

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Dean Pruett
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.

September 24, 2018

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, September 26, 2018, at 5:30 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of August 29, 2018 Minutes
2. Zoning Report/Nuisance Properties
3. Meadow Pines Subdivision
4. Code Revisions/Legal Review

B. New Business

1. Net Metering Application
2. Raffle Permit Maximum Amount
3. St. Clair County Zoning Board of Appeals Hearing Special Use Permit for a Solar Farm requested by LeChien & LeChien LTD/Carol & Floyd Schlueter

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)
(Heap/Albers/Matchett/Meehling)
Wednesday, August 29, 2018 at 5:30 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:30 p.m. by Chairman Mike Heap on Wednesday, August 29, 2018, in the Freeburg Municipal Center. Members attending were Chairman Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard (absent), Trustee Mike Blaies, Trustee Dean Pruett, Zoning Administrator Matt Trout, Village Attorney Fred Keck, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Administrator Tony Funderburg and Office Manager Julie Polson.

A. OLD BUSINESS:

1. Approval of July 25, 2018 Minutes: Trustee Denise Albers motioned to approve the July 25, 2018 minutes and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout issued 16 occupancy permits, 6 building permits and 3 electric permits. He is going to drive around tomorrow, and contact the homeowner with issues that are getting out of control.
3. Meadow Pines Subdivision: Matt said weather permitting, it is moving along well. Attorney Keck advised the revised copy was sent today, and he is agreeable to it. The language concerning hazardous materials and the fee shifting agreement were deleted. The indemnity paragraph was also deleted. Attorney Keck will get the agreement in final form for Tuesday's board meeting.
4. Sinn Property: Matt advised the Sinns are waiting on their final plans so they can then get the ResCheck completed. Item can be taken off the agenda.
5. Code Revisions/Legal Review: Village Administrator Tony Funderburg does not have an update on this.
6. Bill's Auto Body: Matt stated that nothing has changed with Bill Herr's situation. Shane has asked again for the specs for the county inspection and received nothing from Bill.

Trustee Pruett asked Attorney Keck if the letter was sent to the Grohs about their pool, and Attorney Keck stated it will be done shortly.

B. NEW BUSINESS:

1. Ordinance #1665 – Wayne and Dawn Jung Annexation: Matt advised the Jungs will be voluntarily annexing into the Village. Tony stated they will come in as SR-1 and plan to eventually sell the home and possibly subdivide the parcel.

Legal and Ordinance Committee Meeting
Wednesday, August 29, 2018

Trustee Lisa Meehling motioned to recommend to the full Board Ordinance #1665, An Ordinance Annexing the Wayne and Dawn Jung Property into the Village of Freeburg and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.

Matt said we will have the Mike Brueggeman Area Bulk Variance request on our September 11th agenda. He would like to install a carport in front of his garage inside the road setbacks. He also advised that we received the Bryan and Marlana Blomenkamp Plat from Gale Hake today. That rezoning request will be on the October meeting agenda.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Denise Albers motioned to adjourn at 5:37 p.m. and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

VILLAGE OF FREEBURG

14 Southgate Center
Freeburg, Illinois 62243
618.539.5545

NET METERING APPLICATION

FOR INSTALLATION OF CUSTOMER-OWNED, GRID CONNECTED NET METERING SYSTEMS OF 10 KW OR LESS

A. APPLICANT INFORMATION

Customer-Generator (Name): _____
 Account No: _____
 Mailing Address: _____ Zip Code: _____
 Installation Address
 (If different from above): _____ Zip Code: _____
 Daytime Phone: _____ Fax: _____
 Email: _____

B. ELECTRIC SYSTEM INFORMATION

1. Identify type of system: Solar Other _____
2. Vendor Name: _____
3. Site Location of system on property: _____
4. System Description: _____
 Manufacturer & Model #: _____ Type/Style: _____
5. Synchronous Inverter/Generator Data _____
 Manufacturer & Model #: _____
 Serial Number: _____
 Location: Indoor Outdoor Location of Property: _____
 Nameplate Data: _____
 Voltage and Frequency: _____
 KW Rating: _____

C. SYSTEM DESIGNER & INSTALLATION CONTRACTOR INFORMATION (if applicable)

1. Design Consultant: _____
 Address: _____ Zip Code: _____
 Phone: _____ Fax: _____
2. Installation Contractor: _____
 Address: _____ Zip Code: _____
 Phone: _____ Fax: _____

D. INSTALLATION

1. Proposed installation date: _____
2. Proposed interconnect date: _____
3. **Submit/Attach a one-line electrical diagram for proposed Net Metering System,** including the location of the Renewable Resource, the inverter, lockable disconnect switch, metering points in relation to the Village's Electric system, and the Net Metering Location.

