

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Denise Albers  
Michael Heap  
Robert Kaiser  
Mike Blaies  
Ray Matchett, Jr.  
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 Brown, P.C.

Combined Planning and Zoning Board  
Tuesday, March 14, 2023 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, March 14, 2023 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Terry Gamblin, Rita Green, Gary Henning (via Zoom), Gary Mack, Lee Smith (absent), Zoning Administrator Matt Trout and Office Manager Julie Polson. Guests present: Herschel Parrish, David Parrish, Codi Denesha, Sharon Lautz, Charlie Mattern, Pat Stasiak, Joe Stasiak, Chad Murphy, Paul Murphy, Ryan Murphy, Seth Netemeyer, Village Clerk Jerry Menard, Trustee Mike Heap and Trustee Mike Blaies. Guest present via Zoom: Nathan Denesha.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of December 13, 2022 Minutes: Gary Mack motioned to approve the December 13, 2022 minutes with correction, and Terry Gamblin seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.

### B. New Business.

1. Zoning Amendment #23-01: Chairperson Woodward read the notice, and Gary Mack swore in those individuals wishing to speak. Chad Murphy of C&R Homes, presented their concept plan which includes 2-story rental units at 1200 – 1300 square feet and \$1,500 - \$1,600/month in rent. The townhomes would be located at the south end of the property along with a pool and pool house. The duplexes would be located on the north end of the concept plan. There are also two business lots in front adjoining the Dollar General. They do not have anything projected for that yet. They want to start with the multi-family units first. One townhome unit will contain house 6 – 7 units for a total of 120 rental units, 15 duplexes and 2 triplexes. Chad confirmed there will not be any single-family units in the development. There will be association fees for the homes being sold.

Seth from Netemeyer Engineering said some of this plan is fluid, and would like to hear any concerns so they would be able to address them. They included a nice drainage feature to handle the runoff. Zoning Administrator Matt Trout stated one of the main issues that had to be addressed was the water going through that area. Seth stated there is a good-sized lake to help with that. As part of the process, a preliminary plat and improvements would have to go to the Village Board for review. Seth advised an IDOT entrance permit plan has been submitted to them. They require a traffic and intersection design study, and Seth stated they will ensure it meets IDOT standards.

Terry Gamblin likes the concept of the retail up front and the housing behind that, but is concerned over the number of units going into that area. Matt confirmed the Fire Department has signed off on the concept plan. Matt said our code requires stub outs and that can be addressed further down the road.

Mr. Parrish runs a trucking company across the street, and commented they have night lights there and also at the mini storage units next to the proposed property. He is also concerned if the holding pond will be able to handle the flow of water and the increased traffic. He said there will be some noise at night from his trucking business.

Mr. Stasiak is concerned about bringing rental property into Freeburg. Sharon Lautz said when Dollar General moved in, every mobile home in the back flooded with the heavy rain. She is concerned the park will flood if another development goes in that area. She is also worried about foot traffic going through their park and the rental properties. She also wants a fence installed to cut down on the amount of trash from the surrounding businesses. Matt stated he and Public Works Director John Tolan met with Sharon after that heavy rain regarding the drainage issue. Matt stated that Sharon's statement was not accurate in that the water was nowhere near the trailers. They advised her that the mobile home park has major issues that they need to deal with. Codi Deneshe, representing part of the ownership of the mobile home park, asked if they would consider a fence on the property line that borders Town & Country Road.

Seth confirmed the lake will hold back the water and let it out slow, they will have the calculations done to support that. Matt confirmed that we will send the plans to a second engineer for their review. Matt acknowledges the concerns over the drainage and said there are ways to handle it.

Charlie Mattern feels the plan is extremely dense with 132 mailboxes in 12 acres. He felt the dense units should back up to the proposed business area. He doesn't believe Freeburg is a high-density community but is not opposed to the project. He asked if a decision can be contingent upon a plat or layout we would approve. Chairperson Woodward said there is a process with a check and balance that would address that. Density and layout are his biggest concerns.

Dirk Downen commented tonight's meeting is to rezone the properties in question. There is a very thorough process for the development of a subdivision which includes both a density and engineering study which would address the water issue. The layout would be addressed in the subdivision approval process. He further commented all concerns are valid but will be addressed. Rita Green believes there is a need in the village for this kind of housing and believes it will be a benefit to the village. She commented the townhomes appear to be very dense and would like that reduced. Terry Gamblin does not see any green space and would like the families to be considered.

Chairperson Woodward drove through their development at Columbia Lakes and thought it was very nice. He agrees with Rita that there is a need for this in Freeburg. Mike Heap understands the concern for density, and believes a lot of answers will come when the traffic study has been completed done and other things checked into. This is a preliminary concept with room for change.

*Gary Mack motioned to approve the rezoning of the State Street properties from Agriculture to Highway Business (B-2) and Multi Family Residence (MR-2), and Dirk Downen seconded the motion. **ROLL CALL VOTE:** Dirk Downen - yea; Terry Gamblin - yea; Rita Green - yea; Gary Mack - yea; Lee Smith - absent; Gary Henning - no response given; and Steve Woodward - yea. With 5 yea votes, the motion carries.*

*Gary Mack motioned to close the hearing at 7:07 p.m., and Rita Green seconded the motion. All voting yea, the motion carried.*

Matt advised we have not received the application for hearing for next month's meeting. Dr. Despain never showed up to his ordinance violation hearing, and that has been continued until May. We have a meeting tomorrow to discuss this.

**BOARD OF APPEALS:**

**A. Old Business:** None.

**B. New Business:** None.

**C. General Concerns:** None.

**D. Public Participation:** None.

**E. Adjourn:** *Gary Mack motioned to adjourn the meeting at 7:23 p.m., and Dirk Downen seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager