

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Mike Blaies  
Ray Matchett, Jr.  
Lisa Meehling  
Denise Albers  
Michael Heap  
Bob Kaiser

VILLAGE TREASURER  
Bryan A. Vogel

# 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

PUBLIC WORKS DIRECTOR  
John Tolan

POLICE CHIEF  
Michael J. Schutzenhofer

ESDA COORDINATOR  
Eugene Kramer

ZONING ADMINISTRATOR  
Matt Trout

VILLAGE ATTORNEY  
Weilmuenster & Keck, P.C.

December 5, 2019

## NOTICE

### MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for  
**Tuesday, December 10, 2019 at 6:00 p.m.**

I. Items to be Reviewed

**PLAN COMMISSION:**

- A. Old Business
  - 1. Approval of August 13, 2019 Minutes
  - 2. Edison Estates Preliminary Plat
- B. New Business:
  - 1. Zoning Code Legal Review

**BOARD OF APPEALS:**

- A. Old Business:
- B. New Business:
  - 1. Richard Perkins Area Bulk Variance Request
- C. General Concerns:
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board  
Tuesday, August 13, 2019 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, August 13, 2019 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 (absent), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Trustee Mike Blaies and Trustee Mike Heap.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of June 19, 2019 Minutes: *Lee Smith motioned to approve the June 19, 2019 minutes and Gary Henning seconded the motion. All voting yea, the motion carried.*

### B. New Business:

1. Proposed Zoning Code Amendments: Chairperson Steve Woodward swore in those individuals wishing to speak. Zoning Administrator Matt Trout advised we need these issues addressed so they can be regulated. Rita provided a revised Accessory Use section with a clearer format. We have been receiving more requests for smaller sheds and pole barns in residential districts. Steve asked if we have a pole barn description included in the code book.

After a lengthy discussion regarding pole barns, the board agreed to exclude agriculture and I-2 zoning districts from the restrictions. For someone wanting to erect a pole barn, they can request a variance to allow them. Matt also advised the zoning code will still be going through a revision. If we find this restriction does not seem to be working, we can revisit it in the future. We are trying to do what is best for the homes and property values in Freeburg. Steve stated part of the Village's responsibility is to protect zoning districts in our town.

Solar: Matt advised we have a net metering policy limiting what can be done with solar, but we do not have guidelines on where it can be placed. These guidelines relate to residential solar use. We do not have solar farms addressed yet. Trustee Blaies commented there is a limit on what the residential system can produce. Matt advised the proposed limits are similar to St. Clair County. The board felt the solar energy system should have a structural stamp rather than an architectural stamp.

Planned Use Development revision is to add the checklist to our code. The penalty revision is to correct a clerical error so that the dollar amount of the penalty matched. Rita asked that the date on her revision be changed to August 19, 2019. Dirk wanted to confirm if the pole barn was metal, is a variance needed, and Matt said yes.

*Rita Green motioned to approve the zoning code amendments with duly noted changes for Accessory Uses – Sheds and Storage buildings, and also Garages and Carports; Solar Energy Systems; Planned Development Schedule; and Penalty Section and Lee Smith seconded the motion. **ROLL CALL VOTE:** Rita Green – yea; Lee Smith - yea; Gary Henning – yea; Dirk Downen – yea; Gary Mack – absent; Kevin Groth – absent; and Steve Woodward – yea. With five yea votes, the motion carried.*

*Dirk Downen motioned to close the hearing at 7:10 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.*

Matt said with regards to Edison Estates, Mark White and Rhutasel don't need anything right now. Matt also said with the new laws regarding cannabis, we will need to address that in our code. IML will provide sample ordinances that we can look to adopt.

**BOARD OF APPEALS:**

**A. Old Business:** None.

**B. New Business:** None.

**C. General Concerns:** None.

**D. Public Participation:** None.

**E. Adjourn:** *Rita Green motioned to adjourn the meeting at 7:11 p.m. and Lee Smith seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

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Seth Speiser

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## NOTICE OF HEARING BEFORE THE COMBINED PLANNING AND ZONING BOARD

### AREA BULK VARIANCE REQUEST 19-05

#### TO WHOM IT MAY CONCERN:

Notice is hereby given to all persons in the Village of Freeburg, St. Clair County, Illinois, that a public hearing will be held on **Tuesday, December 10, 2019, at 6:00 p.m.**, in the Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois. Applicant is requesting an area bulk variance pursuant to Freeburg Zoning Ordinance 40-2-16(B), Accessory Use Restrictions, Setbacks. Applicant is requesting a variance to place an accessory building in the front yard of the property.

P.I.N. 14-06.0-100-016  
2915 Turkey Hill Lane  
Belleville, IL 62221

As a result of the petition of the Richard Perkins, which petition is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

Dated at Freeburg, Illinois, this 21st day of November, 2019.