E. INTERCONNECTION COMPLIANCE

- Customer –generator shall be solely responsible for obtaining and complying with any and all necessary easements, licenses, and permits, or exemptions, as may be required by any federal, state, local statutes, regulations, ordinances, or other legal mandates.
- The Customer-generator shall submit documentation to the Village that verifies the Net Metering System has been inspected and approved by the local permitting agency regarding electrical code requirements.
- Customer-generator shall not commence parallel operations of the Net Metering System until written approval of the interconnection has been provided by the Village.
- The Renewable Resource must be IEEE 1547 compliant, UL 1741 listed, and contain an interconnection discount device that is manual, lockable, visible, and accessible.

F. OWNER ACKNOWLEDGEMENT

1. There is not a Purchase Power Agreement associated with the installation or operation of this renewable energy generator.
2. I hereby acknowledge that I understand and have followed section 10-2-15 GUIDELINES FOR INTERCONNECTION TO THE VILLAGE OF FREEBURG MUNICIPAL ELECTRIC SYSTEM of the village code book.
3. I hereby acknowledge that I understand and have followed section 10-2-16 NET METERING GUIDELINES FOR INTERCONNECTION OF ON-SITE GENERATING FACILITIES CONNECTED TO THE VILLAGE OF FREEBURG'S MUNICIPAL ELECTRIC SYSTEM of the village code book.
4. I hereby acknowledge that all of the information provided is true and correct.

Signed (Owner): _____ **Date:** _____

Name (Print): _____

APPROVED / DENIED

Public Works Director: _____ **Date:** _____

APPROVED / DENIED

Head Lineman: _____ **Date:** _____

APPROVED / DENIED

Zoning Administrator: _____ **Date:** _____

Once the application has been approved please proceed with building permit.

Julie Polson

From: Matthew Trout
Sent: Monday, September 17, 2018 3:32 PM
To: Julie Polson
Subject: Queen of Hearts

Julie,

Can you add Raffle Permit Max to the Legal & Ordinance Packet.

We need the board to set the cap in case someone does follow through with a queen of hearts raffle license.

Thanks,
Matt Trout
Zoning Administrator
Village of Freeburg
14 Southgate Center
618-539-5545



COUNTY OF ST. CLAIR
DEPARTMENT OF BUILDING & ZONING

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



RECEIVED

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

SEP 17 2018

September 12, 2018

John Simpson & Walter Beatty TR
Leroy A. Fix
James A. Egner
Michael & Kathey Janic TR
James & Mardi Mauch
Stefan & John & Patricia Slocomb
Donna L. & Douglas Asbridge
Robert & Jill Biehl TR

Bradley Diskey
Dallas Goodloe
Catholic War Vets Post 370
Sandra Fries
Brian Manning & Vicki Cinotto
Village of Smithton
City of Belleville
Village of Freeburg

RE: 2018-20-SP -- LeChien & LeChien LTD/Carol & Floyd Schlueter, Owner
St. Clair Solar 4 LLC, Applicant
XXXX State Rte 159, Freeburg, Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of a "Notice of Public Hearing" which will appear in the September 15, 2018 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, September 10, 2018 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: 2018-20-SP

Notice is hereby given that a public hearing will be held before the Zoning Board of Appeals of St. Clair County, Illinois, on Monday, October 1, 2018, at 7:30 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 a Special Use Permit to allow a 4 MW Solar Farm Energy System on 19.80-acres in an "A" Agricultural Industry Zone District, on the following described property: Pt of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, T. 1 S., R. 8 W., of the 3rd P.M., St. Clair County, Illinois containing 19.80-acres more or less.

Which is known as XXXX State Rte 159, Freeburg, Illinois, in Smithton Township.

Said request was made by LeChien & LeChien LTD/Carol & Floyd Schlueter, 601 Obstweg Drive, Belleville, Illinois, Owners and St. Clair Solar 4 LLC, 1536 Wynkoop Street - Suite 400, Denver, Colorado, Applicants.

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

Dated this 13th day of September, 2018.

ZONING BOARD OF APPEALS
ST. CLAIR COUNTY, ILLINOIS

BY: Anne Markezich, Secretary

SOLAR FARM – SUBJECT CASE #2018-20-SP

