

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

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

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.

May 17, 2019

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for
Tuesday, May 21, 2019 at 6:00 p.m.

- I. Items to be Reviewed
 - PLAN COMMISSION:**
 - A. Old Business
 - 1. Approval of December 11, 2018 Minutes
 - B. New Business:
 - 1. Edison Estates Concept Plan

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, December 11, 2018 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, December 11, 2018, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green (absent), Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Trustees Mike Blaies and Mike Heap, Public Works Director John Tolan, Alex Klemme and Gary Klemme.

PLAN COMMISSION:

A. Old Business:

1. Approval of October 9, 2018 Minutes: Gary Mack motioned to approve the October 9, 2018 minutes and Lee Smith seconded the motion. All voting yea, the motion carried.

B. New Business:

1. Meadow Pines Phase 1 Final Plat Review and Approval: Zoning Administrator Matt Trout advised the revised final plat was emailed out which included the certification for the water flow calculations to coincide with our code. Matt said Rita had asked him about the easement being removed from the rear of lots 26-28. They had listed an MCI easement in the back as a utility easement which it is not. We have an encroachment agreement from MCI for that. She also questioned the setback lines which were not shown all the way around. Matt said we also have a copy of the covenants. He confirmed there are no conflicts with our code and provided them for informational purposes.

He is meeting with our attorney and Mr. Alex Klemme to negotiate a bond amount and term. We had some issues with our code not being consistent on this matter, so we are working with them to come to an agreement.

*Gary Mack motioned to approve the Final Plat for Phase 1 of the Meadow Pines Subdivision contingent on the Village of Freeburg and the Developer successfully negotiating a Bond Agreement and Dirk Downen seconded the motion. **ROLL CALL VOTE:** Gary Mack – yea; Dirk Downen – yea; Kevin Groth – yea; Gary Henning – yea; Lee Smith – yea; Rita Green – absent, and Steve Woodward – yea. With 6 yea votes, 1 absent, the motion carries.*

This will go before the Village Board on Monday, December 17th. Matt stated he, Trustee Mike Heap and Village Administrator Tony Funderburg met last week on the zoning code review. We are hoping to have in final form by February 1st before we bring to this board.

Steve asked what the board decision was on the Blumenkamp request, and Mat said they agreed with this board. Steve would like to discuss livestock and what can and can't be done. Dirk would like to be able to accommodate certain situations depending on the circumstances. Lee would like to see another classification between SR-1 and A. Matt said we are looking at establishing an SR-2 district in the old downtown area.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns:

D. Public Participation:

E. Adjourn: *Mr. Gary Mack motioned to adjourn the meeting at 6:21 p.m. and Mr. Gary Henning seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

Phillips Interior/Exterior Systems, Inc.

1414 South State St Freeburg Il, 62243 618-539-4784
5-9-19

Attn: Mr Matt Trout
Village of Freeburg
Edison Estates Property.

Matt,

I would like the Village to consider the Edison Estate plan for Development on which I see enhancing the population of the Village and to Seniors as well with being so close to the Grocery store, Restaurants, Beauty Salon and much more.

I am proposing a 23.26-acre Development which will have (12) separate Villas and (2) Villa Town homes which are connected to each other like those on Edison St. and the (14) home sites which go from 0.36 acres up to 6.99 acres.

The Villas for construction will compare to those on Edison St and the homes shall compare to the Meadowbrook subdivision and Estates at Woods Edge.

On the Villas, the grass cutting will be done by MCMH LLC until enough people can form the HOA for themselves or if not will continued to be maintained by MCMH LLC. The other single-Family lots of the subdivision will be maintained by MCMH until sold to new owner.

The Villas approx. square footage will be from 1650 to 1735 it all depends what options are taken for the individual unit. Homes will range in square footage from 1700 sf and up.

Completion time is a hard one to pin point but we are hoping for 5 years to be sold out, as far as construction should be about 18 months.

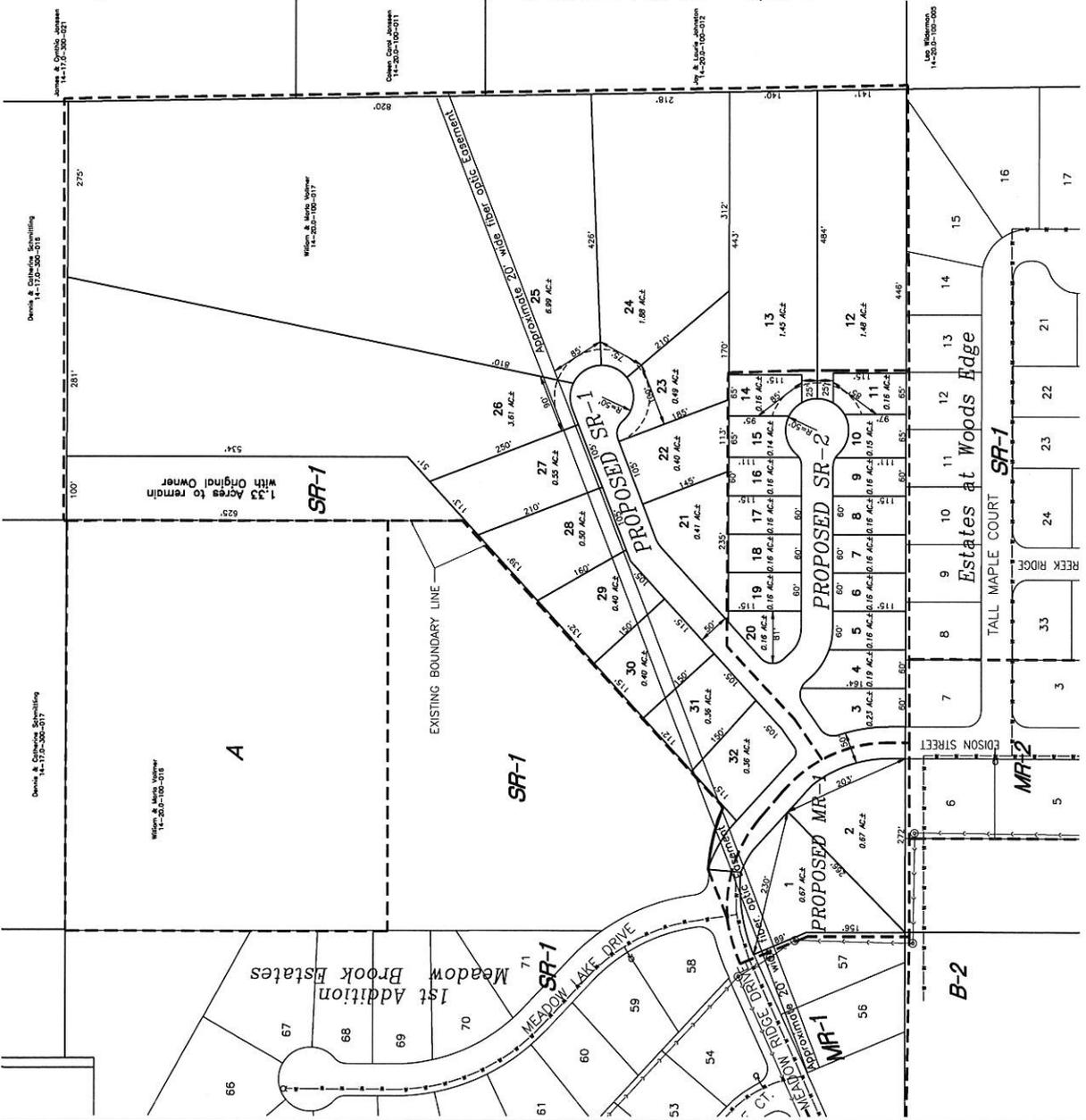
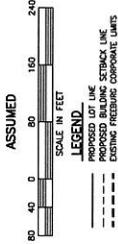
Please feel free to contact me if you have any questions.

