

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.

November 27, 2017

NOTICE

MEETING OF LEGAL AND ORDINANCE COMMITTEE Annexation; Building; Zoning; Subdivision (Pruett/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, November 29, 2017, at 5:30 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

- A. Old Business
 - 1. Approval of October 25, 2017 Minutes
 - 2. Zoning Report/Nuisance Properties
- B. New Business
 - 1. Meadow Pines Preliminary Plat
 - 2. St. Clair County Board of Appeals Hearing on December 4, 2017
 - 3. Illinois Bicentennial Celebration Proclamation
- 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

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Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Pruett/Albers/Matchett/Meehling)
Wednesday, October 25, 2017 at 5:30 p.m.

VILLAGE ADMINISTRATOR
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The meeting of the Legal and Ordinance Committee was called to order at 5:30 p.m. by Chairman Dean Pruett on Wednesday, October 25, 2017, in the Freeburg Municipal Center. Members attending were Chairman Dean Pruett, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Matt Trout, Zoning Administrator Gary Henning, Public Works Director John Tolan, Chief Mike Schutzenhofer, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of September 27, 2017 Minutes: Trustee Lisa Meehling motioned to approve the September 27, 2017 minutes and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Gary Henning stated he is still waiting to hear from Attorney Keck regarding the Moerchen property on Old Fayetteville Road. Trustee Trout said Mr. Moerchen has started to erect the brick wall, it matches the shed and it is almost halfway to the house.
3. Executive Session to Discuss Real Estate Transactions – 5 ILCS 120/2-(c)(5):

EXECUTIVE SESSION 5:33 P.M.

Trustee Lisa Meehling motioned to enter into Executive Session at 5:33 p.m. citing real estate transactions, 5 ILCS, 120/2-(c)(5), and Trustee Ray Matchett seconded the motion. All voting aye, the motion carried.

EXECUTIVE SESSION ENDED 5:41 P.M.

The regular session reconvened at 5:41 p.m.

B. NEW BUSINESS:

1. Old Freeburg Road Water Line: Administrator Funderburg advised Trustee Matchett informed dvised him that the residents on Old Freeburg Road are struggling with black water from their wells. In order to get this done, we would need to have the engineer draw plans and get an EPA permit which is about a six-month process. We would use the county right-of-way so we would not need any easements. Public Works Director John Tolan will work up the figures and timeframe for this project and take it to Water/Sewer committee.
2. Cave Creek Properties Assessment Review: Administrator Funderburg stated Cave Creek has asked to have their taxes lowered. He stated the county won't approve it if the request is unreasonable. Tony believes we should do what we can to help our businesses.

Legal and Ordinance Committee Meeting
Wednesday, October 25, 2017

3. Ordinance #1639 – An Ordinance Rezoning N. Main Street Property from SR-1 to B-2: *Trustee Ray Matchett motioned to recommend to the full Board Ordinance #1639 for approval and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*
 4. St. Clair County Notice of Public Hearing 3732 State Route 15: Don Gass would like to continue the storage business at this property and a hearing has been scheduled before the St. Clair County Board of Appeals on Monday, November 6th. It is the same building that is currently on the property, and this process will make it legal. Tony confirmed it fits in with our comprehensive plan.
- C. GENERAL CONCERNS:** None.
- D. PUBLIC PARTICIPATION:** None.
- E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 5:59 p.m. and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

LEGAL-ORDINANCE MEETING

NOVEMBER 29th, 2017

Gary Henning Zoning Administrator

6 Occupancy Permits issued to date in November:

4 Building Permits issued to date in November:

1-Building Addition

1-Fence

2-Electric

Nuisances Corrected to date in November -- 11

Tony will email the board members the updated spreadsheet on current nuisances.



COUNTY OF ST. CLAIR
DEPARTMENT OF BUILDING & ZONING



PHONE (618) 825-2715
FAX (618) 277-0482



10 PUBLIC SQUARE
BELLEVILLE, ILLINOIS 62220-1623
www.co.st-clair.il.us

November 16, 2017

Larry Eitzenhefer & Elaine Byrd
Bernard Smith TR
Ella Smith TR
Larry & Sandra Kraft TR

Larry & Elaine Byrd
Terry Kunkelmann
Village of Smithton
Village of Freeburg

RE: 2017-25-ABV -- Larry Eitzenhefer & Elaine Byrd, Owners
Matthew & Ashley Reeder, Applicants
XXXX Douglas Road, Freeburg, Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of a "Notice of Public Hearing" which appeared in the November 16, 2017 issue of the Freeburg Tribune.

Please read this notice since the subject property is in the vicinity of property owned by you. We cannot contact everyone by mail, so feel free to discuss this with your neighbors. You are welcome to attend the public hearing and voice your opinions on this particular case.

This public hearing before the Zoning Board of Appeals will be held in the St. Clair County Building, County Board Room – 5th Floor, #10 Public Square, Belleville, Illinois, on Monday, December 4, 2017 at 7:40 P.M.

If you have any questions, please feel free to call.

Sincerely,

ANNE MARKEZICH, Director
Building & Zoning Department

AM:plc

NOTICE OF PUBLIC HEARING

BEFORE THE

ST. CLAIR COUNTY ZONING BOARD OF APPEALS

RE: 2017-25-ABV

Notice is hereby given that a public hearing will be held before the Zoning Board of Appeals of St. Clair County, Illinois, on Monday, December 4, 2017 at 7:40 P.M., in the County Board Room, 5th Floor, St. Clair County Building, #10 Public Square, Belleville, Illinois, at which time and place the Board will consider the proposed variation to the County Zoning Ordinance as follows:

To consider a request for an Area/Bulk Variance to allow the division of 6-acres instead of the 40-acres required in an "A" Agricultural Industry Zone District, on the following described property: Pt of the SE 1/4 of the SW 1/4 also the W 1/2 of the SW 1/4 of the SE 1/4 located in Section 23, T. 1 S., R. 8 W., of the 3rd P.M., St. Clair County, Illinois containing 6-acres more or less.

Which is known as XXXX Douglas Road, Freeburg, Illinois, in Smithton Township.

Said request was made by Larry Eitzenhefer, 3 N West, Freeburg, Illinois, owner and Elaine Byrd, 6521 Douglas Road, Freeburg, Illinois, Owners and Matthew & Ashley Reeder, 606 Lorenz Lane, Belleville, Illinois, Applicant.

All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon.

Dated this 16th day of November, 2017.

ZONING BOARD OF APPEALS
ST. CLAIR COUNTY, ILLINOIS

BY: Anne Markezich, Secretary

SITE PLAN

660



13230400008
8.22

6 ± Acres

13230100009
11.19
BERNARD SMITH



660

393

13230300013
6.76

LARRY & ELAINE BYRD

6541 Douglas Rd

750

10

1987 92

509.6

1528

LARRY W & SANDR K KRAFT

G = garage
H = home

KRAFT

13260200001
39.08

LARRY W & SANDRA K

DOUGLAS

LARRY & BYRD ELAIN EITZENHEFER

1290

96

256

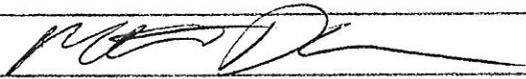
776

392

Receiving 6± Acres from Larry & Byrd Elaine
Eitzenthaler, Ashley Reeder's parents.

Keeping the ~~for~~ 100 yr farmland in the family
and turning it into residential for our house.

We will be keeping some of the Acres for
farming.



Matt Reeder



OFFICE OF THE GOVERNOR

207 STATE HOUSE
SPRINGFIELD, ILLINOIS 62706

BRUCE RAUNER
GOVERNOR

November 8, 2017

Dear Illinois Counties and Municipalities,

On December 3, 2018, the people of Illinois will celebrate our state's 200th birthday. To kick off our 365-day celebration, I hope that all of you will host Illinois Bicentennial Flag Raising Ceremonies in your communities on Monday, December 4 at Noon.

The Bicentennial is a once-in-a-lifetime invitation to fall in love with Illinois all over again. It is an opportunity to celebrate all that has been great in our first 200 years and lay the foundation for 200 more years of growth and prosperity. Illinois is home, and the Bicentennial gives us a chance to reflect on what makes it great and how we can continue to make it great for our children and grandchildren.

Your Flag Raising Ceremony will help kickoff a yearlong celebration that pays tribute to the people, places, and things that are being BORN, BUILT & GROWN here every single day. Our Bicentennial will showcase Illinois' influence on American history and culture, achievement and invention, business and art. Together, we can inspire pride in Illinois and show the world what makes this state so great.

Our thanks to United Airlines for their support of the Illinois Bicentennial celebration and sponsorship of this flag program. United is one of the pillars of our Illinois business community. We also thank the Illinois Municipal League for being a significant partner in the 200th Birthday celebration. Our statewide Flag Raising Ceremonies would not be possible without the support of United and IML.

Enclosed please find your complimentary Illinois Bicentennial Flag and answers to frequently asked questions to assist with your Ceremony. Please encourage all citizens to participate and celebrate in the upcoming year by visiting illinois200.com and using the hashtag #IllinoisProud.

Thank you for help. And Happy 200th Birthday, Illinois.

Sincerely,

A handwritten signature in black ink that reads "Bruce Rauner".

Bruce Rauner
Governor, State of Illinois

PROCLAMATION

WHEREAS, Sunday, December 3, 2017, marks Illinois' 199th birthday, as Illinois became the 21st state in the union on December 3, 1818; and

WHEREAS, Illinois Bicentennial will be a yearlong celebration between December 3, 2017 and December 3, 2018, which will be our state's 200th birthday; and

WHEREAS, Illinois Bicentennial will remind us all that every day in Illinois, amazing things are BORN, BUILT & GROWN; and,

WHEREAS, Illinois Bicentennial will honor the many ways that Illinois has influenced American history, achievement, culture, innovation, and more; and,

WHEREAS, Illinois Bicentennial is a once-in-a-lifetime invitation to fall in love with Illinois all over again; and

WHEREAS, together we can inspire pride in Illinois and show the world what makes this state so great; and

WHEREAS, our community should encourage citizens, organizations, businesses, congregations, and cultural and education institutions to participate in the yearlong celebration by submitting applications for endorsement of their events and projects by Illinois Bicentennial on the PARTICIPATE page at illinois200.com; and

THEREFORE, BE IT RESOLVED, that the Village of Freeburg endorses the efforts of Illinois Bicentennial and encourages all citizens to participate and celebrate in the upcoming year by visiting illinois200.com and using the hashtag #IllinoisProud.

Dated this 4th day of December, 2017.

Seth E. Speiser
Village President

LEGAL-ORDINANCE MEETING

NOVEMBER 29th, 2017

Gary Henning Zoning Administrator

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