

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Lisa Meehling
Mike Blaies
Tom Carpenter
Michael Heap
Robert Kaiser

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

INTERIM
VILLAGE ADMINISTRATOR
Matt Trout

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

Combined Planning and Zoning Board
Tuesday, August 8, 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, August 8, 2023 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Terry Gamblin (absent), Rita Green (absent), Gary Henning (absent), Gary Mack, Lee Smith, Interim Village Administrator Matt Trout and Office Manager Julie Polson. Guests present: Public Works Director John Tolan, Trustees Mike Blaies and Mike Heap, Frank Heiligenstein, Robert McDonald, Paul Murphy, Ryan Murphy, Chad Murphy and Seth Netemeyer. Guests present via Zoom: None.

PLAN COMMISSION:

A. Old Business:

1. Approval of June 13, 2023 Minutes: Gary Mack motioned to approve the June 13, 2023 minutes with correction, and Dirk Downen seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.
2. Riess/Murphy Development Preliminary Plat: Seth Netemeyer advised they took the feedback from the previous meeting regarding the general zoning and concept layout of the location of the townhomes and duplexes and came up with an alternate layout. They shifted the two-family units to the south where the less dense part of the development is located. The duplex part of the development will have a public street. They kept approximately the same number of total proposed units, placed the detention area in the center of the development, and kept the two commercial lots for sale in front of the development. The traffic analysis has been completed and submitted to IDOT. They have received positive feedback but not full approval yet. Seth commented they are here to discuss the preliminary platting process which approves the general layout of the lots, streets and the housing structures. Chairperson Woodward asked where the overflow from the lake will drain. Seth stated there is an existing 12-inch culvert under the main road to the south, and they are going to take a storm sewer and run it through the lake to that 12-in culvert. It will run between lots 4 and 5 and then through the mobile home park. It will be a wet bottom detention pond to retain water year-round that will slow the discharge. They are proposing a public sewer main extension and lift station to drain into the existing sewer. Seth stated the entire development will flow into that lift station behind lot 4. Once feedback is received, they will develop the improvement plans and decide where the best spot for the force main will be. Matt feels having it located at the north side of the development would be better since it would be on their property. The south side has a fence and driveway issue. Matt questioned how they will place the utilities. Public Works Director John Tolan would like to have them located all in one area, and they confirmed that is their plan. Seth wanted to discuss the length of a dead-end street. They have a proposed loop and asked that we consider this layout as better alternative to previous one since it is looped through the private development. Matt questioned why the street is private and not public. A public street has right of way and setbacks, and a private street can be narrower. Garages have been added to the plan, and they are over by 20 spaces. The streets included follows the village code. The private street will be 26 feet wide, and the public street is 32 feet

wide. Matt asked if they have any idea about how many phases for the development. The townhomes are done in batches of 4 townhomes at a time, then start another one and keep going. They have not talked about how to phase the duplexes in. They need to run some numbers to see what will work the best. John commented transformers are hard to get. Seth said they will be looking at that as part of the improvement plan. In the townhomes, they will do the streets as they go. For the duplexes, the streets will all be done at one time. Chairperson Woodward stated he is not a big fan of private streets because of the maintenance of that street. Anytime there is a complaint, it will come to us. The village has had to deal with that before. They said they will take care of snow and grass, and maintain the parking lots. Chairperson Woodward recommended making one side of the street no parking.

Gary Mack motioned to recommend to the Village Board approval of the Riess Preliminary Plat as presented, and Lee Smith seconded the motion. ROLL CALL VOTE: Dirk Downen – yea; Terry Gamblin – absent; Rita Green – absent; Gary Henning – absent; Gary Mack – yes; Lee Smith – yes; Steve Woodward – yes. With 4 yes votes, the motion carried.

B. New Business: None.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

1. Area Bulk Variance #23-05 for Robert McDonald, 309 N. Dewey St.: Chairperson Woodward read the notice and swore in those individuals wishing to speak. Mr. McDonald would like to build a larger garage. The 25 feet setback from the property line is too far in. He feels the site he has proposed is the best location on his property. Matt explained the options to Mr. McDonald as well as the requirements to meet the Standards for Variance. Frank Heiligenstein commented the problem with his property is the huge tree in the yard that impedes a better location. He continued to say the garage is in need of replacement, and the neighbors he talked to did not have any problems with it. Mr. McDonald agreed that the tree is a big factor, and if the garage is placed within the Village code parameters, it will be too close to tree. Dirk asked what the rear setback is, and Matt said 3 feet off the right of way. Gary Mack asked why is he doing this, and, Mr. McDonald stated he wants more storage, a work area and have two cars under cover. Lee asked Matt if he meets the Standards for Variance, and Matt replied no. He has the option to move the garage back. Lee said lots in town are pretty small, and he is always sympathetic to those cases. Chairperson Woodward said you don't meet the criteria for a variance, and the state statute's requirement is to meet all of the criteria. Steve further commented there is a hardship there with the tree.

Lee Smith motioned to approve the variance, and Gary Mack seconded the motion. ROLL CALL VOTE: Dirk Downen – yea; Rita Green – absent; Gary Henning – absent; Terry Gamblin – absent; Gary Mack – yea; Lee Smith – yea; and Steve Woodward – year because of the hardship created by the tree, it does not meet the standards, but it is an improvement over what is there. Gary Mack also agreed with Steve's comments.

Gary Mack motioned to close the hearing at 6:16 p.m., and Lee Smith seconded the motion. All voting yea, the motion carried.

Matt advised there will be a hearing next month for a rezoning request on the house behind Village Hall on Southgate Drive. They would like to rezone it from B-1 to SR-1. A special use permit was granted to live in the home years ago.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Garu Mack motioned to adjourn the meeting at 6:46 p.m., and Dirk Downen seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager