

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

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.

May 24, 2019

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, May 29, 2019, at 5:30 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of April 24, 2019 Minutes
2. Zoning Report/Nuisance Properties
3. Meadow Pines/Edison Estates Subdivisions
4. Code Revisions/Legal Review

B. New Business

1. St. Clair County ABV Request by JoDee Favre, 7121 Holcomb School Rd

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)
(Heap/Albers/Matchett/Meehling)
Wednesday, April 24, 2019 at 5:30 p.m.

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The meeting of the Legal and Ordinance Committee was called to order at 5:33 p.m. by Chairman Mike Heap on Wednesday, April 24, 2019, in the Freeburg Municipal Center. Members attending were Chairman Mike Heap, Trustee Denise Albers (absent), 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 (5:41 p.m.), Public Works Director John Tolan, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Janet Baechle and Greg Frerking.

A. OLD BUSINESS:

1. Approval of March 24, 2019 Minutes: Trustee Ray Matchett motioned to approve the March 24, 2019 minutes and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout has issued thirteen occupancy permits, three electric, one wrecking, one temporary novelty fireworks stand, two sheds, two porch/deck, one mobile home and one fiber line for a total of eleven permits issued. The nuisance report was provided to everyone and calls on grass have been made. He will go out next week to check the town.
3. Meadow Pines Subdivision: Matt advised Shane is planning on installing the light poles on Friday. Public Works Director John Tolan confirmed they have power now.
4. Code Revisions/Legal Review: Matt has requested an updated quote from Municode. He has been working on adding solar and cannabis to the code as well as revising portions of the code regarding planned developments for clarification of the entire process.

B. NEW BUSINESS: Matt advised we have a developer looking to move forward with a planned development between Meadowbrook and Estates at Woods Edge. Matt is working through the requirements trying to figure out the best process. The way it reads right now, it would cost the developer about \$20,000 before the development is even approved. He has reviewed other municipalities to see how they do it. He has also created a checklist of what needs to be done. No one wants them to spend a long of money and get turned turned.

C. GENERAL CONCERNS: None

D. PUBLIC PARTICIPATION: Greg Frerking was present to discuss options with regard to the possible temporary or permanent storage containers at the high school. Village Administrator Tony Funderburg said they would like to have 3 or 4 containers underneath the bleachers, and further stated they would have to go to the Combined Planning and Zoning Board for a variance. Mr. Frerking said their board has not made a decision. He is here to see if it would be permitted. Tony confirmed he has talked to Mr. Haas about this quite a bit.

Legal and Ordinance Committee Meeting
Wednesday, April 24, 2019

E. ADJOURN: *Trustee Lisa Meehling motioned to adjourn at 5:44 p.m. and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager



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

May 16, 2019

RECEIVED

MAY 20 2019

LARRY SCHWAEGEL
ARTHUR BUESCH III

JEAN & RICHARD SCHAEFER
VILLAGE OF FREEBURG

RE: 2019-06-ABV -- JoDee Favre, Owner/Applicant
7121 Holcomb School Road, Freeburg, Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of a "Notice of Public Hearing" which appeared in the May 16, 2019 issue of the Belleville News Democrat.

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, June 3, 2019 at 7:00 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: 2019-06-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, June 3, 2019, at 7:00 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 10-acres into two 5-acre tracts instead of the 40-acres required in an "A" Agricultural Industry Zone District, on the following described property: Pt of the SW 1/4 of the NE 1/4 of Section 25, T. 1 S., R. 8 W., of the 3rd P.M., St. Clair County, Illinois containing 10.53-acres more or less.

Which is known as 7121 Holcomb School Road, Freeburg, Illinois, in Smithton Township.

Said request was made by JoDee Favre, 7121 Holcomb School Road, Freeburg, Illinois, Owner & Applicant.

