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Combined Planning and Zoning Board
Tuesday, March 8, 2022 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 8, 2022 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 at Village Hall: Charlie Mattern, Pat and Joe Stasiak, Doug Rajski, Susan and Mike Phillips and Dennis McKay. Guests present via Zoom: Glenwood Equities' representatives Pat Boehler, David Elkan and S. Robert Elkan.

PLAN COMMISSION:

A. Old Business:

1. Approval of January 11, 2022 Minutes: Terry Gamblin motioned to approve the January 11, 2022 minutes with corrections and Gary Mack seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.

B. New Business.

1. Glenwood Equities' Zoning Amendment: Chairperson Woodward read the notice and Gary Mack swore in those individuals wishing to speak. Chairperson Woodward advised Zoning Administrator Matt Trout will give the background, the applicant will speak, then the public will speak. Matt stated this is a hearing to rezone part of the parcel from agriculture to highway business. We are strictly looking at should this be a B-2 district for the future of Freeburg. Any design questions would come later. Do we want this parcel to be a business use? We look to see if this request meets the future land use provisions of our Comprehensive Plan for the Village of Freeburg.

Mr. Elkan explained the proposed Dollar General will be the newest prototype and brings a particular type and much larger store to Freeburg. They have recently built several stores in the surrounding areas of Belleville, O'Fallon, Breese and Carlyle. They plan to build a market store in Freeburg which typically runs between 9,100 or 10,640 square feet. Freeburg's store will be 12,480 square feet. Freeburg's store will contain a lot more product including fresh produce, more freezer space and an expanded line of healthcare items. This larger store will bring in more revenues for Freeburg.

Matt advised the first set of plans did not meet our design requirements. They have been revised to reflect a 4-sided masonry building, and Matt said they appear to meet our requirements. Both Carlyle and Greenville have that type of building. Matt has not reviewed any other plans since they hinge on this meeting. Matt explained they are planning to subdivide the parcel into 2 separate parcels and use a 1.694-acre parcel in the front for the store. The remaining 5.96 acres will remain agriculture. Chairperson Woodward confirmed our Comprehensive Plan reflects that whole area to be B-2. Gary Mack asked what will happen to the old Dollar General. Matt advised the current space is rented by Dollar General. Mr. Elkan advised Dollar General has no legal interest in that property. He said Dollar General is

in the process of upgrading stores that need to be expanded using the new prototypes. They aren't in a position to say what happens to the old store. Chairperson Woodward commented it is no different than what has happened in other towns.

Public: Joe Stasiak is not quite sure Dollar General deserves this kind of opportunity. He has experienced stores that don't have much stock or help. He doesn't think we should reward them because of how they operate their business. Susan Phillips questioned the location and stated there are other vacant areas in town that could be improved. Chairperson Woodward commented those other areas might not be big enough, and said there would be added costs of tearing down other buildings. He further stated our Comprehensive Plan planned for this corridor being highway business with residential districts behind that 30 years ago. The plan has since been revised. He confirmed this is not a new idea just because Dollar General came in. Zoning Administrator Trout said this is an opportunity to start growing on the north end of town. We also have this happening across from Caseys. He also stated from the Village perspective, we are running out of commercial space in Freeburg. Our hope is that this sparks more growth to the north. He also agreed there are definitely some places in town that could be redeveloped. Pat Stasiak commented we all live in Meadowbrook and don't want it. They enjoy the agriculture use and want it to stay that way. Chairperson Woodward said from an economic viewpoint for the Village, the sales tax and property tax revenue from the agriculture parcel will be significantly less than a business parcel. We have to look at what's best for the village as a whole. Matt confirmed this hearing will be contingent on the purchase of the property, and reaffirmed the developers are only buying the 1.694-acre parcel. If the purchase goes through, there will be no road access to the back lot which makes it an unbuildable lot. He included the letter from the Riess' acknowledging and confirming that. Terry Gamblin asked if the plans will be reviewed, and Matt stated they will be sent off to an appropriate firm to do that.


Chairperson Woodward stated we are a recommending board, and the village board will have the final decision at their meeting on March 21st.

Gary Henning motioned to recommend to the full Board that the 1.694-acre parcel of 1210 N. State St. be rezoned from A (agriculture district) to B-2 (highway business district), and Gary Mack seconded the motion. ROLL CALL VOTE: Dirk Downen – yea; Terry Gamblin – yea; Rita Green – yea; Gary Henning – yea; Gary Mack – year; Lee Smith – absent; and Steve Woodward – yea. With 6 yea votes, the motion carries.

Gary Mack motioned to close the hearing at 6:30 p.m., and Rita Green seconded the motion. All voting yea, the motion carried.

BOARD OF APPEALS:

- A. Old Business:** None.
- B. New Business:** None.
- C. General Concerns:** None.
- D. Public Participation:** None.
- E. Adjourn:** *Dirk Downen 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