

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Mike Blaies  
Ray Matchett, Jr.  
Lisa Meehling  
Denise Albers  
Michael Heap  
Bob 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](http://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

PUBLIC ATTORNEY  
William Keck Brown, P.C.

**IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, 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](mailto:mtrout@freeburg.com)  
Village Hall will be open to the public for this meeting

January 8, 2021

## **COMBINED PLANNING/ZONING BOARD AGENDA Tuesday, January 12, 2021 6:00 p.m.**

### I. Items to be Reviewed

#### **PLAN COMMISSION:**

- A. Old Business
  - 1. Approval of December 15, 2020 Minutes
  - 2. Review of Zoning Code

- B. New Business

#### **BOARD OF APPEALS**

- A. Old Business
- B. New Business
- C. General Concerns
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board  
Tuesday, December 15, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, December 15, 2020 in the Municipal Center by Chairperson Steve Woodward via the Zoom application. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Village Hall was open to the public, and there were no guests present. Guests present via Zoom: Mark White, Tim Pruett, Trustees Mike Heap and Mike Blaies.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of October 13, 2020 Minutes: Gary Mack motioned to approve the October 13, 2020 minutes with correction and Lee Smith seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.
2. Edison Estates Final Plat: Zoning Administrator Matt Trout advised throughout this process, he and Public Works Director John Tolan have been out at Edison Estates working with Mark and Tim on this project. Both Matt and John think the project is substantially complete. There are a few minor things to do including riprap in the drainage areas, sealing the cracks on the saw cuts, a little bit of grading, silt fencing after the final grad is done. The roads and curbs are in, all of the water tests have come back, the sanitary sewer passed, and all of the concrete compression testing has been completed. Volkert has everything is pinned. The final plat and checklist have been submitted. Matt is working with Attorney Keck, Mark White and the bank to get the maintenance bond agreement put together and in place. The bank is getting us a draft of the line of credit and Matt will send that to Attorney Keck for review. Matt and John are recommending to move forward with approval of the final plat.

Gary Mack motioned to recommend the Edison Estates Final Plat for approval and Gary Henning seconded the motion. **ROLL CALL VOTE:** Gary Mack – yes; Gary Henning – yes; Dirk Downen – yes; Rita Green – yes; Lee Smith – yes, and Steve Woodward – yes. With six yes votes, the motion passes.

The final plat will be presented at the December 21<sup>st</sup> board meeting.

- B. **New Business:** Lee wants to look at the provision in the zoning code who are zoned SR-1 to be able to use it for other uses. He said we have SR-1 areas that were meant to be developed as subdivisions and are turning into something other than the SR-1 use. One example is the property across from the Freeburg Marketplace where the field is used to grow corn. He stated if he has to mow his property, all SR-1 properties need to be mowed. He feels there are a lot of other places in the community that could be developed. Since the last time we met, Matt said two properties to the north of Timberwolf and Lone Oak have been purchased from Mr.

Vollmer by a resident that lives out that way. He has no intention of developing the parcels and wants to turn it into a nature preserve and then give back to the village or park district. He intends to tie that up in a federal program for a significant amount of time to ensure it is not developed. Steve said the biggest problem there is we planned on Silverthorne Drive going through to Wolf Road so it would connect Wolf Road and Douglas Road. Lee feels that property should be mowed since it is zoned residential. Lee brought up Sugar Creek Estates and said that should be mowed as well. Matt advised that Village Administrator Tony Funderburg told the gentleman for the village to have any part of this, Silverthorne Drive was platted to be a through street and needs to be one. The gentleman was only interested in a nature preserve, and was not interested and said he did not want the road to be connected to Wolf Road. Steve said we are at a shortage of property that can be developed in the village. Steve said we originally told Mr. Vollmer he needed to put a through street so all the traffic didn't come down to West St. matt advised we also have another large tract of land that is zoned SR-1 and not maintained by Sugar Creek. Matt advised this topic can be discussed in the Legal/Ordinance committee meeting where our attorney will be present.

Matt stated Mr. Klemme has 6 more houses ready to go in, and is wanting to start phase 2 as well as all of Torrey in spring or early summer. They don't want to lose any sales or get behind. Matt believes Edison Estates and Meadow Pines gives a good mix of price points to the buyers coming to Freeburg.

Matt advised the zoning code has been pushed back a little bit. Tony has been really tied up with the sewer plant project. Matt is hoping for the January/February timeframe. He should have a final draft to everyone in the near future.

**C. BOARD OF APPEALS:** Steve brought up the Citizen's Planner Workshop that members of this board attended, and said one of the things we will have to tighten up is what we do when granting variances. Everyone will have to state their approval or opposition and why, and each member will have to make their own statement on that. Variances should be extremely hard to get, a personal hardship shouldn't factor into it. Matt felt that topic was a very valuable piece of the seminar. There are some sections that were sent out and he will get that out to anyone that wants them.

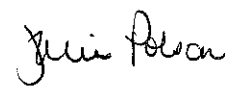
**A. Old Business:** None.

**B. New Business:** Matt advised the board members that Kevin Groth has resigned. His term was up in Mayor, the Mayor has a replacement and will be for the remainder of the term and up in May. Kevin has given a lot to the village so if you see him thank him.

**D. General Concerns:** None.

**E. Public Participation:** None.

**F. Adjourn:** Lee Smith motioned to adjourn the meeting at 6:47 p.m. and Gary Mack seconded the motion. All voting yea, the motion carried.

  
Julie Polson  
Office Manager