie with St. Clair County Zoning. The committee decided to see if Annie is available to come to the next Legal/Ordinance Committee meeting which will be held on May 27th at 6:00 p.m. if not, we will schedule a Committee as a Whole meeting. We will contact the landlords and invite them to the meeting. The committee discussed the possibility of hiring a zoning inspector to handle the occupancy permit inspections.
4. St. Clair County Update of Building and Property Maintenance Code: Nothing received yet.
5. Extension Request on Fridays/Saturdays for Bars to Close at 2:00 a.m.: Item can be taken off the agenda.

- B. NEW BUSINESS:** Administrator Funderburg said we have struggled with businesses wanting to operate out of their home and interpreting the code to see if a special use hearing is required. After a review and interpretation of our code, under Section 40-17-4, home occupations, we will now make the determination on whether or not to hold a hearing. If the business meets the requirements of no little or no increase in traffic, no outside sign, only occasional visits by members of the public, they will not need a special use permit and will only be required to obtain a business registration. We will revise our business registration application to include an area for the applicant to attest to the above-stated requirements.

Legal and Ordinance Committee Meeting
Wednesday, April 29, 2015

Mayor Speiser said he has asked Attorney Manion to look at how to combine the Plan Commission and Board of Appeals. We would like to see if this is something that would be advantageous for the Village to do that.

Administrator Funderburg said the Comprehensive Plan is flying along. We are getting Moran Economic Development a lot of information to update. Once we get the revised copy, we will hold a Committee as a Whole and the Plan Commission to review the document. The final step is a public hearing. Tony said they have gone above and beyond with this project and it will help promote economic development in Freeburg.

C. **GENERAL CONCERNS:** None.

D. **PUBLIC PARTICIPATION:** None.

E. **ADJOURN:** *Trustee Dean Pruett motioned to adjourn at 5:15p.m. and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager



**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)		
Exterior Structure		P	F	29-6-21	Lighting Fixtures		
29-3-16	Street Number			29-3-36	Interior Surfaces		
29-3-18	Exterior Walls			29-3-27	Windows/Vented		
29-3-20	Roof & Drainage			29-6-11	Gas Shutoff on Range		
29-3-19	Decorative Features			29-3-36	Traps on sink		
29-3-22	Overhangs Extensions			Living Room			
29-3-25	Chimney & Towers			Square Footage		P	F
29-3-26	Handrails & Guardrails			29-6-17	Electrical Systems Hazards		
29-3-27	Windows & Door Frames			29-6-20	Receptacles		
29-3-27(a)	Glazing			29-6-21	Lighting Fixtures		
29-3-27(b)	Openable Windows			29-3-36	Interior Surfaces		
29-3-28	Insect Screens			29-3-27	Windows/Vented		
29-3-29	Doors			Basement			
29-3-30	Basement Hatchway			Shutoff valve on water heater			
29-6-4	AC Disconnect			Drip Leg on water heater			
29-3-6	Anti-Siphon/Faucets			Dirt leg on gas furnace & water heater			
Electrical Panel		P	F	Garage			
All wires must have connectors				Solid wood/metal door between house & garage			
No Double Lugging				Ceiling in garage must be fire rated			
Bare wires must have wire caps				Wall between house & garage must be fire rated			
				Garage door opener must have receptacle			
				No extension cords allowed			
				Gas furnace & water heater must be 18" off floor			
Bedrooms		#1	#2	#3	#4	#5	
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						



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 feet from floor.

12/01/2011