

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

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Ray Matchett, Jr.
Mike Blaies
Denise Albers
Dean Pruett
Michael Heap
Lisa Meehling

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.

October 5, 2018

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for
Tuesday, October 9, 2018, at 6:00 p.m.

I. Items to be Reviewed

PLAN COMMISSION:

- A. Old Business
 - 1. Approval of September 11, 2018 Minutes
- B. New Business:
 - 1. Bryan and Marlana Blumenkamp Request to Rezone their Property
Located at 3695 Old Freeburg Road from SR-1 to A.

BOARD OF APPEALS:

- A. Old Business:
- B. New Business:
- C. General Concerns:
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board
Tuesday, September 11, 2018 at 6:00 p.m.

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The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, September 11, 2018, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Gary Henning, Gary Mack (absent), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guest present: Mike Brueggemann.

PLAN COMMISSION:

A. Old Business:

1. Approval of August 14, 2018 Minutes: Gary Henning motioned to approve the August 14, 2018 minutes and Lee Smith seconded the motion. All voting yea, with the exception of Chairperson Woodward who abstained, the motion carried.

B. New Business: None.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business:

1. Mike Brueggeman Area Bulk Variance Request: Chairperson Woodward read the notice and swore in those individuals wishing to speak. Mr. Brueggeman would like to install the carport, and said he previously provided the information and pictures. He would like a little consideration given since he is in the old part of town. He has been parking his vehicles there since 1951 and would just like to keep them covered. Doesn't obstruct stop sign. Just doesn't have the space. Zoning Administrator Matt Trout said he meets the lot coverage requirement, and we are only here for the side yard setback. Rita passed out a to-scale drawing from information given and also the county website. The proposed carport is about one foot off the property line.

The committee discussed placing restrictions on the use of the carport. Rita feels it is not an appropriate use and brought up section 40-2-6, and further said he has not proved a hardship as it relates to the Standards for Variance. She said he has a garage. Mike said he has antique cars and won't let them sit outside. Rita felt that was his choice. Kevin referenced #1 of section 40-1-2 and thinks that is what gives us the purpose of the Standards for Variance. He doesn't believe this is an inappropriate use. Steve read the Standards for Variance, and also commented the circumstances are of his own making.

Lee Smith motioned to approve the Area Bulk Variance with the restrictions that the carport would not have any sides on it, and if the structure was demolished, the variance would be revoked and Dirk Downen seconded the motion. Lee Smith – yes; Dirk Downen – yes; Rita Green – no; Kevin Groth – yes; Gary Henning – yes; Gary Mack – absent; Steve Woodward – no. With 4 yes votes, the motion carried.

Gary Henning motioned to adjourn the hearing at 6:28 p.m. and Kevin Groth seconded the motion. All voting yea, the motion carried.

Matt advised Bryan and Mariana Blomenkamp would like to rezone their property at 3695 Old Freeburg Road from single family residential to agriculture, and we will have that on our October agenda. Matt also told the board that Joe Voss wants to wait until water is out there before he rezones his property.

Rita felt it is important to support the old part of town and keep it as attractive as possible. She wants to stabilize development in the old part of town and keep the core strong.

C. General Concerns: Matt advised Village Administrator Tony Funderburg needs a little more time to finalize his revisions to the zoning code before it comes before this board.

D. Public Participation: None.

E. Adjourn: *Kevin Groth motioned to adjourn the meeting at 6:43 p.m. and Dirk Downen seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

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NOTICE OF HEARING BEFORE THE COMBINED PLANNING AND ZONING BOARD

Public 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, October 9, 2018 at 6:00 p.m.**, in the Municipal Center, 14 Southgate Center, Freeburg, Illinois. This meeting is to review a request from Bryan and Marlana Blomenkamp to rezone the following property from SR-1 (single-family residential) to A (agriculture), for the following:

3695 Old Freeburg Road
Freeburg, Illinois
P. I. N.: 13-13.0-400-014

Information is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

All persons are invited to attend said hearing and be heard.

Steve Woodward, Chairman
Combined Planning and Zoning Board

Dated at Freeburg, Illinois, this 13th day of September, 2018.

APPLICATION FOR AMENDMENT

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

Amendment Request No. 18-10
Date: 9/10/18

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

Date set for hearing: October 9, 2018
Date hearing held:
Notice published on: September 13, 2018
Newspaper: Freeburg Tribune

Permanent Parcel No. 13-13.0-400-014
Fee Paid to Village of Freeburg
\$ 125.00 Date:



Recommendation of Combined Planning and Zoning Bd:
 Denied
 Approved
 Approved with modifications
Date: _____

Action by Village Board:
 Denied
 Approved
 Approved with modifications
Date: _____

BY: jk ck 4585

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. Normally, there are only two primary reasons for a change in zoning. These are: (a) the original zoning was in error; and (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant rezoning. The burden of providing substantial evidence rests with the applicant.

=====

Name of applicant: Bryan & Marlana Blomenkamp
Address of applicant: 3695 Old Freeburg Rd Freeburg, IL 62243

1. This application must be filed with an accurate legal description and two copies of a plat map of the subject property drawn to a scale of not less than one (1) inch equals two hundred (200) feet.

Legal Description: see attached

(Lot, block subdivision; metes and bounds descriptions may be on attachment)

2. Area of land rezoning requested for 5.86 acres/square feet.
3. Present Zone District Classification of subject and adjacent properties (show zone district boundaries on plat).

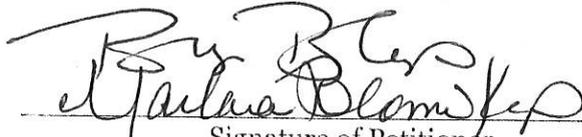
4. A. Present use of property: Residential

B. Proposed use of property: Agricultural & Residential

5. Name of owner(s): Bryan & Marlana Blomkaup
Address of owner(s): 3695 Old Freeburg Rd Phone: 618-779-1428
Freeburg, IL 62243
Email: wisteriaapts@hotmail.com

6. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information and supporting the requested rezoning is attached.

Date: 8-14-18


Signature of Petitioner



St Clair County Parcel Map Viewer

St Clair



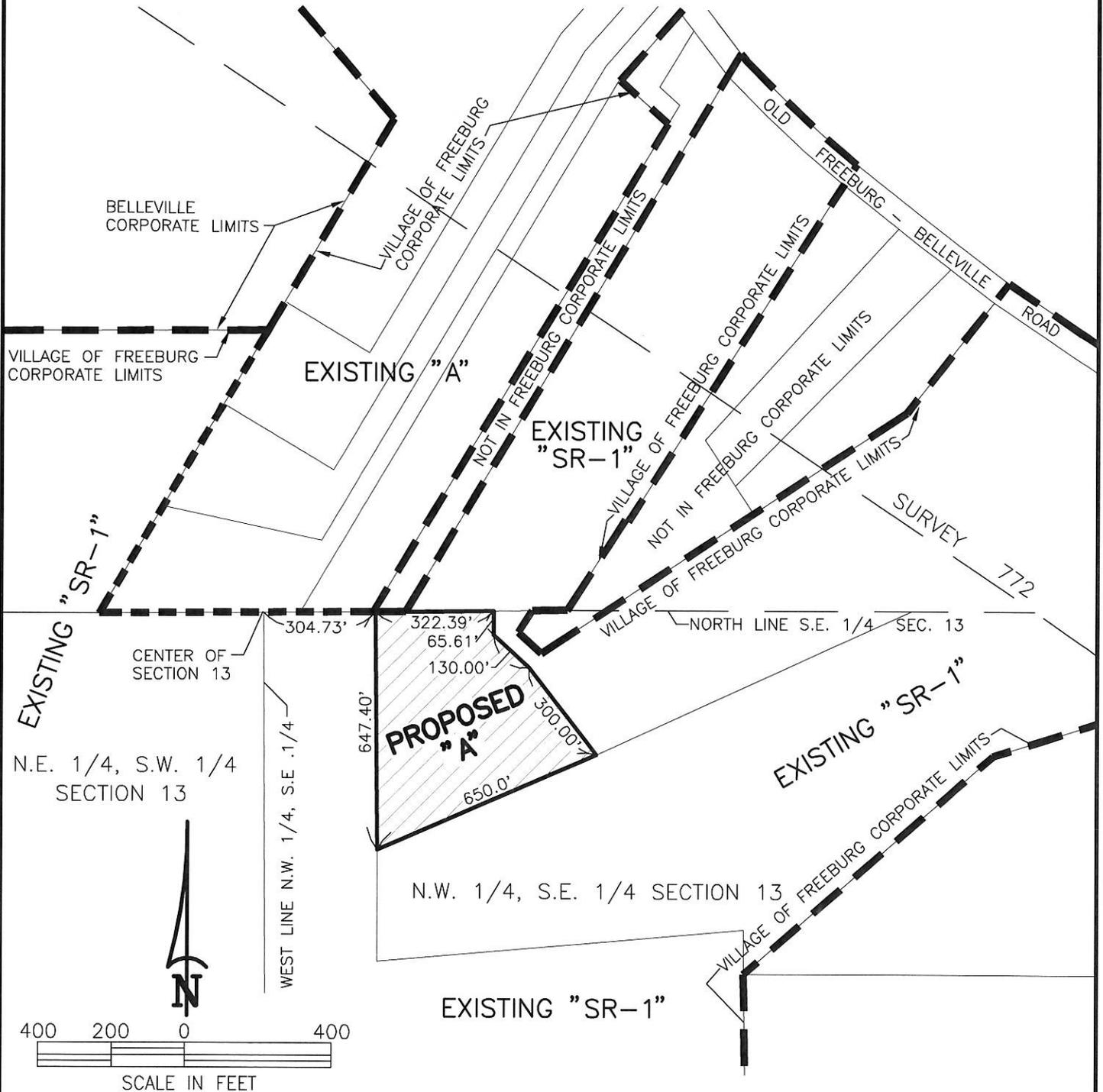
Show search results for 13130...

200ft

-89.934 38.446 Degrees

ZONING EXHIBIT FREEBURG, ILLINOIS

MARLANA AND BRYAN BLOMENKAMP
PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 13
T. 1 S., R. 8 W. OF THE 3RD P.M.
ST. CLAIR COUNTY, ILLINOIS



LEGEND

-  EXISTING CORPORATE LIMITS OF FREEBURG
-  EXISTING ZONE DISTRICT LINE
-  TRACT TO BE RE-ZONED



RHUTASEL and ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
FREEBURG, ILLINOIS SALEM, ILLINOIS
(618) 539-3178 (618) 532-1992
IL. LICENSE NO. 184-000287

AUGUST 29, 2018

Property Owners that abut 3695 Old Freeburg Road

Applicant: Bryan and Marlana Blumenkamp

13-13.0-400-014

Richard/Carole Bauer	Old Freeburg Road	13-13.0-400-010
Floyd/Carol Schlueter	Bauer Lake Ct.	13-13.0-400-012
Kay-Bea Land Trust	6917 Bauer Lake Ct.	13-13.0-200-022
Richard/Carole Bauer	County Highway 4	13-13.0-200-010
Leroy/Scott Hamann	3647 Old Freeburg Rd.	13-13.0-200-044