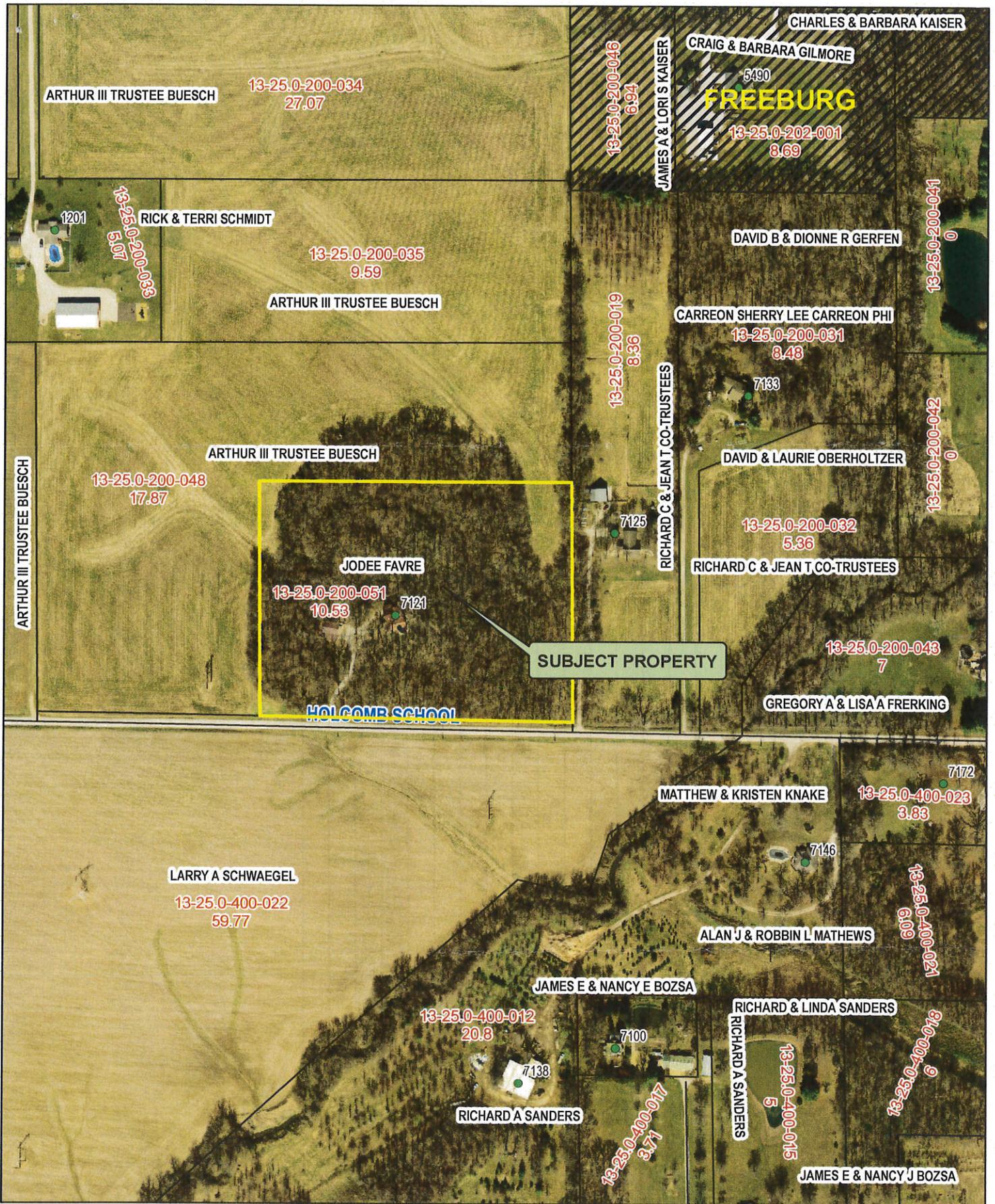
All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon.

Dated this 16th day of May, 2019.

ZONING BOARD OF APPEALS
ST. CLAIR COUNTY, ILLINOIS

BY: Anne Markezich, Secretary

**Published - Freeburg Tribune
May 16, 2019**



County of St Clair
 Building and Zoning Department
 Anne Markezich, Director

Subject Case # 2019-06-ABV - JoDee Favre
 Parcel #13-25.0-200-051 - 7121 Holcomb School Rd, Freeburg