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# 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

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VILLAGE ATTORNEY  
Weilmuenster & Keck, P.C.

NOTICE OF HEARING BEFORE THE  
COMBINED PLANNING AND ZONING BOARD  
AREA BULK VARIANCE REQUEST  
20-01

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, February 11, 2020, 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 40-5-3(D)(4), SR-1 Lot and Building Requirements, Minimum Setbacks, Rear Lot Line from 25 feet to 18 feet.

P.I.N. 14-19.0-446-003  
211 S. Walnut Street  
Freeburg, IL 62243

As a result of the petition of the Ryan and JoEllen Boike, 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 23rd day of January, 2020.

Steve Woodward, Chairman  
Combined Planning and Zoning Board

VILLAGE OF FREEBURG
PETITION FOR AREA/BULK VARIANCE

JAN 15 2020

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

Variance Request No. 20-01
Date: 1/15/20

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

Date set for hearing: 2/11/20
Date hearing held:
Notice published on: 1/23/20
Newspaper: Freeburg Tribune

Permanent Parcel No. 14-19-0-446-003
Fee Paid to Village of Freeburg
\$ 125.00 Date: 1/15/20

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

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

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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: JOELLEN, RYAN BOIKE jboike@passsecurity.com

Address: 4189 WATER OAK LN SWITZER Phone: 567 3384

2. Name of Applicant(s)/Email: SETH SPEISER Freeburg.mayor@aol.com

Address: 3921 ST RT 15 FREEBURG Phone: 779 2305

3. Property interest of applicant: CONTRACTOR

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: 211 S. WALNUT

6. Present use of property: EMPTY LOT

7. Proposed use of property: RESIDENCE

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.

NO EXISTING STRUCTURES

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

( ) Too narrow ( ) Topography ( ) Soil  
( ) Too small ( ) Drainage ( ) Sub-surface  
(X) Too shallow ( ) Shape ( ) Other: \_\_\_\_\_

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).

I NEED THE REAR SET BACK TO BE 18 FT VRS THE 25 FT REQUIRED. THE NEIGHBOR TO THE NORTH RECEIVED A VARIANCE FOR LESS THAN 18 FT.

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

(X) 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: JAN 14 2020

Date: JAN 14 2020



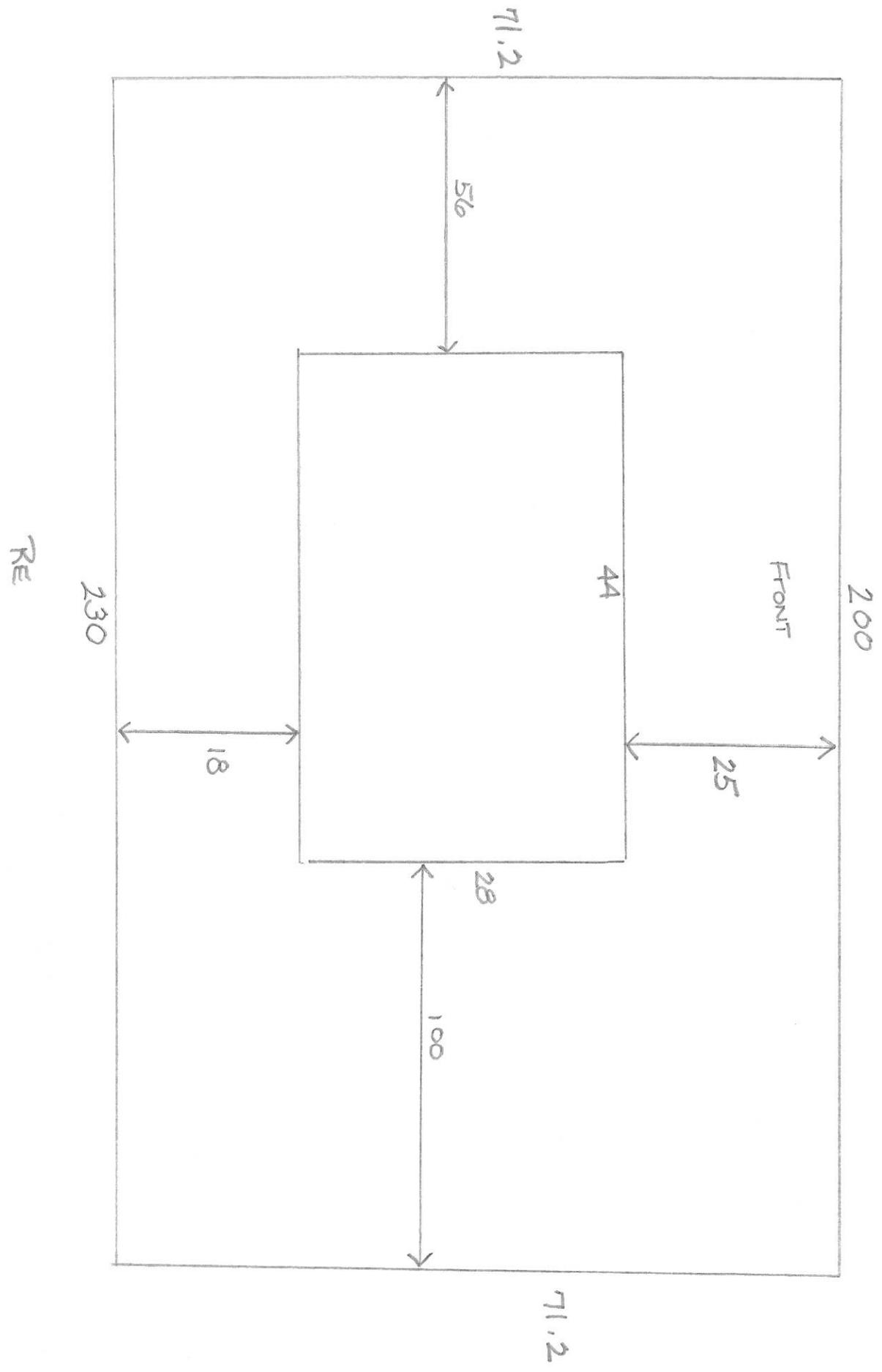
Signature of Applicant



Signature of Owner

WEST APPLE STREET

211 SOUTH WALNUT



Property Owners that abut 211 S. Walnut St.  
Applicant: Ryan and JoEllen Boike  
14-19.0-446-003

Keith A. Mitchell, Trustee	205 S. Walnut St.	14-19.0-446-006
Wilbert/Nancy Kehrer	502 W. Apple	14-19.0-446-008
Wiegmann & Co., Inc.	501 W. Apple	14-30.0-200-015
Stephanie Babinsky	208 S. Walnut St.	14-19.0-445-012
Amanda Boswell	204 S. Walnut St.	14-19.0-445-011

# Boike 211 S. Walnut



1/31/2020, 1:40:47 PM

- Major Highways
  - 20
  - 30
  - MidAmerica Flight Line
- Scott Flight Line
- Railroads
- Municipalities
  - BELLEVILLE
  - BROOKLYN
  - CAHOKIA
  - ALORTON

1:1,128

0 0.01 0.02 0.04 km

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St Clair Esri.