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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 7, 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 7, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin, Groth (absent), Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guest present: Trustee Mike Blaies.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of June 9, 2020 and June 23, 2020 Minutes: Gary Mack motioned to approve the June 9, 2020 minutes and June 23, 2020 minutes and Dirk Downen seconded the motion. All voting yea, the motion carried.
2. Review of Zoning Code: Zoning Administrator Matt Trout commented we have already covered permitted and special uses. Those will be taken out of each zoning district in the code and moved to the table for principal and accessory uses.

“A” – Agriculture district: Rita mentioned the total for both side yard lines on the minimum setbacks is 25 feet, and Matt said either side lot line has to be at least 10 feet. Dirk brought up front lot lines, and Matt read the revised definition: the lot line abutting the street right of way to the front of any existing structure. Dirk said what if there isn't a structure? At some point, we need to figure this especially with regards to estate lots.

“SR-1” – Single Family Residence: Rita asked if there is another area of the code that discusses off street parking being paved. Matt said there is a restriction for businesses to have concrete or asphalt.

“SR-2” – Single Family Residence: Gary Henning asked if someone wants work done on a home on one of these smaller lots, do they need a variance. Matt said that work is allowed if the footprint doesn't change especially with respect to the setbacks on the older homes in town.

“MR-1” – Two Family Residence: No comments.

“MR-2” – Multiple Family Residence: Steve asked why is the maximum percentage per lot 30% and single family is 35% and SR-2 is 25%. Dirk asked if we defined a minimum square footage for a unit. Matt said we did discuss previously but not sure we did anything.

“MH-1” – Manufactured Housing: Rita asked if the current manufactured houses or trailers are owned by the people who own the land and Matt said no. She referenced 40-9-2(a) where it states, “all manufactured housing units located outside an approved manufactured home park shall be located on property owned by the owner of the manufactured housing unit.” Matt does not know the answer as it relates to this. Gary Mack asked if the lot and building requirements relate to parks. If not, do they have to come to us to replace an existing home. Matt stated it would have to conform to the requirements of the zoning district. If it's in a mobile home park, you would follow the guidelines in 40-9-6. We changed mobile home park to manufactured home park in 40-9-3.

Steve asked about the lots undeveloped lots in Deerfield will be held to the old lot size if they are ever developed. He said there is some agreement that was done with Bartlebort and Rubemeyer and Meadow Brook that he believes limits the number of lots to no more than 10 homes.

“B-1” – Community Business: No comments.

“B-2” – Highway Business: No comments.

“I-1” – Light Industrial: Steve mentioned the area north of Freeburg that was zoned light industrial. That was done with the idea of the Gateway Connector coming through that area. Since that is not going to happen, that zoning could be changed with a revision to the comprehensive plan.

“I-2” – Moderate Industrial: Adult entertainment was taken off the chart.

Rita asked about SR-2, how and when are we going to have an SR-2 district. Matt said once this is done. Then we work on SR-2 and Estate at that time. We have an application for a special use permit hearing for a gentleman wanting to operate a wood working business out of his shed on N. Rt. 15. The committee agreed on August 11<sup>th</sup> for that hearing. We will discuss off-street parking and loading at the July 21<sup>st</sup> meeting.

**B. New Business:**

1. Possible New Development: Matt, nor Rhutasel, has heard from the developer.

**BOARD OF APPEALS:**

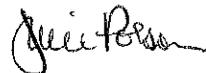
**A. Old Business:** None.

**B. New Business:** None.

**C. General Concerns:** None.

**D. Public Participation:** None.

**E. Adjourn:** *Gary Mack motioned to adjourn the meeting at 7:30 p.m. and Gary Henning seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager