

**VILLAGE PRESIDENT**  
Seth Speiser

**VILLAGE CLERK**  
Jerry Menard

**VILLAGE TRUSTEES**  
Tom Carpenter  
Robert Kaiser  
Dana Miller  
Ray Matchett, Jr.  
Lisa Meehling  
Mike Blaies

**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](http://www.freeburg.com)

**VILLAGE ADMINISTRATOR**  
Matt Trout

**PUBLIC WORKS DIRECTOR**  
Chris Remick

**POLICE CHIEF**  
Michael J. Schutzenhofer

**ESDA COORDINATOR**  
Eugene Kramer

**VILLAGE ENGINEER**  
Tim Pruett, P.E.

**VILLAGE ATTORNEY**  
Keck Brown, P.C.

## **THE PUBLIC CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING APPLICATION AND CLICKING ON THE FOLLOWING LINK:**

Join URL: <https://us02web.zoom.us/j/4478727673>

**Meeting ID: 447 872 7673**

We ask the public to mute their phone or mic until Public Participation  
If you have any questions, please contact Matt Trout at [mtrout@freeburg.com](mailto:mtrout@freeburg.com)

May 8, 2026

## **COMBINED PLANNING/ZONING BOARD AGENDA Tuesday, May 12, 2026 6:00 p.m.**

### **I. Items to be Reviewed**

#### **PLAN COMMISSION:**

- A. Old Business
  - 1. Approval of March 10, 2026 Minutes
- B. New Business
  - 1. Discussion on Murphy-Foster Development
  - 2. AES Solar Presentation

#### **BOARD OF APPEALS**

- A. Old Business
- B. New Business
- C. General Concerns
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board  
Tuesday, March 10, 2026 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, March 10, 2026 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Terry Gamblin, Rita Green, Gary Henning (via phone), Gary Mack, Lee Smith, Dale Lickenbrock, Village Engineer Tim Pruett, Village Administrator Matt Trout, and Office Manager Mary Downen. Guests present: Trustee Mike Blaies. Guests present via Zoom: None.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of January 13, 2026 Minutes: Dale Lickenbrock *motioned to approve the January 13, 2026 minutes, and Gary Mack seconded the motion.* All voting yea, the motion carried.

### B. New Business:

1. Discussion on the Phillips Development: Village Engineer Tim Pruett said he received plans and renderings which he has handed out. He did invite the developers here tonight. He said it is going to be a planned development and discussed the process. It will need to be annexed as it is still St. Clair County. Once we annex it, if we don't bring it in as SR1, then we will need to rezone. We will also need to vacate the streets. Village Administrator Matt Trout said it will be one big lot as opposed to separate lots. Gary Henning asked what type of homes, single or duplex. Tim responded that they are 2 story apartment units. Chairperson Steve Woodward asked if this will be done all at once or in phases. Tim responded that he would assume it will be done all at once. The Board discussed. Tim said there isn't a decision to be made tonight, this was just an opportunity for the board to look it all over and ask questions.

Tim talked about another possible development and an addition to Freeburg Liquor.

## BOARD OF APPEALS:

**A. Old Business:** None.

**B. New Business:** None.

**C. General Concerns:** None.

**D. Public Participation:** None.

**E. Adjourn:** Terry Gamblin *motioned to adjourn the meeting at 7:15 p.m., and Gary Mack seconded the motion.* All voting yea, the motion carried.

A handwritten signature in cursive script, appearing to read "Mary Downen". The signature is written in black ink and has a long, sweeping horizontal line at the end.

Mary Downen  
Office Manager