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.

March 6, 2020

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for **Tuesday, March 10, 2020 at 6:00 p.m.**

I. Items to be Reviewed
PLAN COMMISSION:

A. Old Business
1. Approval of February 25, 2020 Minutes
2. Zoning Code Review

B. New Business:

BOARD OF APPEALS:

A. Old Business:

B. New Business:

C. General Concerns:

D. Public Participation

E. Adjourn

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.

Combined Planning and Zoning Board
Tuesday, February 25, 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, February 25, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin Groth (absent), Gary Henning (6:37 p.m.), Gary Mack, Lee Smith, Zoning Administrator Matt Trout and Office Manager Julie Polson. Guest present: Trustee Mike Heap.

PLAN COMMISSION:

A. Old Business:

1. Approval of February 11, 2020 Minutes: *Gary Mack motioned to approve the February 11, 2020 minutes and Dirk Downen seconded the motion.* All voting yea, the motion carried.

2. Zoning Code Review:

Page 1: 40-1-2: (b) #5, light not lights; #7, well designed; #8, should be manufactured home parks; #9, add in well-maintained signs.
Page 2: 40-1-5: update pronouns himself/herself; them; 40-1-8-b: say all genders instead of feminine and neuter;
Page 3; Definitions -some split out to go with definition table; Adult-over 12 yrs old, Matt said that was defined for the bed/breakfast topic. Rita said with the bed/breakfast in the principal use section, this definition could be deleted.
Page 4: Billboard-moved to signs. Board of Appeals, see Combined Planning and Zoning Board; Add definition for Combined Planning/Zoning Board; Building height, added: to the highest point of the roof. Building line: oh hold.
Page 5: Initial Certificate of Zoning-add Zoning before Administrator, add in Final Certificate as well. Corrective Action Order: add Zoning. Continental Breakfast-under Bed/Breakfast? Matt said this in there because of Air B&Bs, Dirk is not sure why it is in there. Steve said by serving a continental breakfast, that wouldn't require a food handler certification. Dirk said we should not be enforcing the food code. Dirk felt we shouldn't restrict by breakfast, but by bed/breakfast regulations. Tabled for now, and air B&B as well.
Page 6: Moved essential government to chart definition. Ground mount solar-moved to rest of solar; guest room - revisit with bed/breakfast.
Lots: lot line front: Rita said this should be lot line abutting the street right of way.

The committee discussed estate lots, and Matt felt it needs to be addressed but not in this effort. Mike heap said we have an ongoing improvement with this whole code. Dirk said some cases should be granted a variance – like for the estate lot, for now. They also discussed the number of variances and would like to be able to reduce those through revising the code. The estate lot issue would be better served to have Trustee Heap move that along by the board that would include a revision to the comprehensive plan.
Lumber or Building Materials Sales – move to 40-4-0 section of definitions, possibly merge with Construction Sales and Service.

Manufactured and Modular Home – Dirk thinks it is a fine line between the two. Rita said a modular home has to be constructed to the building codes of a standard home. Matt changed all mobile to manufactured to match the restriction in the SR-1 district. In 40-5-2, no manufactured home can be placed in an SR-1 district. A special use permit would be required to replace a manufactured home. Rita said there are no longer making mobile homes.
Operator: Revisit with bed/breakfast.
Roof Line: Rita is unsure of the final portion of the definition questioning the line along the front of a building delineating the roof line between the eaves and ridge for gable, hip. Dirk asked if it should just be the highest point of a roof line, and the committee agreed. After further discussion, Rita felt this can be deleted and the committee agreed.
Service Building: Rita thought this was deleted.
Setback: Rita thinks it should be called a setback line. Definition revised to include a fixed line located within a lot and set parallel with each lot line beyond which it is illegal to build. Matt thinks we have to do everything we can to keep requests following the code. The committee discussed estate lots and the zoning districts of agriculture and single family and how those districts could work.
Street, Private: delete to before Village.
Front yard: Dirk read the current definition: A yard which bounded by the side lot lines, front lot line, and the building line. This definition doesn't say anything about the building, only the building line. We are talking about the required yards and the open space that is required around a minimum lot.
Yard: Rita suggested under Yard, putting in the required open space. The committee also discussed accessory structures on lots that had no primary structure. They felt in the agriculture district, that should be allowed. Dirk said he would not promote the idea of building an accessory building in town in an SR-1 district. Estate lots were brought up again and Dirk mentioned several examples. Lee felt it should be no smaller than what a septic tank could be on. Steve said Waterloo has 11 zoning districts and Mascoutah also has rural districts. Lee would like to look at the county's definition of rural. Lee said a lot of our village is boxed in by rural districts of the county.
Yard Line: Rita doesn't think we need that definition. Rita said we have lot and setback lines. Definition deleted.
The next meeting will be our regularly scheduled meeting on March 10th. Steve will not be able to attend. We will start with Article II – General Zoning Regulations.

B. New Business:

1. Edison Estates Engineering Plans: Engineering plans sent to TWM and Fire Dept, EPA permits here; take to committee tomorrow night, takes a while to get epa permits; will send out when ready. No changes made from the last time seen.

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 9:17 p.m. and Gary Henning seconded the motion.* All voting yea, the motion carried.

Julie Polson
Office Manager