Thank you,
Mark S White
618-779-4802

PLANNED DEVELOPMENT CONCEPT PLAN

EDISON ESTATES

PART OF THE N.W. 1/4, N.W. 1/4 OF SECTION 20
T. 1 S., R. 7 W. OF THE 3rd P.M.
ST. CLAIR COUNTY, ILLINOIS
VILLAGE OF FREEBURG



PROPERTY PARCEL NUMBER
14-20.0-100-017
PLANNING ZONING DISTRICT
SR-1
PROPOSED LAND USE
MULTI-FAMILY (MR-1)
LOTS 1-11 & 14-20 - SINGLE FAMILY (SR-2)
LOTS 12-13 & 21-32 - SINGLE FAMILY (SR-1)
TOTAL AREA OF SUBDIVISION = 26.52 AC.±
AREA TO REMAIN WITH ORIGINAL OWNER = 1.33 AC.±
AREA OF PROPOSED STREET R.O.W. = 1.93 AC.±
NET AREA OF LOTS IN SUBDIVISION = 23.26 AC.±

CONTRACT PURCHASER AND DEVELOPER
MCMH, LLC
c/o MARK WHITE
1414 SOUTH STATE STREET
FREEBURG, IL 62243

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR }
APPROVED THIS _____ DAY OF _____, 2018.
FREEBURG PLANNING COMMISSION
VILLAGE OF FREEBURG, ILLINOIS

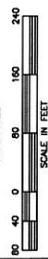
SECRETARY
STATE OF ILLINOIS }
COUNTY OF ST. CLAIR }
APPROVED THIS _____ DAY OF _____, 2018.
VILLAGE PRESIDENT, FREEBURG, ILLINOIS
VILLAGE CLERK, FREEBURG, ILLINOIS



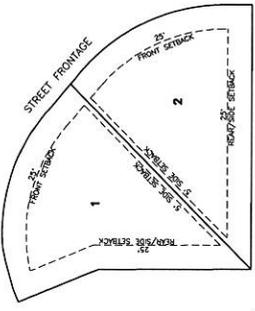
PLANNED DEVELOPMENT LOT LAYOUT	
EDISON ESTATES	
BRITASEL and ASSOCIATES, INC.	
1414 SOUTH STATE STREET	
FREEBURG, ILLINOIS 62243	
DATE: MAY 11, 2018	SHEET NO. 1

PLANNED DEVELOPMENT CONCEPT PLAN
EDISON ESTATES

PART OF THE N.W. 1/4, N.W. 1/4 OF SECTION 20
 T. 1 S., R. 7 W. OF THE 3rd P.M.
 ST. CLAIR COUNTY, ILLINOIS
 VILLAGE OF FREEBURG



LEGEND
 - - - PROPOSED LOT LINE
 - - - PROPOSED LOT LINE SETBACK LINE
 - - - EXISTING FREEBURG CORPORATE LIMITS



MR-1 REQUIRES A MINIMUM 10' FRONT SETBACK FROM ADJACENT LOT BUT A MINIMUM OF 10' FROM DRIVE.



SR-1 REQUIRES A MINIMUM 10' FRONT SETBACK FROM ADJACENT LOT BUT A MINIMUM OF 10' FROM DRIVE.



SR-1 REQUIRES A MINIMUM 10' FRONT SETBACK FROM ADJACENT LOT BUT A MINIMUM OF 10' FROM DRIVE.

PROPERTY PARCEL NUMBER
 14-20.0-100-017

EXISTING ZONING DISTRICT
 SR-1

PROPOSED LAND USE
 - MULTI FAMILY (MR-1)
 - SINGLE FAMILY (SR-2)
 - SINGLE FAMILY (SR-1)

LOTS
 1-2
 3-11 & 14-20 - SINGLE FAMILY (SR-2)
 12-13 & 21-32 - SINGLE FAMILY (SR-1)

TOTAL AREA OF SUBDIVISION = 28.82 AC±
AREA TO REMAIN WITH ORIGINAL OWNER = 1.33 AC±
AREA OF PROPOSED STREET R.O.W. = 1.83 AC±
NET AREA OF LOTS IN SUBDIVISION = 23.26 AC±

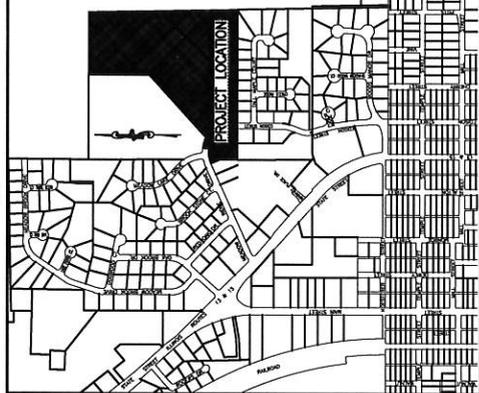
CONTRACT PURCHASER AND DEVELOPER
 MCMH, LLC
 c/o MARK WHITE
 100 SOUTH STATE STREET
 FREEBURG, IL 62243

STATE OF ILLINOIS } ss
 COUNTY OF ST. CLAIR } ss
 APPROVED THIS ____ DAY OF _____ 2018.
 FREEBURG PLANNING COMMISSION
 VILLAGE OF FREEBURG, ILLINOIS

CLERK
 SECRETARY

STATE OF ILLINOIS } ss
 COUNTY OF ST. CLAIR } ss
 THE VILLAGE BOARD OF FREEBURG, ILLINOIS, HEREBY APPROVES THE LOT LAYOUT AS SHOWN ON THIS PLANNED DEVELOPMENT.
 APPROVED THIS ____ DAY OF _____ 2018.

