

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

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 Brown, P.C.

Combined Planning and Zoning Board
Tuesday, January 12, 2021 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:01 p.m. on Tuesday, January 12, 2021 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen (via Zoom), Terry Gamblin, Rita Green, Gary Henning (via Zoom), Gary Mack, Lee Smith, Zoning Administrator Matt Trout and Office Manager Julie Polson. Guest present at Village Hall: Trustee Mike Heap. There were no guests present via Zoom.

PLAN COMMISSION: Gary Mack swore in Terry Gamblin as the newest member of this board. He replaces Kevin Groth. Welcome Terry!

A. Old Business:

1. Approval of December 15, 2020 Minutes: Gary Mack motioned to approve the December 15, 2020 minutes with correction and Rita Green seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.
2. Review of Zoning Code: Zoning Administrator Matt Trout asked if anyone had any remaining issues, and further said he and Rita worked throughout the day on finalizing some of them.

With regard to the Principle Residential Uses table, the black dots are permitted uses currently in the code, red dots are added or changed, red S are suggested special uses; P stands for planned development.

Parks and Recreation: Lee is concerned about park uses in the SR-1 district. We had added parks and recreation added in all residential districts, B-1 and as a special use in B-2. Lee questioned if this should be a special use permit process. They would have to come to this board, and Rita thinks it is a good idea. Lee said there are times where the green space is appropriate, but he thinks it should require a special use permit. Public Parks and Recreation will be changed to a special use for SR-1 to B-2 districts.

Agriculture use: Lee also wants to look at SR-1 land that is being used as agricultural. He believes you should need to get a special use permit to do that and the committee agreed with the suggestion. Matt said this is harder to regulate for existing parcels. If the property changes hands or is a new piece of property, we can do so. The supplemental regulations for agricultural activities are discussed under 40-17-2 and include farm animals, farm equipment/commodities, barbed wire/electrical fences. These regulations would have to be followed. For example, there is a farm field across from Marketplace that is zoned SR-1. Lee commented it seems like we have a lot of people trying to block development in Freeburg. There is a parcel of land out by Lone Oak/Timberwolf that is zoned SR-1 but the owner wants to use it as agriculture. The committee agreed under Agriculture use to change it to a special use being needed for the SR-1 to MH-1 districts.

40-17-9, Pools: Matt said there has always been an argument regarding the pool fence and whether a wall was considered a barrier. He added in D-G and confirmed a permit is needed for an above-ground pool.

40-17-13, Exterior Building Materials: Matt changed the language that addresses buildings along the highway.

40-5-3, SR-1 Lot and Building Requirements: Matt added the 1,000 square feet minimum. We banned metal buildings in SR-1 under accessory structures and that is also included in the SR-2 and the MR districts. Dirk thinks a 1,000 square ft trailer is a really big one. Dirk feels if someone comes in under 1,000 square feet, they couldn't come in for a variance because it's a situation of their making. Terry said you can add an exception to replace the old trailer with the same size stipulation. He also said you could change the square footage depending on the number of bedrooms. The committee agreed and both the MR-1 and MR-2 square footage was changed to 800 square feet for one bedroom and 1,000 square feet for two bedrooms. Under MH-1, the minimum square footage was changed to 900 square feet. Dirk asked if we would consider a variance on new construction for this and Steve said the variance is of their own making.

Steve brought up signs, and Matt advised our attorney said signs have to be regulated the same with regard to size. For example, a garage sale sign and a real estate sign have to be the same size. Our attorney wants to review our proposed sign changes, and that will be done at another time so we don't hold up the zoning code changes. Steve asked if we had anything in the code regarding bamboo. We also need to look at the height of shrubs in the easements.

Matt's plan is to set hearing, send out the revised copy to everyone here and village board. Open to the public then onto the village board for a vote after that. If you have anything send it to Matt so can be looked at. He can get anyone a hard copy if needed. MT appreciates everyone's hard work.

Matt and Fire Chief Hans Mueller met with a business looking to purchase the old Towers Sentinel buildings. It is a well-established growing company. We have asked for an architectural review of the building. He also had someone else reach out to him about the lot between the eye doctor and Food and Clothing Bank. He wanted to put up a pole barn, and Matt advised that he cannot do that. He doesn't think he will hear from that gentleman again. Matt also heard there might be someone interested in the property across from the Marketplace.

B. New Business: None.

BOARD OF APPEALS:


A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Lee Smith motioned to adjourn the meeting at 7:16 p.m. and Gary Mack seconded the motion. All voting yea, the motion carried.*


Julie Polson
Office Manager