

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Denise Albers
Michael Heap
Robert Kaiser
Mike Blaies
Ray Matchett, Jr.
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
Weilmuenter Keck Brown, P.C.

**IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, THE PUBLIC
CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING
APPLICATION AND CLICKING ON THE FOLLOWING LINK:**

Join URL: <https://us02web.zoom.us/j/4478727673>
Meeting ID: 447 872 7673

We ask the public to mute their phone or mic until Public Participation
If you have any questions, please contact Matt Trout at mtrout@freeburg.com
Village Hall will be open to the public for this meeting

October 24, 2022

NOTICE

MEETING OF LEGAL AND ORDINANCE COMMITTEE Annexation; Building; Zoning; Subdivision (Heap/Albers/Matchett/Meehling)

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, October 26, 2022, at 5:45 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

- A. Old Business
 - 1. Approval of September 28, 2022 Minutes
 - 2. Zoning Report/Nuisance Properties
 - 3. Meadow Pines/Edison Estates Subdivisions
- B. New Business
 - 1. Cave Creek Properties and Wiegmann's Request for Property Assessment Review
- C. General Concerns
- D. Public Participation
- E. Adjourn

At said Legal and Ordinance Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public office [5 ILCS, 120/2 - (c)(3)], litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 - (c)(1)]; collective negotiating matters between the public body and its employees or their representatives [5 ILCS, 120/2- (c)(2), real estate transactions [5 ILCS, 120/2 - (c)(5)]; discussion of executive session minutes, [5 ILCS-120/2-(c)(21)]; discussion of purchase or lease of real property for the use of the public body, [5 ILCS-120/2-(c)(5)]; or discussion of the setting of a price for sale or lease of property owned by the public body, [5 ILCS-120/2-c)(6)].

VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Denise Albers
Michael Heap
Robert Kaiser
Mike Blaies
Ray Matchett, Jr.
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 Brown, P.C.

Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Heap/Albers/Matchett/Meehling)
Wednesday, September 28, 2022 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:52 p.m. by Chairperson Mike Heap on Wednesday, September 28, 2022. Members present were Chairperson Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Zoning Administrator Matt Trout, Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Administrator Tony Funderburg, Village Attorney Fred Keck and Office Manager Julie Polson (absent). Guest present: Janet Baechle. There were no guests present via Zoom.

A. OLD BUSINESS:

1. Approval of August 24, 2022 Minutes: Trustee Lisa Meehling motioned to approve the August 24, 2022 minutes, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout reported 10 occupancy permits, 10 building permits which included 4 electric, 1 parking lot, 3 fences, and 1 new home in Edison Estates. Matt followed up on the Cardinal Court trailer. Most of the inside has been cleaned up, the fence has been taken down and a vehicle hauled away. Matt said they are not moving very quickly, and Village Administrator Tony Funderburg stated we can always do the work and put a lien on the property. Both Matt and Tony feel that is not a very good option. Chairperson Heap suggested waiting until harvest is over to see where they are at. Attorney Keck would like a letter sent that gives them a deadline in case this would ever go to the courts for action, and the committee agreed. At 5 S. Alton, a crane was there today working on the roof. We did send a letter requesting for them to come up with a plan. Attorney Keck stated if it is a nuisance condition where it impacts public safety, they have 15 days to come to us to present a plan. We can accept that or modify that plan. Tony brought up the situation where we had someone in town that said we should condemn the building. Tony believes that we should send that letter out whenever there is a fire or damage to a building. He further said there is no-one qualified to say that a building should be condemned. We can deem a building unsafe, and then is the homeowner and insurance company's responsibility. That road will not be opened until it is safe. Matt will check on the property on State Route 15 on some non-operable vehicles.
3. Meadow Pines/Edison Estates Subdivisions: Matt does not have anything on either subdivision. John ran the sewer line in Meadow Pines. John said Tim Pruett stated they are talking about the second phase in Meadow Pines.

B. NEW BUSINESS: Matt said on Cemetery Road and Barber Lane, they are going to annex in, and at the October 11th meeting they will hold a hearing to rezone it to agriculture. Once it annexes in, they plan to divide it into 5-acre parcels. It does not require a subdivision plat. He and Tony met with Dr. Despain who bought the Vollmer property off Wolf Road. He wants

Legal and Ordinance Committee Meeting
Wednesday, September 28, 2022

Page 1 of 2

VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

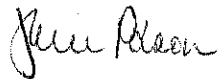


to build a lake, and Tony advised him that is zoned SR-1. Grass has to be below 8 inches. He wants to make it a park/nature preserve. We will have to be a part of it if the grass goes above 8 inches, and if he wants to change the zoning it can go before the Combined Planning and Zoning Board. Tony told him it was planned for a road to go through there. Matt said the conversation lasted 1.5 hours.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Lisa Meehling motioned to adjourn at 6:16 p.m., and Trustee Ray Matchett seconded the motion. All voting yeas, the motion carried.*



Julie Polson
Office Manager

Board of Review St. Clair County
10 Public Square
Belleville, IL 62220
(618) 277-6600 ext. 2489/2493
Date:10/13/2022

PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS

RECEIVED

OCT 17 2022

MENARD JERRY
CAVE CREEK PROPERTIES INC
FREEBURG VILLAGE CLERK
14 SOUTHGATE CENTER
FREEBURG IL 62243

700-702 N STATE ST
FREEBURG, IL 62243-0000

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **November 14, 2022 at 1:50 PM.**

COMPLAINT: 2022-001088

ASSESSMENT YEAR: 2022

TO OWNER: CAVE CREEK PROPERTIES INC

OWNERS AGENT:

PARCEL NUMBER: 14-19.0-202-002

SITE ADDRESS: 700-702 N STATE ST
FREEBURG, IL 62243-0000

LEGAL DESCRIPTION:
FREEBURG TWP SEC 19

ASSESSOR'S VALUATION

LAND/LOT	24,177
IMPROVEMENTS	385,279
FARMLAND	0
FARM BLDGS	0
TOTAL	409,456

This hearing is for the purpose of reviewing the assessment of the property described above. Failure to produce the required evidence necessary to process your complaint may result in no action being taken by the St. Clair County Board of Review.

You have five (5) days to contact this office if you can not attend on this date. FAILURE TO APPEAR at the time and place indicated will forfeit your right to a hearing before the Board of Review on this property for the year indicated.



ST. CLAIR COUNTY BOARD OF REVIEW

(818) 277-6600
FAX: 233-4072

CHAIRMAN
ANGELA GROSSMANN-
ROEWE

MEMBERS
MICHAEL CROCKETT
KINNIS WILLIAMS SR.

ST. CLAIR COUNTY BUILDING
10 Public Square • Suite 504 • Belleville, IL 62220-1623

As Property Assessment Complaint Hearings begin for Tax Year 2022, the St. Clair County Board of Review will not be doing in-person hearings due to unforeseen circumstances.

IF YOU ORIGINALLY SELECTED IN PERSON HEARING, YOU HAVE BEEN AUTOMATICALLY ROLLED INTO A PHONE CONFERENCE.

You have selected the following option:

 OPTION 1: EVIDENCE-ONLY HEARING - Please submit all evidence pursuant to your property (appraisals, damage reports, photos, and comparable property information, etc.) via mail (must be postmarked); dropped in the locked/secure drop box outside the front of the County Building in the Circle Drive; or left at our customer service counter on the Fifth Floor. All evidence must be submitted at least **FIVE BUSINESS DAYS** before your scheduled hearing date. Remember to write your parcel number on all information submitted. You will not be contacted, but all evidence will be thoroughly reviewed by the Board.

OPTION 2: PHONE CONFERENCE - ~~A Board Member will contact you via phone at your scheduled time. The date and time will be on the attached notice.~~ Please submit all evidence pursuant to your property (appraisals, damage reports, photos, and comparable property information, etc.) via mail (must be postmarked); dropped in the locked/secure drop box outside the front of the County Building in the Circle Drive; or left at our customer service counter on the Fifth Floor. All evidence must be submitted at least **FIVE BUSINESS DAYS** before your scheduled hearing date. Remember to write your parcel number on all information submitted.

*** Please keep a copy of all evidence submitted for your own records to review with a Board Member via phone. Evidence submitted to our office will not be returned.

