

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.

June 19, 2020

COMBINED PLANNING/ZONING BOARD AGENDA **Tuesday, June 23, 2020**

I. Items to be Reviewed

PLAN COMMISSION:

- A. Old Business
 - 1. Review of Zoning Code
- B. New Business

BOARD OF APPEALS

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

TABLE FOR PRINCIPLE AND ACCESSORY USES											
Use Permitted by Right	●										
Use permitted as a special use	S										
Use permitted as a planned use	P										
Use not permitted											
PRINCIPLE RESIDENTIAL USES											
Use	A	SR-1	SR-2	MR-1	MR-2	MH-1	B-1	B-2	I-1	I-2	Supp. Regs.
Accessory Uses	●	●	●	●	●	●	●	●	●	●	40-2-15
Assisted Living Facilities	●	●	●	●	●	●					40-17-6
Community Residence	●	●	●	●	●	●					
Community Group Residence	●	S	●	●	●	●					
Convalescent Care	●	●	●	●	●	●					40-17-6
Dwelling-Condominium (up to 2 units)		S	S	●	●	●					
Dwelling-Condominium		S	S		●						
Dwelling-Multiple-family					●	●					
Dwelling-Single-Family Attached (Villa)		S	S		●	●					
Dwelling-Single Family (Conventionally Constructed)	●	●	●	●	●	●					
Dwelling-Two Family (Duplex)				●	●	●					
Existing Residential Dwellings	●	●	●								
Loft							S	S	S		
Refabricated Dwellings	●	●	●	●	●	●					
Manufactured Home						●					
Modular Homes (ICC Compliant)	●	S	S	S		●					
Public Parks and Recreation	●	●	●	●	●	●	●	S			
PRINCIPAL NON-RESIDENTIAL USES											
Use	A	SR-1	SR-2	MR-1	MR-2	MH-1	B-1	B-2	I-1	I-2	Supp. Regs.
Agricultural Implement Sales	S										
Agriculture, including all uses commonly classified as such, provided the Supplemental Regulations are met	●	●	●	●	●	●					40-17-2
Amusement Facilities Such As Go-Cart Tracks and Miniature Golf Courses	S								S	S	
Animal Hospital	S						S	●	S	S	
Automotive Detailing							S	●	●	●	40-17-8
Automotive Service							S	●	●	●	40-17-8
Bakery							●	●	S	S	
Bar or Tavern							S	●			

Use	A	SR-1	SR-2	MR-1	MR-2	MH-1	B-1	B-2	I-1	I-2	Supp. Regs.
Banks and Other Financial Institutions							S	●	S	S	
Beekeeping	S										
Bed and Breakfast (1-3 rooms)	●	S					●	●	●	●	40-17-14
Bowling Alley								●	S	S	
Business or Vocational School		S	S	S	S	S	S	S	S	S	
Car Wash							S	●	●	●	40-17-8
Cemeteries	●										
Church and Other Places of Worship	S	S	S	S	S	S	●	●	S	S	
Clubs or Lodges, private; but not those which have as their chief activity a service customarily carried on as a business	S						●	●	S	S	
Co-Branding or Co-Branded Facility								●	S	S	
Commercial Establishments, Wholesale and Retail except those listed under Section 40-10-4							●	●	S	S	
Community Center		S					●	●	S	S	
Construction Sales & Service								●	S	S	
Convenience Shops (Small Drugstore, Small Food Store, Laundromat)					S	S	S	●	S	S	
Dance Hall, Night Club or Private Club							S	●	S	S	
Dance Studios or Schools							S	●	S	S	
Day Care Facility, Commercial	S							●	S	S	
Drive-Through Restaurant							S	●	S	S	
Drive-Through Banks							S	●	S	S	
Drug Store (Pharmacy)							S	●	S	S	
Dry Cleaning/Laundry Pick-up							●	●			
Dry Cleaning Plants									S	●	
Financial Services							S	●	S	S	
Food Store							●	●	S	S	
Freight Terminal										●	
Funeral Home Services								●	●	S	
Furniture, Appliance or Equipment Sales/Lease							●	●	S	S	
Garden Center, Greenhouse or Plant Nursery	●							●	S	S	
Golf Courses, regulation size	S										
Government/Public Buildings	●	●	●	●	●	●	●	●	●	●	
Health Club or Fitness Center							S	●	S	S	

Use	A	SR-1	SR-2	MR-1	MR-2	MH-1	B-1	B-2	I-1	I-2	Supp. Regs.
Research and Development (Not involving explosives, flammable gases or live animals)								S		●	
Restaurant-General							●	●	S	S	
Retail Sales & Service							●	●	S	S	
Schools, Private		S	S	S	S	S	S	S	S	S	
Schools, Public		S	S	S	S	S	S	S	S	S	
Service Establishment							●	●			
Service Stations							S	●	●	●	40-17-8
Stable, Commercial	S										
Studio (Radio, Television, Film or Music)							S	●	S	S	
Temporary produce stands	●										
Theater, Motion Picture								●	S	S	
Theater, Performing Arts								●			
Theater, Drive In								S			
Tire Shop								●	S	S	40-17-8
Used Car Lot								●	S	S	
Used Merchandise Store							●	●	S	S	
Utilities (public)	●	S	S		S	S	●				
Utility Substations	S	S	S	S	S	S	S	S	●	●	40-17-10
Veterinarian	S							●	S	S	
Video Gaming Parlor							S	●	S	S	
Warehouse, Mini (Self-Storage)									S		
Warehouse and wholesaling of any goods except explosives, flammable gases or live animals								S	●	●	