

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Dean Pruett
Mathew Trout
Lisa Meehling

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
Michael J. Schutzenhofer

VILLAGE ATTORNEY
Weilmuenster & Keck, P.C.

May 4, 2018

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for **Tuesday, May 8, 2018, at 6:00 p.m.**

I. Items to be Reviewed

PLAN COMMISSION:

A. Old Business

1. Approval of March 13, 2018 Minutes

B. New Business

1. Michael Braun Request to Rezone Property (6:15 p.m. Hearing)

BOARD OF APPEALS:

A. Old Business:

B. New Business:

1. Jeremy Holtrop/Colene Dougherty Area Bulk Variance Request (6:00 p.m. Hearing)
2. Donald Bode Request to Discuss Business

C. General Concerns:

D. Public Participation

E. Adjourn

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Combined Planning and Zoning Board
Tuesday, March 13, 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, March 13, 2018, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Kevin Groth, Rita Green, David Parrish, Gary Mack, Mike Heap, Lee Smith (absent), Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Bill Vollmer, Bob Vollmer, Trustee Matt Trout, Village Clerk Jerry Menard and Trustee Mike Blaies.

PLAN COMMISSION:

A. Old Business:

1. Approval of February 13, 2018 Minutes: Trustee Gary Mack motioned to approve the February 13, 2018 minutes and Kevin Groth seconded the motion. All voting yea, the motion carried.
2. Recommend Change in Preliminary Plat Approval for Subdivision from three to five years: Chairman Steve Woodward read the notice and swore in those individuals wishing to speak. Steve explained this board had previously discussed and recommended this, but the required hearing was not held. Rita doesn't understand why we have to change it. Village Administrator Tony Funderburg explained currently our code provides for a one-year timeframe for the preliminary plat approval with the option to extend that for three years. Tony would like to change the three years to five years. If the subdivision is being developed in stages, Tony believes this is a more reasonable timeframe in order for the developer to obtain final approval of the plat. Kevin Groth asked if the five years has to be approved, and Tony said yes.

Gary Mack motioned to recommend the approval period for the preliminary plat be changed from three to five years and Kevin Groth seconded the motion. ROLL CALL VOTE: GM/KG. RG=yes; KG=yes; MH=yes; GM=yes; DP=yes; SW=yes. 6 yes, 1 absent.

Gary Mack motioned to close the hearing at 6:07 p.m. and Mike Heap seconded the motion. All voting yea, the motion carried.

B. New Business:

1. Preliminary Plat Approval for Lone Oak Trails Second Addition and Timberwolf Estates Second Addition: Bill and Bob Vollmer are here to present the second additions to these subdivisions, and advised that they would like to add additional lots this coming year. These are the same, exact plats that were approved 15 years ago. There have been no changes to sizes or number of lots. We are only requesting approval of the preliminary plats. Bill stated over the next few months, they will work with their engineers to decide which lots will go in this year. Then he will come back with the final plats to address the remaining requirements. Village Administrator Tony Funderburg said we have reviewed some of the requirements in a previous meeting. Rita questioned the size of the cul-de-sacs since they have changed it from 120 feet in diameter to 100. Tony explained there would have been a variance hearing when these plats were presented 15 years ago. Tony stated the variance lives forever with the property and has already been granted. Mike Blaies wanted to know which way the storm water will run. Bill Vollmer said on Lone Oak

it runs north to south, on Timberwolf it runs north to south on the east and in the middle, both ways. He also stated Wolf Road is much higher than Freeburg-Douglas Road.

Gary Mack motioned to approve the Lone Oak Subdivision Second Addition Preliminary Plat for approval and David Parrish seconded the motion. ROLL CALL VOTE: Gary Mack – yes; David Parrish – yes; Rita Green – yes; Kevin Groth – yes; Mike Heap – yes; Lee Smith – absent; Steve Woodward – yes. With 6 yes votes, 0 no votes, 1 absent, the motion carried.

Gary Mack motioned to approve the Timberwolf Subdivision Second Addition Preliminary Plat for approval and David Parrish seconded the motion. ROLL CALL VOTE: Gary Mack – yes; David Parrish – yes; Rita Green – yes; Kevin Groth – yes; Mike Heap – yes; Lee Smith – absent; Steve Woodward – yes. With 6 yes votes, 0 no votes, 1 absent, the motion carried.

Tony stated we need to look at all of the costs upfront when a developer wants to come into Freeburg. Tony said the developers for the new subdivision will be paying for the electric infrastructure materials, and we will pay the labor for it to be installed. Trustee Trout commented with the developer paying for the electric materials, that will offset the \$1,500 development fee. Tony advised we may look at taking that \$1,500 out of the code and use a more cost effective way for the developers to share in the cost of the development's impact on our infrastructure.

Tony and Julie are going to work on a checklist for both the preliminary and final plats. Steve said the final plat was always reviewed by a different engineer, and they would prepare an advisory report detailing their findings for the board. Will put checklist together to review final plat, and SW said that was always done in the past.

David Parrish advised he is moving to O'Fallon and presented his letter of resignation from this board.

Rita brought up the daycare center being built on State Street and asked if there is a building material requirement. Julie stated that was passed by ordinance. She will get that information to Tony.

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 6:33 p.m. and Rita Green 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
ZONING AMENDMENT
#18-05

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, May 8, 2018 at 6:15 p.m.**, in the Municipal Center, 14 Southgate Center, Freeburg, Illinois. This meeting is to review a request from Michael Braun to rezone the following property from SR-1 (single-family residential) to A (agriculture), for the following:

P. I. N.: 13-24.0-407-013 (Douglas Road)
P.I.N.: 14-19.0-300-014 (W. Apple)
Freeburg, Illinois

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 19th day of April, 2018.

APPLICATION FOR AMENDMENT

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

Amendment Request No. 18-05
Date: 4/13/18

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

Date set for hearing: 5/8/18
Date hearing held: _____
Notice published on: 4/19/18
Newspaper: Freeburg Tribune

Permanent Parcel No. 13-24.0-407-013
14-19.0-300-014
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: _____

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: Mike Braun

Address of applicant: 33 Fleur Dr. Belleville IL 62226

- 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: _____

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

- 2. Area of land rezoning requested for 38 acres/square feet.
- 3. Present Zone District Classification of subject and adjacent properties (show zone district boundaries on plat).
SR-1
- 4. A. Present use of property: Agriculture
B. Proposed use of property: Agriculture

5. Name of owner(s): Mike Braun

Address of owner(s): 33 Fleuv Dr. Belleville IL Phone: 235-6252

Email: _____

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: 4/13/18

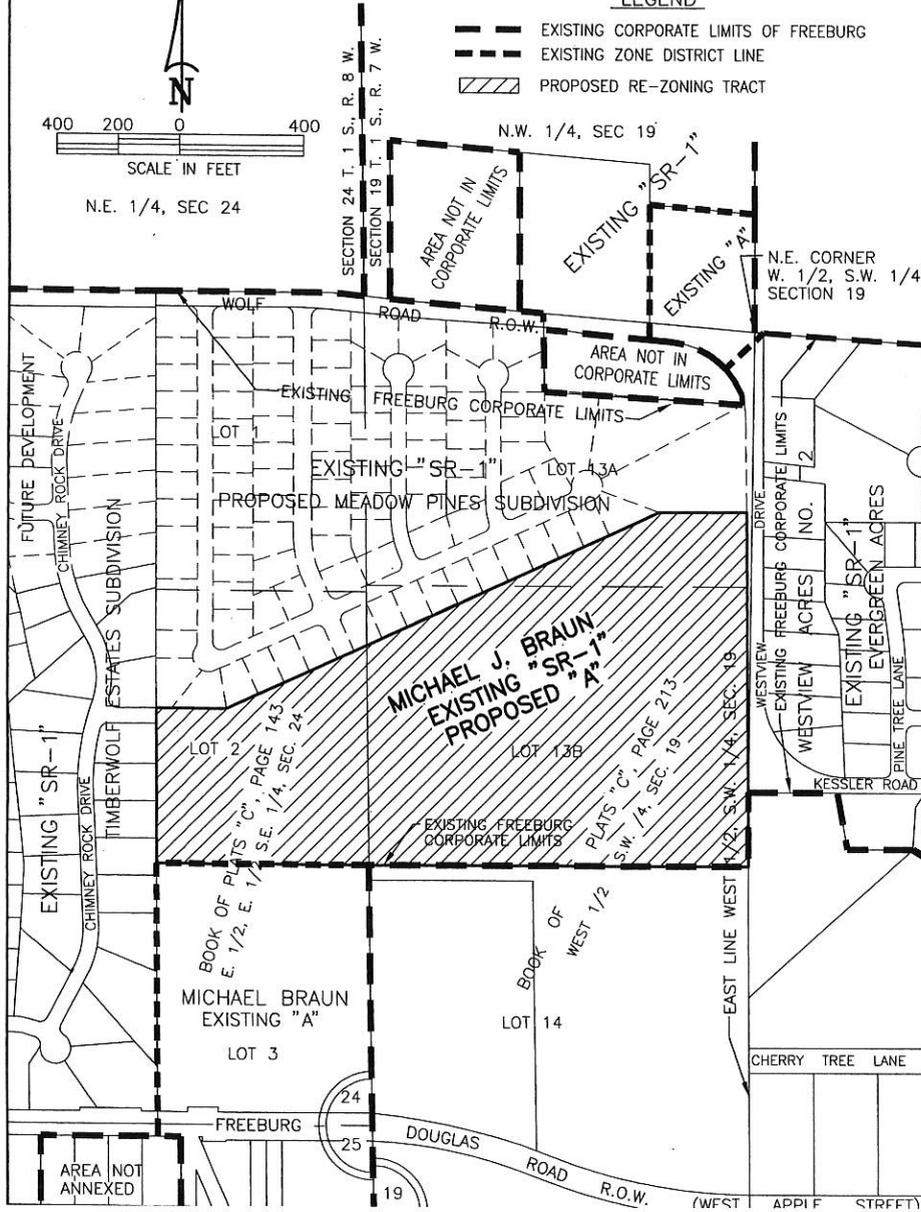
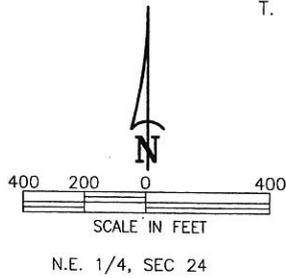

Signature of Petitioner

ZONING EXHIBIT
FREEBURG, ILLINOIS

MICHAEL J. BRAUN PROPERTY
PART OF THE WEST 1/2 OF THE S.W. 1/4 OF SECTION 19,
T. 1 S., R. 7 W. OF THE 3RD P.M.
PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 24
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
- ▨ PROPOSED RE-ZONING TRACT



Property Owners that abut
Douglas Road/W. Apple Street, Freeburg
13-24.0-407-013
14-19.0-300-014

	<u>Property Address:</u>	<u>PIN:</u>
1. Forest Hills, LLC	Douglas Road	13-24.0-407-012
2. Kristopher/Amy Gebke	400 Chimney Rock	13-24.0-411-003
3. Kurtis/Paula Mullins	332 Chimney Rock	13-24.0-407-015
4. Nathan/Lisa Wood	328 Chimney Rock	13-24.0-407-016
5. Randy/Mary Schmitt	324 Chimney Rock	14-19.0-201-051
6. Kevin/Terri Foster	320 Chimney Rock	13-24.0-407-006
7. Shawn/Andinet Wadhams	316 Chimney Rock	13-24.0-407-007
8. Michael Braun	Douglas Road	13-24.0-407-014
9. Joseph/Leona Braun	934 W. Apple	14-19.0-300-007
10. Forest Hills	W. Apple St.	14-19.0-300-013
11. John/Kathy Harryman	114 Westview Dr.	14-19.0-301-003
12. Jeff/Alicia Carmack	112 Westview Dr.	14-19.0-301-049
13. David/Jennifer Helfrich	110 Westview Dr.	14-19.0-301-005
14. Christopher/Cora Marty Farmer	108 Westview Dr.	14-19.0-301-048
15. Ronald/Cynthia Lamos	104 Westview Dr.	14-19.0-301-008
16. Edward/Nancy Hicks	102 Westview Dr.	14-19.0-301-009
And		14-19.0-301-010
17. Melvin/Darlene Beisiegel	815 Kessler Road	14-19.-0-302-001
18. Joseph/Leona Braun	W. Apple.	14-19.0-300-009
And	934 W. Apple	14-19.0-300-007