YOU MUST BE AVAILABLE TO ANSWER PHONE 30 MINS PRIOR/AFTER YOUR SCHEDULED TIME

We thank you for your cooperation and apologize for any inconvenience. Call our office at (618) 825-2489 if you have any questions.

Sincerely,

St. Clair County Board of Review Members

Angela Grossmann-Roeve, Michael Crockett, and Kinnis Williams Sr.

Board of Review St. Clair County
10 Public Square
Belleville, IL 62220
(618) 277-6600 ext. 2489/2493
Date:10/13/2022

PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS

RECEIVED

OCT 17 2022

MENARD JERRY
WIEGMANN E M & CO INC
FREEBURG VILLAGE CLERK
14 SOUTHGATE CENTER
FREEBURG IL 62243

501 W APPLE ST
FREEBURG, IL 62243-0000

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **November 15, 2022 at 9:30 AM.**

COMPLAINT: 2022-001345

ASSESSMENT YEAR: 2022

TO OWNER: WIEGMANN E M & CO INC

OWNERS AGENT:

PARCEL NUMBER: 14-30.0-200-015

SITE ADDRESS: 501 W APPLE ST
FREEBURG, IL 62243-0000

LEGAL DESCRIPTION:
FREEBURG TWP SEC 30 W
1/2 E PT OF LT 2 & E
10.10 ACS LT 2 NW NE BK
2499-1450

ASSESSOR'S VALUATION

LAND/LOT	124,166
IMPROVEMENTS	1,002,558
FARMLAND	0
FARM BLDGS	0
TOTAL	1,126,724

This hearing is for the purpose of reviewing the assessment of the property described above. Failure to produce the required evidence necessary to process your complaint may result in no action being taken by the St. Clair County Board of Review.

You have five (5) days to contact this office if you can not attend on this date. FAILURE TO APPEAR at the time and place indicated will forfeit your right to a hearing before the Board of Review on this property for the year indicated.



CHAIRMAN
ANGELA GROSSMANN-
ROEWE

ST. CLAIR COUNTY BOARD OF REVIEW

(618) 277-6600
FAX: 233-4072

MEMBERS
MICHAEL CROCKETT
KINNIS WILLIAMS SR.

ST. CLAIR COUNTY BUILDING
10 Public Square • Suite 504 • Belleville, IL 62220-1623

As Property Assessment Complaint Hearings begin for Tax Year 2022, the St. Clair County Board of Review will not be doing in-person hearings due to unforeseen circumstances.

IF YOU ORIGINALLY SELECTED IN-PERSON HEARING, YOU HAVE BEEN AUTOMATICALLY ROLLED INTO A PHONE CONFERENCE
You have selected the following option:

OPTION 1: EVIDENCE-ONLY HEARING - Please submit all evidence pursuant to your property (appraisals, damage reports, photos, and comparable property information, etc.) via mail (must be postmarked); dropped in the locked/secure drop box outside the front of the County Building in the Circle Drive; or left at our customer service counter on the Fifth Floor. All evidence must be submitted at least **FIVE BUSINESS DAYS** before your scheduled hearing date. Remember to write your parcel number on all information submitted. You will not be contacted, but all evidence will be thoroughly reviewed by the Board.

X OPTION 2: PHONE CONFERENCE - A Board Member will contact you via phone at your scheduled time. The date and time will be on the attached notice. Please submit all evidence pursuant to your property (appraisals, damage reports, photos, and comparable property information, etc.) via mail (must be postmarked); dropped in the locked/secure drop box outside the front of the County Building in the Circle Drive; or left at our customer service counter on the Fifth Floor. All evidence must be submitted at least **FIVE BUSINESS DAYS** before your scheduled hearing date. Remember to write your parcel number on all information submitted.

*** Please keep a copy of all evidence submitted for your own records to review with a Board Member via phone. Evidence submitted to our office will not be returned.

YOU MUST BE AVAILABLE TO ANSWER PHONE 30 MINS PRIOR/AFTER YOUR SCHEDULED TIME

We thank you for your cooperation and apologize for any inconvenience. Call our office at (618) 825-2489 if you have any questions.

Sincerely,

St. Clair County Board of Review Members

Angela Grossmann-Roewe, Michael Crockett, and Kinnis Williams Sr.