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Matt Trout

VILLAGE ATTORNEY
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Combined Planning and Zoning Board
Tuesday, April 13, 2021 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, April 13, 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, Office Manager Julie Polson. Guest present at Village Hall: Trustee Mike Heap and none present via Zoom.

PLAN COMMISSION:

A. Old Business:

1. Approval of March 9, 2021 Minutes: Gary Mack motioned to approve the March 9, 2021 minutes and Rita Green seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.

B. New Business:

1. B-1 Community Business District: Zoning Administrator Matt Trout said we previously discussed Jeff Middendorf's plans at the former Lighthouse building (10 S. Alton) which is in a B-1 district. The question arose if we should we allow residential living on the main floor in a B-1 district. He would like to discuss that tonight and see what everyone's thoughts are. Copies of our B-1 community business district, Edwardsville's mixed-use district and suggestions for our mixed-use regulations were provided. Matt said we have several buildings around the Village Square area that this could apply to – the old Village Hall at the corner of Belleville/W. High, 201 and 209 W. High, and Jeff's building at 6 S. Monroe. The house next to post office that burned down will be demolished this week, and Matt does not know what that owner is going to do after that. Matt said Jeff is moving forward with the 10 S. Alton purchase. Jeff would like to see where this discussion goes which may then negate the need for him to request a variance. Gary Mack asked about the types of businesses, and Matt said there are restrictions in the B-1 district and thinks those should apply to a mixed-use building. He also believes that we need to look at all of the buildings in the area that this could affect and see if this possible change makes sense.

Our current code only allows for mixed use in the planned development section. Terry asked if we are only looking at mixed use for B-1? Matt said there are definitely mixed-use buildings in the SR-1 district, and brought up 113 E. Apple as an example. Lee said if we use the business designation, it projects the idea of what is going to be in there. Terry stated to build up the area around the square park, it makes sense to allow the mixed use and use the special permit process so they come to us with a plan.

The committee discussed the commercial space ration of 60/40% and Terry suggested replacing that with majority. This would ensure that we don't have a shoebox business in the front and the bulk of the space being used as residential. Matt suggested adding the mixed-use building to the Principle and Accessory Use Table and under B-1 put a "S" for

the special use requirement. Restrictions would be included in the supplemental regulations. Rita asked if we are going to address mixed use in other zoning districts, and Matt thinks those should be handled separately. We may then need a new set of residential guidelines. Rita thinks you could have different regulations for existing and new buildings.

In the B-2 areas, Matt asked if you would make it just existing or new construction? Terry felt it would be applicable for existing buildings as a special use. Steve said there are residences on State Street that could be remodeled into businesses. He also commented we want to make the older buildings as usable as possible.

Matt asked for anyone to email him with suggestions. Steve suggested Matt look at Waterloo's code on how they handle mixed-use buildings. Steve also commented every comprehensive plan we have done has said to revitalize our area around the square.

Matt advised that Middendorf and Reuss will be moving their business here into the old Towers building. Matt brought everyone up to date on some of the properties in town as well as Edison Estates and Meadow Pines. Matt confirmed he will start working on the signs and subdivision sections of the code.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Terry Gamblin motioned to adjourn the meeting at 7:14 p.m. and Gary Henning seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager