

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

July 24, 2023

NOTICE

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

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, July 26, 2023, at 5:45 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

- I. Items to be Discussed:
 - A. Old Business
 1. Approval of June 28, 2023 Minutes
 2. Zoning Report/Nuisance Properties
 3. Meadow Pines/Edison Estates Subdivisions
 4. Despain Property
 5. Sunset Ridge/Phil Sheets Detention Area
 - B. New Business
 1. Riess/Murphy Preliminary Plat
 - 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/Carpenter/Matchett/Meehling)
Wednesday, June 28, 2023 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:57 p.m., by Chairperson Mike Heap on Wednesday, June 28, 2023. Members present were Chairperson Mike Heap, Trustee Tom Carpenter, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Interim Village Administrator Matt Trout, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Administrator Tony Funderburg, Village Attorney Fred Keck and Office Manager Julie Polson. Guest present: Janet Baechle. Guest present via Zoom: Douglas (ended Zoom at 6:15 p.m.)

A. OLD BUSINESS:

1. Approval of May 24, 2023 Minutes: Trustee Lisa Meehling motioned to approve the May 24, 2023 minutes, and Trustee Tom Carpenter seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Interim Village Administrator Matt Trout reported 12 building permits have been issued: 1 wrecking, 1 home, 2 pool, 1 garage, 1 concrete slab, 6 fence and 10 occupancy permits. With regard to nuisance properties, the issues on Southgate Drive which include trailers parked on the street, commercial equipment and a dead tree were dealt with assistance from the police department.
3. Meadow Pines/Edison Estates Subdivisions: Matt advised they continue to build homes in Edison Estates. He reached out to the developers of Meadow Pines inquiring if they are moving forward with the next phase, and they have not responded.
4. Despain Property: Attorney Keck sent a draft proposed agreement to Mr. Despain's lawyer on June 9th and has not heard anything from him.

B. NEW BUSINESS:

1. Resolution #23-09: A Resolution for the Freeburg Park District to Sponsor a Homecoming Parade: Trustee Lisa Meehling motioned to recommend to the full Board Resolution #23-09, A Resolution for the Freeburg Park District to Sponsor a Homecoming Parade, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Resolution #23-10: A Resolution for the Chamber of Commerce to Sponsor a Christmas Lighted Parade: Trustee Ray Matchett motioned to recommend to the full Board Resolution #23-10, A Resolution for the Chamber of Commerce to Sponsor a Christmas Lighted Parade, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
3. Sunset Ridge/Phil Sheets Detention Area: Tony was contacted by the developer of Sunset Ridge with a request for a detention are on Mr. Sheets property to address the large amount

Legal and Ordinance Committee Meeting
Wednesday, June 28, 2023

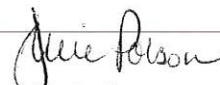
of water that runs through Sunset Ridge. Mr. Sheets wants them to provide sanitary sewer to his property. Tony said if you put in a development, we would install a lift station and pump as needed until a sewer line can get there. The developer may want to keep developing back into the property. Tony suggested only allowing a certain amount of sewer taps. Attorney Keck will work on an intergovernmental agreement with Belleville. He said there would not be any other costs other than the agreement. The committee agreed with the request.

4. Kenneth Mohr Request for Relief of Sewer Portion of Bill: Tony said we usually work with residents the first time they request a credit. Jane has informed Mr. Mohr about the deduct meter program. The committee agreed to a one-time sewer credit for Mr. Mohr.

C. **GENERAL CONCERNS:** Matt advised Dr. Brink submitted a letter asking that we consider making the temporary stop signs on Lincoln Court permanent. This will be placed on the next Streets agenda.