Steve Woodward, Chairman  
Combined Planning and Zoning Board

VILLAGE OF FREEBURG  
PETITION FOR AREA/BULK VARIANCE

RECEIVED

NOV 12 2019

Combined Planning and Zoning Board  
Freeburg Municipal Center  
14 Southgate Center  
Freeburg, IL 62243

Variance Request No. 19-05

Date: November 12, 2019

\*\*\*\*\*

(DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY)

Date set for hearing: 12/10/19  
Date hearing held: 1  
Notice published on: 11/21/19  
Newspaper: Freeburg Tribune

Permanent Parcel No. 14-06.0-100-016  
Fee Paid to Village of Freeburg  
\$ 128.00 Date: 11/12/19

Action by Combined Planning and Zoning Board:  
 Denied  
 Approved  
 Approved with modifications  
Date: \_\_\_\_\_

Comments: (Indicate other actions, such as  
continuances): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

Instructions to Applicants: All information required by this application must be completed and submitted herewith. Applicants are encouraged to visit the office of the Zoning Administrator for any assistance needed in filling out this form.

=====

1. Name of Owner(s)/Email: Richard Perkins richperk@gmail.com

Address: 2915 Turkey Hill Ln Phone 618530 4956

2. Name of Applicant(s)/Email: SELF

Address: \_\_\_\_\_ Phone \_\_\_\_\_

3. Property interest of applicant: 2915 Turkey Hill Ln

4. With respect to any portion of these premises, a previous appeal or petition for variance was made:  
 No  Yes (If "yes," list all previous appeals and/or petitions, giving dates):  
\_\_\_\_\_  
\_\_\_\_\_

5. Address of property: 2915 Turkey Hill Ln

6. Present use of property: ~~STAGE~~ Residence

7. Proposed use of property: Residence

8. Does the present use of the property conform to all use regulations for the zone district in which it is located?  Yes  No  
If "No," specify each non-conforming use:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located?  Yes ( ) No If "No," specify each non-conforming condition.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Which unique physical characteristics prevent reasonable use for any of the uses permitted in that zoning district?

- ( ) Too narrow             Topography            ( ) Soil  
( ) Too small            ( ) Drainage            ( ) Sub-surface  
( ) Too shallow         Shape             Other: Lake

\_\_\_\_\_

11. What is the "minimum" modification (variance) from the area-bulk regulations that will permit you to make use of your land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets if necessary).

40-2-16 Setback Accessory Building in  
FRONT Property - Building is FOR TRACTORS  
+ needs to be adjacent to driveway

12. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?

- ( ) Yes  No If "No," how many other properties are similar affected?  
AT least 1 other (Michael J Reagan is affected)

\_\_\_\_\_  
\_\_\_\_\_

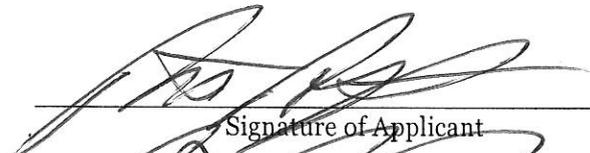
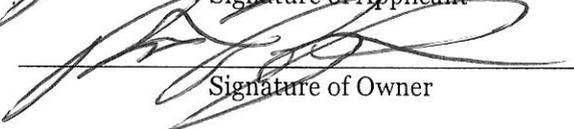
13. An area/bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the Village for the purpose of inspecting or posting, maintaining, and removing such notices as may be required by law.

Date: 11/12/19

Date: 11/12/19

  
\_\_\_\_\_  
Signature of Applicant  
  
\_\_\_\_\_  
Signature of Owner

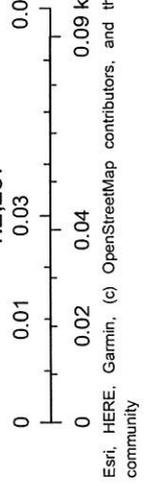
Property Owners that abut 2915 Turkey Hill Lane  
Applicant: Richard Perkins  
14-06.0-100-016

Michael/Elaine Reagan	2925 Turkey Hill Lane	14-06.0-100-015
Dennis Gleeson	2941 Maple Hill Lane	14-06.0-100-039
Maurice Bone	Maple Hill Lane	14-06.0-100-041
Robert Brennecke	3162 Maple Hill Lane	14-06.0-100-026
Gerald Porter	2955 Turkey Hill Lane	14-06.0-100-025
Tom/Patricia Range	Turkey Hill Lane	14-06.0-200-029
Carmett/Vicki Helms	3100 Turkey Hill Lane	14-06.0-200-025

# Perkins Property



1:2,257



11/13/2019, 9:50:54 AM

E ACCESS ROAD →

100'

LINE ← 210'

100' → LINE

30'

PROPOSED  
POLE  
BASE

40'

SHED

SHED

HOUSE

100'

LINE ↓

