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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, P.C.

Combined Planning and Zoning Board
Tuesday, June 9, 2020 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, June 9, 2020 via the Zoom Application by Chairperson Steve Woodward. Members present via Zoom were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin, Groth (absent), Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson (absent). Guests present: Trustee Mike Blaies and Trustee Mike Heap.

PLAN COMMISSION:

A. Old Business:

1. Approval of May 5, 2020 Minutes: Gary Mack motioned to approve the May 5, 2020 minutes and Gary Henning seconded the motion. All voting yea, the motion carried.
2. Review of Zoning Code: Article III – Planned Developments. Lee asked if the Village has ever approved a planned development, and Matt advised Edison Estates was originally a planned development since it contained multiple zoning districts. Steve said Meadow Brook and part of Vollmer's subdivision was too. Matt said other communities have planned developments, and that is the zoning classification. When you look at ours, they are broken out into separate zoning districts within the development, and he does not think that is the right way to do it. Matt thinks the current planned development section in our code is more geared towards commercial rather than residential.
40-3-8, Advisory Report; Criteria Considered: Steve said they have never submitted a written recommendation to the board, and Matt advised he has done that with every recommendation from the Combined Board, and the Village Board takes action on the recommendation. No comment was made on whether to make any revisions to this section or to leave it alone.
40-3-5(b), Lot and Structure Requirements: Steve questioned where it says the Village Board can approve any reasonable deviation from the lot and structure requirements, and further stated the Village Board is making more of a decision on it than this board. Rita felt this section should reference the Combined Board since these items are all areas this board looks at. A deviation of this section does not require a 2/3's vote by the Village Board. The committee agreed to change the references to the Village Board in this section to the Combined Planning and Zoning Board.
40-3-11, Failure to Begin Development: The committee discussed what a substantial amount of construction means, and Rita said it depends on the construction schedule. Matt referenced 40-3-7(a)(4) which provides a development schedule indicating the approximate date when construction of the PD or stages of the PD can be expected to begin and to be completed. After discussion, no changes were suggested for this section.
40-3-13, Schedule: Matt added this section provide a checklist for the planned development process.
40-4-0, Principle and Accessory Use Definitions: These definitions will apply to the chart that will be incorporated into the code.

Convalescent Care: Rita said you have this and long-term care facility. At the end of convalescent care it states, "Typical uses include nursing homes." She did not see long-term care facility on the chart. Rita said they sell long-term care insurance and that is for nursing homes. There are also definitions for community group home and community residence. Steve said the state has guidelines that regulate these types of homes by level of care and number of residents. Rita is saying nursing home and long-term care are the same thing. Steve said nursing homes are no longer referenced, and are now considered long-term health care facilities. The committee agreed to delete the nursing home definition, and add to long term care facility, "This includes skilled nursing facilities and intermediate care facilities. The committee agreed to align these definitions with state statute definitions.

Automotive Service, Repair Shop and Service Station: Steve felt repair shop and service station should be combined. Gary Mack said all three could be combined repair shop, paint or body shop, and service station. Lee suggested adding in maintenance to repair shop and get rid of service station. It was suggested adding the selling of gas to the convenience store definition.

Co-Branding: Matt doesn't think it has to be two nationally branded businesses, he would delete nationally.

The board discussed video gaming and the number of licenses available.

Clinic: take out infirm.

Community Center: We don't have a definition for senior center. Should this one be revised? Steve would like to see if we did get a community center that it could serve senior meals. Matt said if you hold weddings there, they would want alcohol. The board agreed to address it if and when there is a senior center.

Steve said we might need to look up adult day care centers and check into that definition.

Prefabricated dwelling – Steve said that allows for both when it comes in built and also in pieces, and Matt said yes.

Public Parks & Recreation: Rita asked if they are really under the control of homeowner's association. She said generally that is for the homeowner's association and not the general public. Matt suggested taking out Public in the title of Public Parks & Recreation.

Schools: Public schools have to follow our zoning laws.

Service Use/Establishment: Matt believes this is a catch-all definition for this section. Steve asked if we should add something that would include thrift or consignment stores.

Matt would like everyone to look at the use chart at our next meeting which is the table for principle and accessory uses. The board agreed to meet on June 23rd at 6:00 p.m. After that, the following meeting will be July 7th.

B. New Business:

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 6:23 p.m. and Dirk Downen seconded the motion. All voting yea, the motion carried.


Julie Polson
Office Manager