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NOTICE OF HEARING BEFORE THE
COMBINED PLANNING AND ZONING BOARD
AREA BULK VARIANCE REQUEST
18-04

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, May 8, 2018, 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 40-15-13 Number of Parking and Loading Spaces Required, (C) Commercial, office service: Taverns. Applicant is requesting a variance from the number of required parking spaces from 19 to 14.

P.I.N. 14-30.0-206-023
5 W. Apple
Freeburg, IL 62243

As a result of the petition of Jeremy Holtrop (owner) and Colene Dougherty (applicant), 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 12th day of April, 2018.

Steve Woodward, Chairman
Combined Planning and Zoning Board

PETITION FOR AREA/BULK VARIANCE

Zoning Board of Appeals
Municipal Center
14 Southgate Center
Freeburg, Illinois 62243

Variance Request No. 18-04

Date: 3/21/18

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

Date set for hearing: 5/8/18
Date hearing held: _____
Notice published on: 4/12/18
Newspaper: Freeburg Tribune

Perm. Parcel No. 14-30.0-206-023
Fee Paid to Village Clerk: _____
\$ 125.00 DATE: _____

Action by Zoning Board of Appeals:
 Denied
 Approved
 Approved with modifications by Board

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.

Notice to Applicant: Attach to this form a Building Permit and Temporary Certificate of Zoning Compliance application.

- Name of Owner(s): Jeremy Holtrop
Address: 2159 Cloverleaf School Rd ^{Belleville} Phone: 618 530 7727
- Applicant's name: Colene Dougherty ^(Zip Code)
Address: 160 N. Park St. Phone: 618 799 8872
- Property interest of applicant: Leasee
- 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 W. Apple
- Address of property: 302 South State St Freeburg
- Present use of property: VACANT - Proposed ~~Gate~~ 62243
- Present zoning of property: TAVEN
- 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.

Colene.dougherty76@gmail.com
Jeremy @ I6-ANDC.COM

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?

- | | | |
|--------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> Too narrow | <input type="checkbox"/> Topography | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too small | <input type="checkbox"/> Drainage | <input type="checkbox"/> Sub-surface |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other: <u>Limited PARKING</u> |

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.)

LOCATION IS APPROXIMATELY 5
PARKING SPOTS SHORT OF CURRENT
REGULATIONS OF 19

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 similarly 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 of posting, maintaining, and removing such notices as may be required by law.

