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Denise Albers  
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# VILLAGE OF FREEBURG

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ZONING ADMINISTRATOR  
Matt Trout

VILLAGE ATTORNEY  
Weilmuenster Keck Brown, P.C.

Combined Planning and Zoning Board  
Tuesday, July 21, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, July 21, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green (absent), Kevin, Groth (absent), Gary Henning, Gary Mack (absent), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson (absent). Guest present: Trustee Mike Heap.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of July 7, 2020 Minutes: *Lee Smith motioned to approve the July 7, 2020 minutes and Dirk Downen seconded the motion. All voting yea, the motion carried.*
2. Review of Zoning Code:
  - 40-14-1, Flood Plain: Chairperson Woodward asked if the flood plain map has been redone, and Matt is unsure if that has been done. Matt heard the area behind Steve was redone. He had talked to an appraiser who said a bank has access to updated flood plain information. On the maps, "X" is a 500-year flood plain, and Matt commented most everything around here is zoned that way.
  - 40-15-1, Off-Street Parking and Loading: We have replaced the information in 40-15-13 where it was not very clear and created a table for that instead. Steve asked if the space requirements under 40-15-4 were standard, and Matt will check on that.
  - 40-15-7, Surfacing: Steve said people have come in and said if you have 6 inches of Portland cement, you don't need as much rock. Matt said what most are doing now is 12 inches of lime stabilization or 6-inch aggregate base for subdivision streets. Steve wants this in line with what other communities do. O'Fallon's parking space is 10 feet wide by 19 feet long. Their parking lot requirement is 6" rolled stone base overlaid with 2 or more inches asphalt, or a 4 inch asphalt base overlaid with a two-inch asphalt surface. Concrete parking areas and driving aisles shall be a minimum of 6 inches in thickness. Dirk said 2 inches of asphalt will not work in a parking lot and Matt agreed. Matt commented that Rita is in favor of concrete or hard surfaces for driveways in residential districts. Rita's email said we need to address maintenance of paved surfaces in parking lots, handicapped/disabled areas should be addressed, commercial offices don't mention employees, general statement that parking would be in addition to employee parking. Matt said he is not in favor of hard surface parking for residential but that is this board's decision.
  - 40-15-9, Landscaping: Steve asked if this needed to be more detailed, and Matt said if a project comes in with more than 20 parking spaces, it will probably come before this board. The board discussed the parking situations for Freeburg Market Place, O'Reillys, Imagination Station and Reifschneiders. Steve said if you only have a single aisle, it should be angled. Matt displayed the O'Fallon chart they have for their different types of parking. For a 90-degree parking angle, you would need an aisle width of 24 feet. Steve likes this idea and Dirk said it makes more sense. You also need to consider your fire lanes and emergency access, and Lee said these are typically found in the building code, not the zoning code.

40-15-11, Design and location of off-street loading facilities. Steve had a question on buffer strips and asked why an agriculture district would be included in the restriction. Matt said with current agriculture districts close to residential districts, it is set up to protect them. The members discussed the 10-foot fence restriction and they felt it needs to be in line with the rest of our code and changed it to 6 feet. Dirk asked if a driveway is considered a parking space. That is discussed under 40-15-10, location of parking.

40-15-13, Number of Parking and Loading Spaces Required: Steve asked if there were any areas that needed to be updated. Matt felt the elementary school shouldn't be based by student. He felt it should be done by capacity.

Dirk brought up the parking at the ball diamonds and said it is a problem. How is that determined? Dirk said signs are needed on the north side of the road and believes there is more parking available out there. Mike Heap said this has been discussed several times, and we will bring it up again in our Police committee meeting. They also discussed some of the issues at the Market Place.

Additional Supplementary Regulations: Lee questioned the requirement under 40-17-3, Fences, Walls, where you need a special use permit to put up an electric fence in an agriculture district. The committee agreed to revise this to keep it in line with 40-17-2(A) Farm Animals. Steve asked Matt if he had a lot of complaints about fences on lot lines. With 40-17-3(B), Steve would like to add hedges, landscaping or other obstruction in the right-of-way.

**B. New Business:** None.

#### **BOARD OF APPEALS:**

**A. Old Business:** None.

**B. New Business:** None.

**C. General Concerns:** None.

**D. Public Participation:** None.

**E. Adjourn:** *Chairperson Woodward announced the meeting adjourned due to a lack of quorum at 7:26 p.m.*



Transcribed from tape by  
Julie Polson  
Office Manager