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Matt Trout

VILLAGE ATTORNEY

Weilmuenster & Keck, P.C.

Combined Planning and Zoning Board

Tuesday, May 21, 2019 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, May 21, 2019, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin Groth (absent), Gary Henning, Gary Mack, Lee Smith (absent), Zoning Administrator Matt Trout, Village and Office Manager Julie Polson (absent). Guests present: Trustees Mike Blaies, Bob Kaiser and Mike Heap, Mark White and Tim Pruett.

PLAN COMMISSION:**A. Old Business:**

1. Approval of December 11, 2018 Minutes: Gary Mack motioned to approve the December 11, 2018 minutes with correction and Gary Henning seconded the motion. All voting yea, the motion carried.

B. New Business:

1. Edison Estates Concept Plan: Mark White introduced himself as a Freeburg resident who has lived here for two years. He then presented his proposed development which includes single family, villas and villa town homes on almost 24 acres at the end of N. Edison/Meadow Ridge Dr. Zoning Administrator Matt Trout advised one of the requirements of a planned development is to meet and review the concept plan. Matt further stated he, Village Administrator Tony Funderburg and our attorney felt the planned development was the best fit for this project since it includes multiple zoning districts on one parcel of land. Matt confirmed a hearing to rezone the property will be required. Mr. White's introductory letter, home plans, and procedure checklist for the planned development was provided. Under graphic materials, numbers 1 and 7, Matt explained these are very expensive items. He has specified that these items will need to be provided prior to the final plat being approved for development.

Matt advised if everyone is in agreement with the development, the hearing for the planned development will be scheduled for June. Matt pointed out that Mark will have the right to place storm sewers, sidewalks and driveways in the easement. The villas have square footage starting at 1600 feet and up and include a basement. Mark advised he would like to market to the 55 and older age group. They will have a firm take care of the lawn maintenance and a homeowner's association as well. Matt confirmed the planned development will be locked in with the requirements specified. Rita Green asked Mark if he had any plans to build the homes to accommodate aging in place. Mark said he could do that as long as he knows up front. Currently, Mark doesn't have any plans to build every home like that. Rita gave him some information on that program.

Tim Pruett discussed the different lots and stated they have not conducted a topographical survey. He advised there is a ditch at lot 13 of Estates at Woods Edge. They didn't want to put lots all the way back. Dirk Downen asked if this is going to be developed in phases, and Mark White advised he is going to put all the infrastructure at once and hopes to sell

out in 5 years. The board discussed various traffic routes through the development. Mark White confirmed they will build some of the homes and are not opposed to outside builders coming in. they will have to meet the specifications. Matt stated the board will set all of the specifications for the homes, including the square footage and Mark will have to follow the set specifications. Steve confirmed there is a need in Freeburg for smaller homes that have their lawns taken care of, and doesn't believe there will be a problem selling them. Mark commented you can walk to the store.

Matt said the next step will be the public hearing, and the surrounding property owners will be notified for that. Matt has been looking at possible issues that might come up. There might be traffic concerns. Gary Mack said there might be a complaint with the duplexes being mixed in, Steve said Meadowbrook came in as a planned development because of the commercial up front and the residential behind. Matt confirmed John Tolan has had some conversations with Tim and Mark already. Matt said the hearing on this will be June 19th and a home occupation hearing prior to this one. Matt confirmed the hearing will be posted to rezone the property to SR-2, MR-1 and SR-1 on this property.

BOARD OF APPEALS:

- A. Old Business: None.
- B. New Business: None.
- C. General Concerns: None.
- D. Public Participation: None.
- E. Adjourn: *Mr. Gary Mack motioned to adjourn the meeting at 6:46 p.m. and Ms. Rita Green seconded the motion. All voting yea, the motion carried.*



Transcribed from tape by
Julie Polson
Office Manager