VILLAGE PRESIDENT, FREEBURG, ILLINOIS
 VILLAGE CLERK, FREEBURG, ILLINOIS

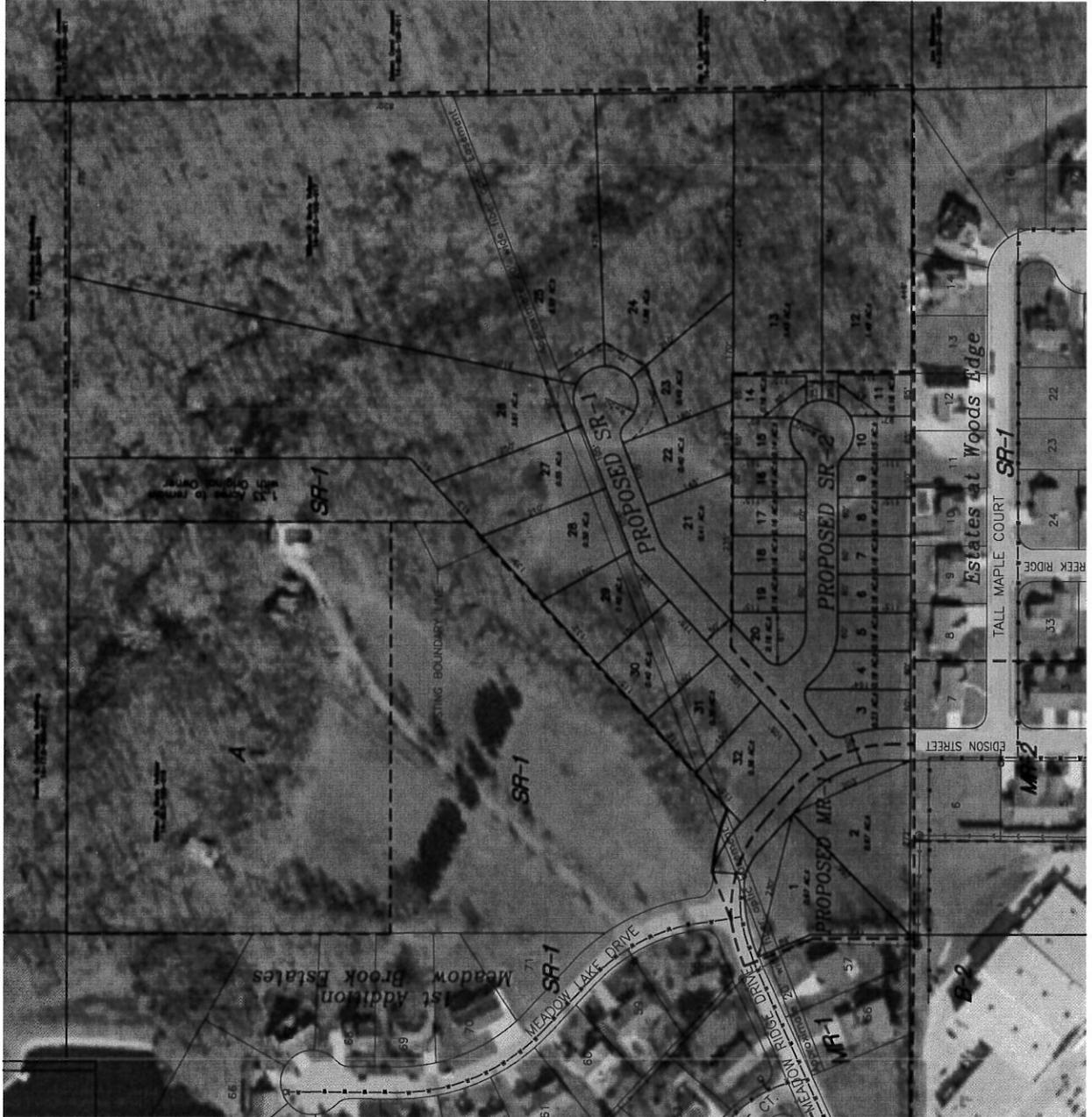


PLANNED DEVELOPMENT LOT LAYOUT

NO.	DATE	BY	DESCRIPTION

EDISON ESTATES
 RAUTASEL and ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 100 N. STATE ST., SUITE 200
 FREEBURG, IL 62243

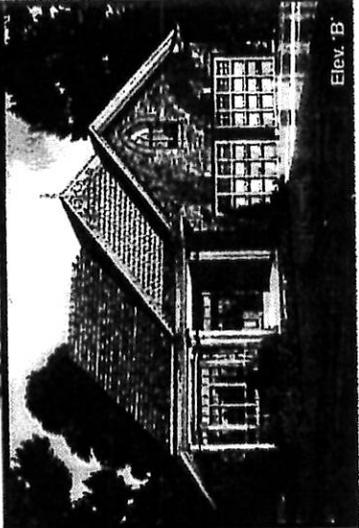
SCALE: AS NOTED SHEET NO. _____ OF _____
 DATE: MAY 1, 2019



Crestwood Valley

ESTATES

Renderings are
Artist's Concept
and reflect
certain treatments
for optional 9' ceiling,
main floor only.



Elev. 'B'

Elev. 'A'

