

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Mike Blaies
Ray Matchett, Jr.
Lisa Meehling
Denise Albers
Michael Heap
Bob 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

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.

October 4, 2019

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for **Tuesday, October 8, 2019 at 6:00 p.m.**

I. Items to be Reviewed

PLAN COMMISSION:

A. Old Business

1. Approval of August 13, 2019 Minutes

B. New Business:

BOARD OF APPEALS:

A. Old Business:

B. New Business:

1. Freeburg Community High School District #77 Area Bulk Variance Request

C. General Concerns:

D. Public Participation

E. Adjourn

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Combined Planning and Zoning Board
Tuesday, August 13, 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, August 13, 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 (absent), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Trustee Mike Blaies and Trustee Mike Heap.

PLAN COMMISSION:

A. Old Business:

1. Approval of June 19, 2019 Minutes: *Lee Smith motioned to approve the June 19, 2019 minutes and Gary Henning seconded the motion.* All voting yea, the motion carried.

B. New Business:

1. Proposed Zoning Code Amendments: Chairperson Steve Woodward swore in those individuals wishing to speak. Zoning Administrator Matt Trout advised we need these issues addressed so they can be regulated. Rita provided a revised Accessory Use section with a clearer format. We have been receiving more requests for smaller sheds and pole barns in residential districts. Steve asked if we have a pole barn description. Included in the code book.

After a lengthy discussion regarding pole barns, the board agreed to exclude agriculture and I-2 zoning districts from the restrictions. For someone wanting to erect a pole barn, they can request a variance to allow them. Matt also advised the zoning code will still be going through a revision. If we find this restriction does not seem to be working, we can revisit it in the future. We are trying to do what is best for the homes and property values in Freeburg. Steve stated part of the Village's responsibility is to protect zoning districts in the town.

Solar: Matt advised we have a net metering policy limiting what can be done with solar, but we do not have guidelines on where it can be placed. These guidelines relate to residential solar use. We do not have solar farms addressed yet. Trustee Blaies commented there is a limit on what the residential system can produce. Matt advised the proposed limits are similar to St. Clair County. The board felt the solar energy system should have a structural stamp rather than an architectural stamp.

Planned Use Development revision is to add the checklist to our code. The penalty revision is to correct a clerical error so that the dollar amount of the penalty matched. Rita asked that the date on her revision be changed to August 19, 2019. Dirk wanted to confirm if the pole barn was metal, is a variance needed, and Matt said yes.

Rita Green motioned to approve the zoning code amendments with duly noted changes for Accessory Uses – Sheds and Storage buildings, and also Garages and Carports; Solar Energy Systems; Planned Development Schedule; and Penalty Section and Lee Smith seconded the motion. ROLL CALL VOTE: Rita Green – yea; Lee Smith – yea; Gary Henning – yea; Dirk Downen – yea; Gary Mack – absent; Kevin Groth – absent; and Steve Woodward – yea. With five yea votes, the motion carried.

Dirk Downen motioned to close the hearing at 7:10 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.

Matt said with regards to Edison Estates, Mark White and Rhutasel don't need anything right now. Matt also said with the new laws regarding cannabis, we will need to address that in our code. IML will provide sample ordinances that we can look to adopt.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Rita Green motioned to adjourn the meeting at 7:11 p.m. and Lee Smith seconded the motion.* All voting yea, the motion carried.



Julie Polson
Office Manager

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NOTICE OF HEARING BEFORE THE
COMBINED PLANNING AND ZONING BOARD
AREA BULK VARIANCE REQUEST
19-04

TO WHOM IT MAY CONCERN:

Notice is hereby given to all persons in the Village of Freeburg, St. Clair County, Illinois, that a public hearing will be held on **Tuesday, October 8, 2019, at 6:00 p.m.**, in the Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois. Applicant is requesting an area bulk variance pursuant to Freeburg Zoning Ordinance 40-2-16(E)(2)(c), Accessory Use Restrictions, Materials. Applicant is requesting to locate two 40' storage containers on the football field area that are not allowed under the restrictions of this section.

P.I.N. 14-30.0-205-051
408 S. Belleville Street
Freeburg, IL 62243

As a result of the petition of the Freeburg School District #77, which petition is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

Dated at Freeburg, Illinois, this 12th day of September, 2019.

Steve Woodward, Chairman
Combined Planning and Zoning Board

VILLAGE OF FREEBURG
PETITION FOR AREA/BULK VARIANCE

Combined Planning and Zoning Board
Freeburg Municipal Center
14 Southgate Center
Freeburg, IL 62243

Variance Request No. 19-04

Date: 8/29/19

(DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY)

Date set for hearing: 10/8/19
Date hearing held:
Notice published on: 9/12/19
Newspaper: Freeburg Tribune

Permanent Parcel No. 14-30.0-205-051
Fee Paid to Village of Freeburg
S Date:

Action by Combined Planning and Zoning Board:
() Denied
() Approved
() Approved with modifications
Date:

Comments: (Indicate other actions, such as
continuances):

Instructions to Applicants: All information required by this application must be completed and submitted
herewith. Applicants are encouraged to visit the office of the Zoning Administrator for any assistance
needed in filling out this form.

=====

1. Name of Owner(s)/Email: Freeburg Community High School District #77 / frerkiga@fchs77.org
Address: 401 S. MONROE ST. Phone 618-539-5533

2. Name of Applicant(s)/Email: frerkiga@fchs77.org
Address: 401 S. MONROE ST. Phone 618-539-5533

3. Property interest of applicant: School

4. With respect to any portion of these premises, a previous appeal or petition for variance was
made:
(X) No () Yes (If "yes," list all previous appeals and/or petitions, giving dates):

5. Address of property: 401 S. MONROE ST.

6. Present use of property: School

7. Proposed use of property: Storage - 240' storage containers inside FCHS Field Area.

8. Does the present use of the property conform to all use regulations for the zone district in
which it is located? (X) Yes () No
If "No," specify each non-conforming use:

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? Yes () No If "No," specify each non-conforming condition.

10. Which unique physical characteristics prevent reasonable use for any of the uses permitted in that zoning district?

- | | | |
|--------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Too narrow | <input type="checkbox"/> Topography | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too small | <input type="checkbox"/> Drainage | <input type="checkbox"/> Sub-surface |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other: <u>NONE</u> |

11. What is the "minimum" modification (variance) from the area-bulk regulations that will permit you to make use of your land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets if necessary).

Not Applicable

12. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?

- Yes () No If "No," how many other properties are similar affected?

13. An area/bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the Village for the purpose of inspecting or posting, maintaining, and removing such notices as may be required by law.

Date: 8/29/19

Date: 8/29/19

[Signature]

Signature of Applicant
[Signature]

Signature of Owner





FCHS District #77



8/30/2019 8:36:06 AM

1:4,131

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Property Owners that abut 408 S. Belleville
Applicant: Freeburg Community High School District #77
14-20.0-205-051

Brad Towers	Richland Street	14-30.0-205-016
	502 S. Richland St.	14-30.0-205-014
Illinois Central Railroad	Railroad Track	14-30.0-506-005
	Railroad Track	14-30.0-506-001
E.M. Wiegmanns	501 W. Apple	14-30.0-200-015
Fern Regensberger and Joyce Terveer	Hill Mine Road	14-30.0-200-014
Freeburg School Dist. #70	407 S. Belleville	14-30.0-205-050
	408 S. Belleville	14-30.0-205-041
	602 S. State	14-30.0-205-043
Freeburg School Dist. #77	401 S. Monroe	14-30.0-205-040
St. Clair County Board of School Trustees	602 S. State	14-30.0-205-042