

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Lisa Meehling
Mike Blaies
Tom Carpenter
Michael Heap
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

INTERIM
VILLAGE ADMINISTRATOR
Matt Trout

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

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 15, 2023

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 18, 2023, at 5:45 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

- A. Old Business
 - 1. Approval of November 29, 2023 Minutes
 - 2. Zoning Report/Nuisance Properties
 - 3. Development Update
 - 4. Despain Property
 - 5. Sunset Ridge/Phil Sheets Detention Area
 - 6. Vacation of Village Right of Way on Regions Bank Property
- B. New Business
 - 1. Freeburg Development Board of Review Hearing
- 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)].

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Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Miller/Carpenter/Matchett/Meehling)
Wednesday, November 29, 2023 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:47 p.m., by Chairperson Dana Miller on Wednesday, November 29, 2023. 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, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Engineer Tim Pruett, Village Attorney Fred Keck and Office Manager Julie Polson. Guest present: Janet Baechle. There were no guests present via Zoom.

A. OLD BUSINESS:

1. Approval of November 1, 2023 Minutes: Trustee Lisa Meehling motioned to approve the November 1, 2023 minutes, and Trustee Tom Carpenter seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Village Engineer Tim Pruett issued two building permits for a home addition and a deck, and one occupancy permit. He sent letters to Cardinal Court and Railroad St. regarding cars that have been sitting out for years.
3. Development Update: Tim said we met and talked to developer of the Parrish property. There are some items that need to be added or addressed which include a detention area, back porches in setback areas, spruce up rear buildings facing Urbana/Adele, and an emphasis on adding an entrance on Urbana. They will come back with a revised site plan.
4. Despain Property: Attorney Keck Fred said he and Matt tendered the lawsuit to our insurance company, and they accepted it. He met with Attorney Chuck Pierce who is representing us, and is hopeful we will have a resolution. Matt said they did start working again on Despain's property, so he had Attorney Keck sent an email to his attorney. Most of the equipment has been pulled out.
5. Sunset Ridge/Phil Sheets Detention Area: Attorney Keck has nothing new on this. Tim talked to Belleville's engineer about a month ago.
6. Vacation of Village Right of Way on Regions Bank Property: Tim explained to Wendy Williams, the manager in Freeburg, that we are looking to give them the property. The expenses involved include surveying and attorney fees, and Tim asked if they would split those. The real estate contact in Alabama is out of office until 12/4. Matt said did have a positive conversation with Lee Smith regarding their contribution towards this. The Smiths will then own that property, and Matt said he plans to close it off. We don't want commercial traffic going through there. It is in our best interest to take care of this.

Legal and Ordinance Committee Meeting
Wednesday, November 29, 2023

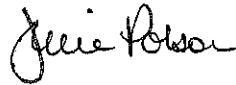
B. NEW BUSINESS:

1. EM Wiegmann's Board of Review Hearing: Matt advised Wiegmann's want to protest their taxes. In the past, we have not attended the hearings, and the committee agreed not to.

C. GENERAL CONCERNS: Trustee Meehling advised there is a trailer on Meadow Ridge that has been there for over a month. Tim will contact the homeowner. Matt said it has been brought up that workers are being moved out of SAVE Site, and is going to be turned into a place to get people back on their feet. St. Clair County said it has nothing to do with refugees or illegal immigrants going in there. It is funded through grants, and is partially true that people that were or are homeless will stay there short term to get established and back in society. Matt is working with Andy Bittle on it. We provide Save Site with water, electric, maintain the streets, and provide police protection. That property was annexed into the village. To our knowledge, it has not started yet. Trustee Blaies asked about a solar farm, and John said there is a possible solar farm in the St. Liberty/Fayetteville in the future.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Lisa Meehling motioned to adjourn at 6:05 p.m., and Trustee Tom Carpenter seconded the motion. All voting yea, 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:11/20/2023

PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS

RECEIVED

NOV 28 2023

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 04, 2024 at 12:40 PM.**

COMPLAINT: 2023-002111

ASSESSMENT YEAR: 2023

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	791,230
IMPROVEMENTS	2,007,520
FARMLAND	0
FARM BLDGS	0
TOTAL	2,798,750

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
IRMA GOLLIDAY
AMANDA WARMA

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

[REDACTED]

OPTION 1: EVIDENCE-ONLY HEARING -

[REDACTED] 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 -

[REDACTED] 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.



OPTION 3: IN PERSON HEARING

[REDACTED] 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.

[REDACTED]

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, Irma Golliday, and Amanda Warma