The Winterbury - 1724/1734

Square Foot

Includes 18 sq. ft. finished basement

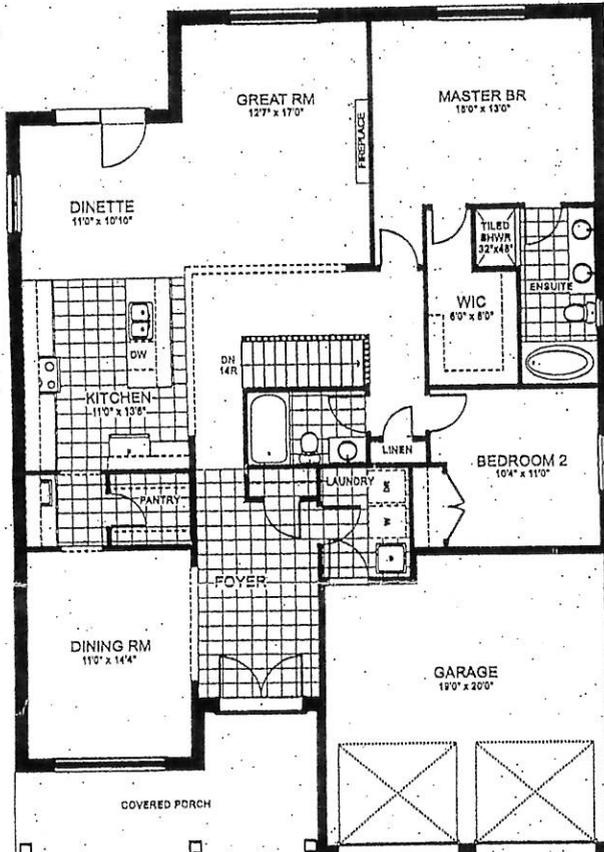
Elev. 'A'

Elev. 'B'

OPTION B

WINTERBERRY CUSTOM

OPTION 2 - 1777 SQFT
WIDTH: 40'10"
LENGTH: 59'2"



MAIN FLOOR - SHIFT DINING/KITCHEN 7' /
ADD 7' TO FOYER & ADD 6" TO PORCH
9'0" CEILING

OPTION A

ADDS 53 sq ft (1777-1724)

\$ 3,180.00 plus HST

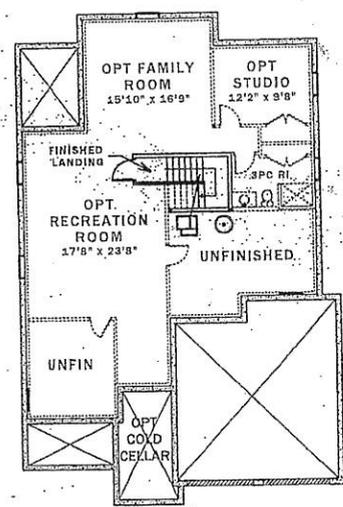
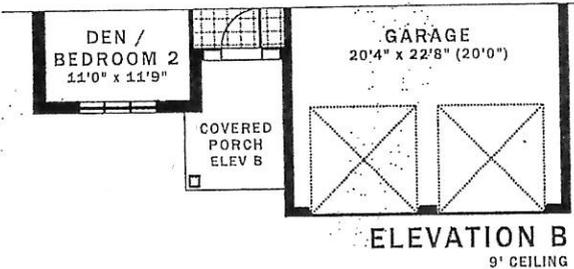
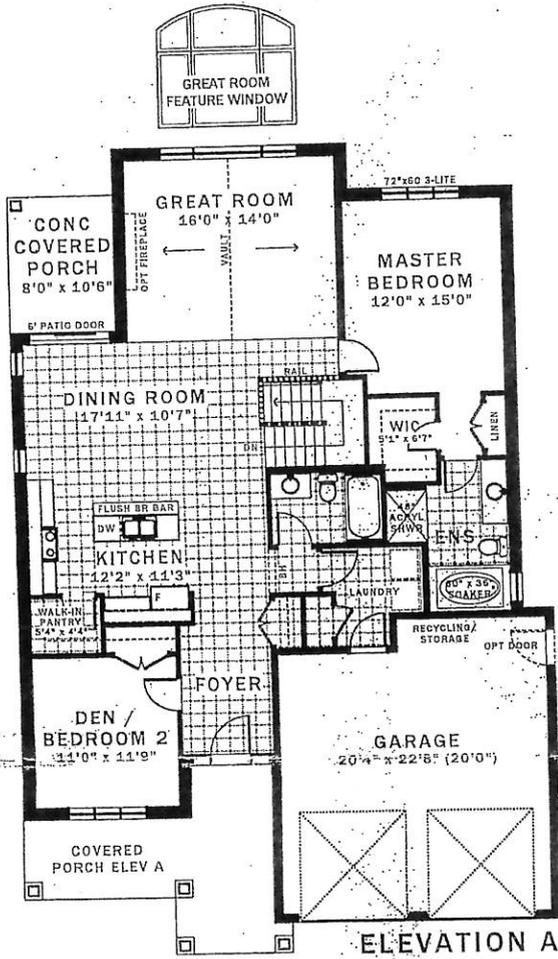
OPTIONAL COVERED PORCH
(Concrete foundation and concrete slab)

