

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Ray Matchett, Jr.  
Mike Blaies  
Denise Albers  
Bob Kaiser  
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](http://www.freeburg.com)  
Legal and Ordinance Committee Meeting  
(Annexation; Building; Zoning; Subdivision)  
(Heap/Albers/Matchett/Meehling)  
Wednesday, June 26, 2019 at 5:30 p.m.

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.

The meeting of the Legal and Ordinance Committee was called to order at 5:31 p.m. by Chairman Mike Heap on Wednesday, June 26, 2019, in the Freeburg Municipal Center. Members attending were Chairman Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling (5:33 p.m.), Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Zoning Administrator Matt Trout, Police Chief Mike Schutzenhofer (absent), Public Works Director John Tolan (absent), Village Attorney Fred Keck, Village Administrator Tony Funderburg (absent) and Office Manager Julie Polson. Guest present: Janet Baechle.

## A. OLD BUSINESS:

1. Approval of May 29, 2019 Minutes: Trustee Denise Albers motioned to approve the May 29, 2019 minutes and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout advised 8 permits have been issued (2 electric, 1 wrecking, 1 driveway, 1 fence, 1 new home, 1 new duplex, 1 covered patio), and 9 occupancy permits as well. The nuisance property list was provided, and Matt is working on some of the older outstanding issues. Matt has also sent out letters regarding inoperable motor vehicle letters.
3. Meadow Pines/Edison Estates Subdivisions: Matt took care of the extension cord issue in Meadow Pines. He and Jane have discussed the sewer tap on fee procedure since no-one has come into pay for any. Mayor Speiser suggested requiring payment when they pay for the building permit. Matt advised the Combined Planning and Zoning Board the preliminary concept plan for Edison Estates with a 7-0 vote, and it will be on Monday's board meeting to approve. Attorney Keck advised he reviewed that proposed ordinance for this. Matt stated the concept plan includes rezoning the property and a maximum lot coverage variance from 25% to 30% for the SR-2 district.
4. Code Revisions/Legal Review: Matt provided the zoning code proposed changes to pole barns, solar, prefab car ports, storage containers and the ordinance violation penalty amount. He asked for everyone to review the changes before it goes to the Combined Planning and Zoning Board for a public hearing. Attorney Keck stated Carbondale has had 6 applications for cannibas lounges. We have to decide if and how we want to regulate this. Fred also said we need to get language in our code addressing solar farms. He suggested using the model ordinances from IML.

Matt advised the letters have gone out to the Industrial Park businesses regarding lawn mowing.

## B. NEW BUSINESS:

1. Bill's Auto Service: Matt advised we are receiving more complaints about Bill Herr's business property. He and Trustee Heap met with him, and the meeting did not go well. Matt suggested a strongly worded letter for a final chance to clean up his property and have it delivered by Officer Ruhmann. Attorney Keck stated our zoning code does not allow the property to be in that condition. Trustee Albers asked for a time fame in the letter, and the committee agreed

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on two weeks to address the fence and weeds. After that, he will receive a daily ordinance violation until the issues are addressed. After that, the inoperable cars in the back need to be taken care of.

2. **Village Hall Hours of Operation:** Office Manager Julie Polson asked the committee to consider changing the hours of operation from 7:00 a.m. – 5:00 p.m. to 7:00 a.m. – 4:00 p.m. She said the office would still stay open until 5:00 p.m. on due date and disconnect date. Our drop box is the most popular way our residents pay. They can also pay at their local bank, online or through our direct debit program.

*Trustee Lisa Meehling motioned to recommend to the full Board Village Hall operating hours be changed to 7:00 a.m. – 4:00 p.m. Monday through Friday and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*

3. **IML Conference:** Mayor Speiser asked for anyone that is interested in attending the IML Conference on September 19<sup>th</sup> – 21<sup>st</sup>, to let Village Administrator Tony Funderburg know as soon as possible.
4. **Side-by-Side Vehicles:** Mayor Speiser stated we need to have an ordinance stating either we are or are not allowing side-by-side vehicles in Freeburg. Attorney Keck confirmed this, and further stated he reviewed our previous ordinance and said it was very well done. He believes if we decide to do this, we should follow that ordinance. He believes we have addressed the biggest issue of driving them at night. The side-by-side would be treated like a car and only be allowed sunrise to sunset. The inspection fee would be paid to the inspector. Mayor Speiser said you could get a local auto shop to perform the inspection. Trustee Heap would like more time to discuss with Chief Schutzenhofer.

**C. GENERAL CONCERNS:** None

**D. PUBLIC PARTICIPATION:** Janet asked if the side-by-side discussion is starting all over again, and Trustee Heap advised yes.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:11 p.m. and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*

  
Julie Polson  
Office Manager