Date: 3/22/2018

Date: 3/22/2018

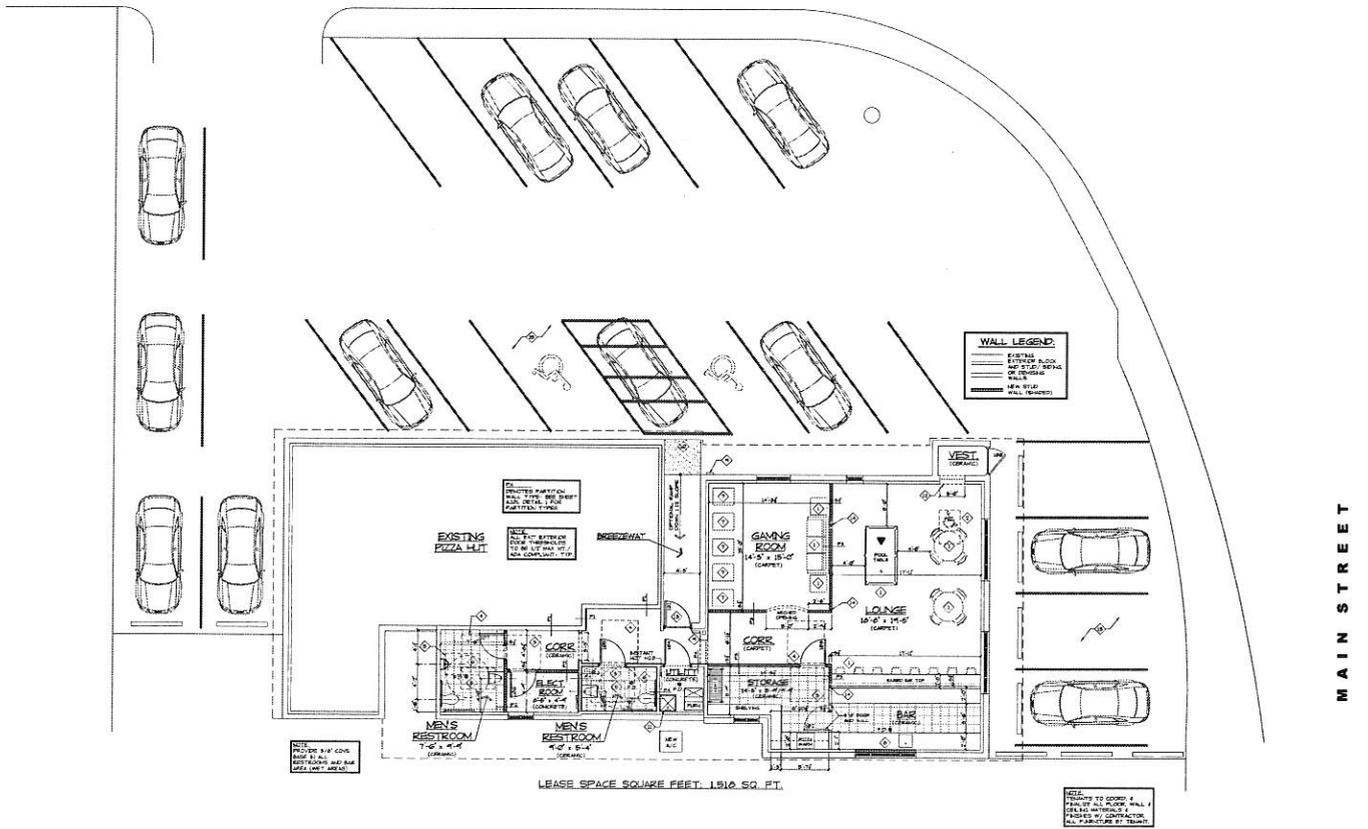
Signature of Applicant:

[Handwritten Signature]

Signature of Owner:

[Handwritten Signature]

WEST APPLE

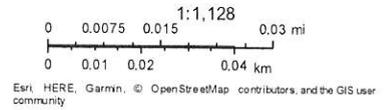


Holtrop 5 S. State



4 / 5 / 2018 8 : 37 : 36 AM

- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1
- Roads



Property Owners that abut 5 W. Apple
Jeremy Holtrop (owner) and Colene Dougherty (applicant)
5 W. Apple

	<u>Property Address:</u>	<u>PIN:</u>
1. Edward/Nancy Hicks	11 W. Apple	14-30.0-206-005
2. Edward/Nancy Hicks	11 W. Apple	14-30.0-206-006
3. Paul/Betty Adams	306 S. State St.	14-30.0-206-035
4. Gene Crowe	303 S. State St.	14-29.0-104-026
5. Leroy/Judith Hamann	211 S. State St.	14-29.0-100-003
6. Magna Bank	202 S. State St.	14-30.0-204-005
7. Marjorie Smith	12 W. Apple	14-30.0-204-001