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VILLAGE ENGINEER
Tim Pruett, P.E.

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

Combined Planning and Zoning Board
Tuesday, February 13, 2024 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, February 13, 2024 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Terry Gamblin (via Zoom), Rita Green, Gary Henning, Gary Mack, Lee Smith, Mark White, Village Administrator Matt Trout, Village Engineer Tim Pruett and Office Manager Mary Downen. Guests present: Greg Freking, Mike Middendorf and Trustees Lisa Meehling and Mike Blaies. Guests present via Zoom: Misty Dickey.

PLAN COMMISSION:

A. Old Business:

1. Approval of November 14, 2023 Minutes: *Mark White motioned to approve the November 14, 2023 minutes and Rita Green seconded the motion. All voting yea, the motion carried.*

B. New Business.

1. Phillips Development on Adele St./Route 15: Village Engineer Tim Pruitt handed the board a revised site plan. He stated that we had asked them for several things such as dumpster location, show some areas for detention, back porch and set back areas, and rear elevations to be more aesthetically pleasing. Obviously, we are still in the concept phase and we don't even have engineering done. Eventually we want to see a landscape plan. One of the bigger items was to pursue IDOT with an entrance on Urbana Drive. Steve Woodward asked if there was an easement on the east side. Tim stated there is a right-of-way there, he believes it is a 25-foot strip that the Village owns but has no interest in vacating. Steve asked if there is a future plan for a sidewalk to get to the park. Tim said that would make sense and Village Administrator Matt Trout said that is the hope to eventually connect the sidewalk to get residents to the park.
2. Scooter's Coffee Discussion: Tim said they have presented him with some building material and drawings. He discussed the Village's code relating to construction material. This material is fiber cement board and is not listed on our approved list nor is it on the excluded list. He said it is his understanding that it needs to be approved by the Board. He passed around the renderings, drawings and the fiber cement board. Terry Gamblin said in his opinion he doesn't think they should continue approving materials not listed in our code. Matt responded that while he does understand what Terry is saying, everything is constantly changing and feels that having this gray area gives the leniency and judgement to the Board. Tim asked if they wanted to see bigger renderings or more copies of anything. Matt said we need some direction to keep it moving forward. There were multiple questions regarding the location of the entrance. Tim stated he will reach out to IDOT. Matt added that Scooter's have communicated with IDOT, so they are aware. Steve stated he has no problem with the building materials and asked if anyone had any other comments. He said he will poll the Board as to whether we are okay with Scooter's submitted materials. Mark White – yes;

Garry Henning – yes; Gary Mack – no; Lee Smith – yes; Rita Green – yes; Terry Gamblin – yes; Steve Woodward – yes. Tim added we will eventually get a full-size set of plans.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business:

1. FCHS #77 Board of Education Area Bulk Variance Request, 408 S. Belleville: Chairperson Woodward read the notice and Gary Mack swore in those individuals wishing to speak. Greg Frerking, Superintendent of Freeburg High School, stated there are about 289 students that park on campus. As of January, all of the parking spots have been sold. The proposed parking lot would add approximately 85 – 90 parking spots. FCHS does charge \$100 for parking per parking spot per year. This generates about \$29,000 each year which goes into the building & grounds fund. We budget about \$10,000 a year for maintenance, this covers salaries and supplies and the remaining funds are kept in the building & grounds fund for when we have a bigger expenditure, like we have now. We currently have the funds to put an oil & chip parking lot, our architect estimates it will cost \$135,000 to oil & chip and 1.1 million to asphalt the entire area. Mark White asked how they got the parking lot. Greg responded that it was a grassy area before the construction and then it was converted to a staging area for the construction. Right now, it is flagged off. Trustee Mike Blaies asked if they only have the funds to oil & chip or if there are additional funds. Greg responded there isn't any earmarked specifically for it. That it would take a substantial amount of time as they would need to sell bonds and pay down the current bonds. Gary Mack asked if oil & chip, concrete and asphalt were the only alternatives. Greg said he believes so. Steve asked if the 1.1 million was for the entire parking lot or the new area. Greg responded the entire parking lot. The reason is, if we only asphalt the new area, the gravel from the existing parking lot would wear the asphalt prematurely. Gary Mack asked if we are changing the variance to allow parking or material. If we approve the material, can it be used for parking. Matt said they would need to take it from rock to oil & chip and Mike added it is supposed to be asphalt, the code is asphalt or concrete.

Mike Middendorf stated his biggest concern is on Richland Street at the curve where there is parking off the street. All the water from the bleachers and that area runs down in front of his business. The water isn't able to come down to a ditch because it has been rocked over. There used to be 2 culverts. He asked if something could be worked out, possibly move those parking spaces to the new parking lot or if a new culvert inlet could be put in. He doesn't have an issue with the new parking area, he wanted to voice his concerns with the water issue.

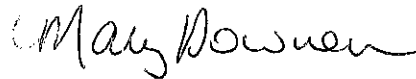
*Gary Mack motioned to approve FCHS #77 Board of Education Area Bulk Variance Request, and Rita Green seconded the motion. **ROLL CALL VOTE:** Mark White – no; Terry Gamblin – no; Rita Green – no; Gary Henning – abstain; Lee Smith – no; Gary Mack – yes; Steve Woodward – no. He doesn't feel it meets the standards required for a variance as the only hardship is financial. With 5 no votes, 1 yes vote and 1 abstain, the motion is denied.*

Lee Smith motioned to close the hearing at 6:34 p.m., and Mark White seconded the motion. All voting yea, the motion carried.

C. General Concerns: Steve asked, since this is the high school's property, what can we do about the drainage problem. Matt said we can look into it but not sure what the options are. Tim said he told Mike he would take a look at it the next time we have a decent rain.

D. Public Participation: None.

E. Adjourn: *Garry Henning motioned to adjourn the meeting at 7:13 p.m., and Lee Smith seconded the motion. All voting yea, the motion carried.*



Mary Downen
Office Manager