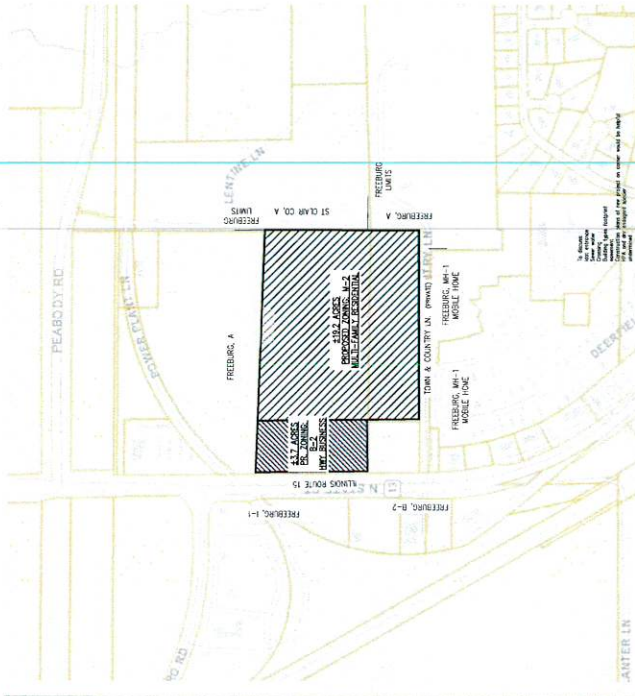
D. **PUBLIC PARTICIPATION:** None.

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


Julie Polson
Office Manager

PRELIMINARY PLAT, JULY 2023
RIESS PARCEL

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS



PROPOSED ZONING & LOCATION SKETCH

DEVELOPMENT INFORMATION

ST. CLAIR COUNTY PARCEL NUMBER: 14-18-0-400-042 & -056
 STATE RT 15, FREEBURG, IL 62243
 CURRENT OWNER: BRESS DEBRA TRUSTEE & BRESS LORNA
 1018 COTWOOD CT, O'ALLEN, IL 62269

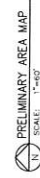
EXISTING ZONING: A, AGRICULTURAL - FREEBURG
 PROPOSED ZONING: MH-2, MULTI-FAMILY RESIDENCE
 GROSS AREA MH-2 PARCEL: #19.2 ACRES
 B-2 PARCEL: #1.7 ACRES

LOT 177 AREA: 41172 ACRES
 TOWNSHIP UNITS: 1120'
 GARAGE SPACES: 1550
 TOTAL PARKING: 2562
 LOT 1 - 18
 PUBLIC STREET: #1,502

ZONING REQUIREMENTS

SECTION 40-8-1
 MH-2 ZONING (MULTIPLE FAMILY RESIDENTIAL)
 MIN. SETBACK: 25'
 MIN. AREA: 18,000 SF
 2,000 SF/LOT INCLUDING PER UNIT, 2
 PRINCIPAL USE:
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 ACCESSORY USE (40-4-17): 25'
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 (SECTION 40-11-1)
 B-2 ZONING (HIGHWAY BUSINESS)
 MIN. WIDTH: 125'
 MIN. AREA: 20,000 SF
 2,000 SF/LOT INCLUDING PER UNIT, 2
 PRINCIPAL USE:
 STREET SETBACK: 50'
 REAR SETBACK: 25'

*LOT 177 LAYOUT SHOWN IS CONCEPT ONLY. SUBJECT TO REVISION
 FINAL LAYOUT FOR EACH BUILDING PERMIT SHALL BE SUBMITTED FOR CITY CODE APPROVAL



PREPARED BY: PATRICK R. NETEMEYER
 DATE: 07/18/23

NETEMEYER ENGINEERING
 ASSOCIATES, INC.
 191 S. PAPER ST.
 FREEBURG, ILLINOIS 62243
 PH: 618-224-2146
 FAX: 618-224-2148
 WWW.NETEMEYERENGINEERING.COM

REVISION	DATE	REMARKS

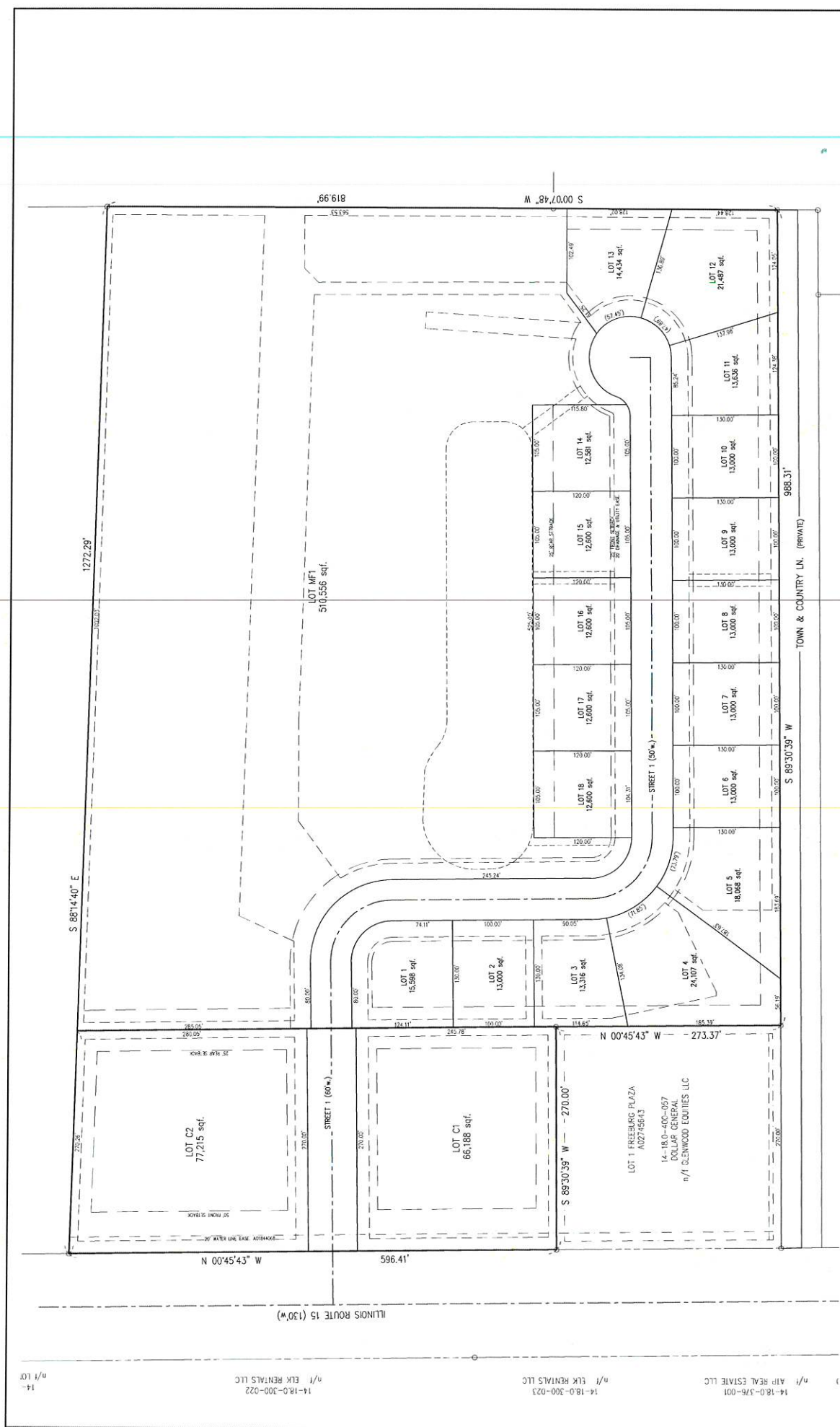
DESIGNED BY: SUN
 CHECKED BY: SUN
 DATE: 07/18/23

PREPARED BY: PATRICK R. NETEMEYER

183,005-036
 1173 FORTUNE BLVD., SUITE 62609
 FREEBURG, ILLINOIS
 PH: 618-277-4400

PRELIMINARY PLAT
 COVER

P1



14-18-0-300-022 n/l ELK RENTALS LLC
 14-18-0-300-023 n/l ELK RENTALS LLC
 14-18-0-300-024 n/l ELK RENTALS LLC
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 14-18-0-300-099 n/l ELK RENTALS LLC
 14-18-0-300-100 n/l ELK RENTALS LLC

REVISION	DATE	REMARKS

PRELIMINARY PLAT
 SCALE: 1"=50'
 ENGINEER / SURVEYOR
NETEMEYER ENGINEERING ASSOCIATES, INC.
 111 S. PAPER ST. apt. 618-224714
 FREEBURG, ILLINOIS 62203
 TEL: 618-224-7144
 FAX: 618-224-7147

1751 05-232
 1173 FORBINE BLDG., SHILOH 62289
 PH: 618-277-4400