

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Lisa Meehling
Mike Blaies
Tom Carpenter
Dana Miller
Robert Kaiser

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
Matt Trout

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

VILLAGE ENGINEER
Tim Pruett, P.E.

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

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

December 13, 2024

NOTICE

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

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Monday, December 16, 2024, at 6:15 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

- I. Items to be Discussed:
 - A. Old Business
 - 1. Approval of November 18, 2024 Minutes
 - 2. Zoning Report/Nuisance Properties
 - 3. Development Update
 - 4. Despain Property
 - 5. FOIA Requests
 - B. New Business
 - 1. St. Clair County Board of Review Hearings
 - 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)
(Miller/Carpenter/Matchett/Meehling)
Monday, November 18, 2024 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:45 p.m., by Chairperson Dana Miller on Monday, November 18, 2024. Members present were Chairperson Dana Miller, Trustee Tom Carpenter, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Village Administrator Matt Trout, Village Engineer Tim Pruett, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Attorney Fred Keck, and Office Manager Mary Downen. Guest present: None. There were no guests present via Zoom.

A. OLD BUSINESS:

1. Approval of October 30, 2024 Minutes: Trustee Tom Carpenter motioned to approve the October 30, 2024 minutes, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Village Engineer Tim Pruett stated nothing new since last meeting.
3. Development Update: Tim did get the plans from Murphy/Reiss project and is looking them over. Trustee Miller asked about NAPA. Tim responded that they came to the Combined Board Meeting.
4. Despain Property: Nothing new.
5. FOIA Requests: Reviewed by the Committee.

B. NEW BUSINESS: Matt stated there are people who have signed pre-annexations that are now contiguous and need to be annexed into the Village of Freeburg.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: Trustee Lisa Meehling motioned to adjourn at 5:51 p.m., and Trustee Tom Carpenter seconded the motion. All voting yea, the motion carried.



Mary Downen
Office Manager

Legal and Ordinance Committee Meeting
Monday, November 18, 2024

	A	B	C
1	Party Requesting Information	FOIA Request	Date of Request
2	Teri Maddox BND	All police reports from the past 10 years for incidents at American Legion Post 58, also know as Freedom Farm, 6355 Hilgard Memorial Drive	11/1/2024
3	Smart Procure	General purchasing records from 8/7/24 to current	11/6/2024
4	BuildZoom.com	Building Permits from 9/25/24 to present	11/6/2024
5	Timothy Ries	Business contact info for 807 N. State St. Suite 200	11/22/2024
6	LexisNexis Rpt #24-11552	Police/Traffic Crash Reports	11/19/2024
7	Andrea Burton	Any police reports containing Dave Stein from 2/23/24-11/27/24	11/27/2024

Board of Review St. Clair County
10 Public Square
Belleville, IL 62220
(618) 277-6600 ext. 2489/2493
Date:11/26/2024

RECEIVED

DEC 10 2024

PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS

MENARD JERRY
FREEBURG DEVELOPMENT CORP
FREEBURG VILLAGE CLERK
14 SOUTHGATE CENTER
FREEBURG IL 62243

421 MARKETPLACE DR
FREEBURG, IL 62243

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **January 08, 2025 at 1:00 PM.**

COMPLAINT: 2024-001520

ASSESSMENT YEAR: 2024

TO OWNER: FREEBURG DEVELOPMENT CORP

OWNERS AGENT:

PARCEL NUMBER: 14-19.0-209-009

SITE ADDRESS: 421 MARKETPLACE DR
FREEBURG, IL 62243

LEGAL DESCRIPTION:
SOUTHGATE CENTER SUB
LOT 2 A2700762

ASSESSOR'S VALUATION

LAND/LOT	844,401
IMPROVEMENTS	2,068,576
FARMLAND	0
FARM BLDGS	0
TOTAL	2,912,977

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.

**INTERVENOR:
MUST REQUEST EVIDENCE
FROM THE APPELLANTS OR
COUNSEL.**

**INTERVENORS
MUST SEND WRITTEN
REQUEST TO THE BOARD OF
REVIEW AT LEAST 5 DAYS**



CHAIRMAN
ANGELA GROSSMANN-
ROEWE

ST. CLAIR COUNTY BOARD OF REVIEW

(618) 277-6600
FAX: 233-4072

MEMBERS
IRMA GOLLIDAY
AMANDA WARMA

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

You have selected the following option marked below. Please see the instructions for the option marked.

___ **OPTION 1: EVIDENCE-ONLY HEARING** – You will not be present at the hearing the Evidence you submitted will be reviewed. 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.

XXXX OPTION 3: IN PERSON HEARING You will need to present at the Board of Review office at 10 Public Square Ste 504 Belleville, IL 62220 at the date and time printed 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 AVAILABE 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) 277-6600, Ext:2493, 2476 or 2489 if you have any questions.

Sincerely,

St. Clair County Board of Review Members

Angela Grossmann-Roewe, Irma Golliday, and Amanda Warma

RECEIVED
DEC 12 2024

PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS

MENARD JERRY
RFMA PARTNERS LLC ATTN: JAMES C ALTHOFF MD
FREEBURG VILLAGE CLERK
14 SOUTHGATE CENTER
FREEBURG IL 62243
251 MARKETPLACE DR
FREEBURG, IL 62243

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **January 14, 2025 at 11:40 AM.**

COMPLAINT: 2024-001014

ASSESSMENT YEAR: 2024

TO OWNER: RFMA PARTNERS LLC ATTN: JAMES C ALTHOFF MD

OWNERS AGENT:

PARCEL NUMBER: 14-19.0-209-008

SITE ADDRESS: 251 MARKETPLACE DR
FREEBURG, IL 62243

LEGAL DESCRIPTION:
LOT 1 in A02166851

ASSESSOR'S VALUATION

LAND/LOT	80,047
IMPROVEMENTS	431,234
FARMLAND	0
FARM BLDGS	0
TOTAL	511,281

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.

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ANGELA GROSSMANN-
ROEWE

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FAX: 233-4072

MEMBERS
IRMA GOLLIDAY
AMANDA WARMA

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

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Sincerely,

St. Clair County Board of Review Members

Angela Grossmann-Roeve, Irma Golliday, and Amanda Warma

DEC 12 2024

PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS

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: **January 15, 2025 at 3:00 PM.**

COMPLAINT: 2024-001734

ASSESSMENT YEAR: 2024

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	140,752
IMPROVEMENTS	1,136,479
FARMLAND	0
FARM BLDGS	0
TOTAL	1,277,231

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.

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ROEWE

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YOUR WORD MUST BE AVAILABLE TO ANSWER BEFORE YOU LEAVE AFTER YOUR SCHEDULED HEARING

We thank you for your cooperation and apologize for any inconvenience. Call our office at (618) 277-6600, Ext:2493, 2476 or 2489 if you have any questions.

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