\$ 5,280.00 plus HST

NEWPORT

1553 SQFT

WIDTH: 40'8"
LENGTH: 62'6" / 60'2"



Rinaldi HOMES

BUILDING A FAMILY TRADITION SINCE 1995
RINALDI HOMES.COM 905.688.1283

PROCEDURES FOR PLANNED DEVELOPMENTS

Every applicant for Planned Development approval shall comply with the procedural requirements of this Section.

The required procedures are as follows:

- (A) Filing development plan with the Zoning Administrator;
- (B) Review of plans by Combined Planning and Zoning Board;
- (C) Provision by the developer of adequate assurance for the completion of required improvements as per the development plan and subdivision regulations;
- (D) Public hearing by the Combined Planning and Zoning Board as per the requirements of Section 40-19-1 et seq.;
- (E) Recommendation of the Combined Planning and Zoning Board regarding approval/rejection of the development plan and advisory report;
- (F) Approval of Village Board;
- (G) Recording of development plan with the County Recorder of Deeds.

Every applicant for approval of a development plan shall submit to the Administrator, in narrative and/or graphic form, the items of information listed below.

Written Documents

- _____ (1) Legal description of the total site proposed for development;
- _____ (2) Names and addresses of all owners of property within or adjacent to the proposed Planned Development;
- _____ (3) Statement of the planning objectives to be achieved by the PD through the particular approach proposed by the applicant, including a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;
- _____ (4) Development schedule indicating the approximate date when construction of the PD or stages of the PD can be expected to begin and to be completed;
- _____ (5) Statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PD, such as land areas, dwelling units, and the like.
- _____ (6) Data indicating:
 - _____ (a) Total number and type of proposed dwelling units;
 - _____ (b) Gross and net acreage of parcel;
 - _____ (c) Acreage of gross and usable open space; and
 - _____ (d) Area of any commercial uses.

Graphic Materials.

- _____ (1) Existing site conditions, including contours at ten (10) foot intervals and locations of watercourses, flood plains, unique natural features, and wooded areas. **Provide prior to the Final Plat being approved for the development;**
- _____ (2) Proposed lot lines and plot designs;
- _____ (3) Proposed location, size in square feet and general appearance of all existing and proposed buildings (both residential and nonresidential) and other structures and facilities;
- _____ (4) Location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved

as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;

_____ (5) Existing and proposed vehicular circulation system, including off-street parking and loading areas and major points of ingress and egress to the development (notations of proposed ownership--public or private--should be included where appropriate);

_____ (6) Existing and proposed pedestrian circulation system, including its relationship to the vehicular circulation system and proposed treatments of points of conflict;

_____ (7) Existing and proposed utility systems, including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines. **Provide prior to the Final Plat being approved for the development;**

_____ (8) General landscape plan indicating the treatment of both private and common open spaces and the location of required buffer strips;

_____ (9) Enough information on land areas adjacent to the proposed PD to indicate the relationship between the proposed development and existing and proposed adjacent areas;

_____ (10) Any additional information required by the Village to evaluate the character and impact of the proposed PD.

_____ (11) Appropriate seals of the licensed surveyor, engineer, or architect.

*For Residential Planned Development proceed to Chapter 34, Subdivision Code of the Village of Freeburg Code of Ordinances.