

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Dean Pruett
Mathew Trout
Lisa Meehling

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

VILLAGE TREASURER
Bryan A. Vogel

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

VILLAGE ATTORNEY
Weilmuenster & Keck, P.C.

February 9, 2018

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for **Tuesday, February 13, 2018, at 6:00 p.m.**

- I. Items to be Reviewed
 - PLAN COMMISSION:**
 - A. Old Business
 - 1. Approval of January 9, 2018 Minutes
 - 2. Recommend Change in Preliminary Plat Approval for Subdivision from three to five years
 - B. New Business
 - 1. Vollmer Construction and Development, LLC's Request to Rezone 800 Southgate Drive from B-1 to MR-2.

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, January 9, 2018 at 6:00 p.m.

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The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, January 9, 2018, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Kevin Groth (absent), Rita Green, David Parrish, Gary Mack, Mike Heap, Lee Smith, Village Administrator Tony Funderburg, Zoning Administrator Gary Henning and Office Manager Julie Polson. Guests present: Hans Mueller and Ken Vielweber for the Fire Department, and Gary Klemme for the Meadow Pines Subdivision, Trustee Matt Trout, Trustee Denise Albers, Trustee Mike Blaies (6:15 p.m.) and Village Clerk Jerry Menard (left at 6:34 p.m.).

PLAN COMMISSION:

A. Old Business:

1. Approval of November 14, 2017 Minutes: *Lee Smith motioned to approve the November 14, 2017 minutes and David Parrish seconded the motion.* All voting yea, the motion carried.
2. Review of Meadow Pines Preliminary Plat: Village Administrator Tony Funderburg advised that the Village Board did not approve the first preliminary plat. The revised plat shows the connection to Bozeman Lane being removed because they don't own the land, and we can't force them to connect. Tony stated Michael Braun showed up today and said he does not want to see any development. Mr. Braun wants them to be aware that MCI wouldn't allow any building on the easement. Tony believes that's an easement issue between them and the landowners, and we don't get involved in those easements. Tony commented that we have three village trustees here tonight who felt this plat is something that would work for the village. The proposed plat meets the requirements of a stub out and has two exits to the north onto Wolf Road. We are working on a plan to improve Wolf Road to Kessler and have incorporated that into our 3- to 5-year plan. Trustee Matt Trout confirmed the village is committed to making that improvement. Tony said the existing subdivision will continue to be developed, and then Silverthorne would also connect to Wolf Road. Mr. Klemme agreed with Tony's comments.

Tony said per our code, once the preliminary plat is approved, it is good for 3 years. Tony would like for this board to consider changing that to 5 years. Tony confirmed this development meets the criteria of our code and the needs of the comprehensive plan. Tony said that Wolf and Kessler Roads are not in great shape, but that is not the developer's problem. We have discussed looking at getting a grant since Wolf Road is a collector street. Trustee Mike Blaies said he personally feels it is not a great spot for the development because of the increased traffic and number of homes, but since it meets our requirements, he will vote for it. Trustee Matt Trout stated he was not interested in eminent domain. That cost was too high and did not fit our plan. Mike Heap asked if the village board is interested in passing this plat and fixing Wolf Road, and Trustee Matt Trout said we sent it back to this board with the understanding we would pass it because it meets our comprehensive plan and code. Gary Klemme said it will take 1.5 years to get phase one done.

Gary Mack motioned to approve the revised Meadow Pines Preliminary Plat and David Parrish seconded the motion. **ROLL CALL VOTE:** Gary Mack - yes; David Parrish - yes; Rita Green – yes; Mike Heap - yes; Lee Smith - yes; Kevin Groth – absent; Steve Woodward - yes. With 6 yes votes, 1 absent, the motion carries.

Tony stated this recommendation will be voted on at the January 16th Village Board meeting. He also advised he is still working on getting revisions to the zoning code to this board. Tony talked to Bill Vollmer yesterday, and Bill would like to get his plat for Timberwolf and Loan Oak redone as before. Tony brought up the \$100,00 for street improvements that was contained in his pre-annexation agreement. Mr. Vollmer agreed he would pay \$50,000 for every road brought to Wolf Road. When the property was brought in for the current Meadow Pines subdivision, there was nothing in the agreement that they had to pay the same fees. Further, when that property was rezoned, that language was not put in there.

B. New Business: None.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business:

1. Freeburg Fire Protection District Area Bulk Variance Request: Hans explained they are requesting a side lot line variance from 25 feet to 5 feet to install an electrical generator in the I-1 zoning district. Hans stated with the way their lot is configured, there are not many options for the generator location. If they go with the regular setbacks, it would end up in middle of parking lot. Hans met with Shane Krauss, the Head Lineman, and they both believe this is the best location. They have applied with State Fire Marshall, and they are ok with the location. They will perform the inspection after the work has been completed. Hans explained the tank is made collision and fireproof and is UL fire rated, and there will be concrete barricades around it. Village Administrator Tony Funderburg said with the phones and internet, they need to be able to function and respond in a timely manner. Ken Vielweber confirmed the fire truck doors can't be manually raised and they need power to do that. Trustee Trout stated another important reason for the generator is when we have a big power outage, the firemen stay at the fire house.

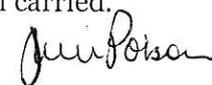
David Parrish motioned to approve the Fire Department's Area Bulk Variance Request for the side lot setback from 25 to 5 feet and Mike Heap seconded the motion. **ROLL CALL VOTE:** David Parrish – yes; Mike Heap – yes; Rita Green – no; Kevin Groth – absent; Gary Mack – yes; Lee Smith – abstain; Steve Woodward – yes. With 5 yes votes, 1 absent and 1 abstention, the motion carries.

Gary Mack motioned to close the Fire Department hearing and Rita Green seconded the motion. All voting yea, the motion carried.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: Gary Mack motioned to adjourn the meeting at 6:50 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.



Julie Polson
Office Manager

ORDINANCE NO. 1650

AN ORDINANCE AMENDING CHAPTER 34 OF THE REVISED
CODE OF THE VILLAGE OF FREEBURG, ST. CLAIR
COUNTY, ILLINOIS (Subdivision Code)

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
FREEBURG, ST. CLAIR COUNTY, ILLINOIS, THAT:

CHAPTER 34, Article II, Chapter 34-2-1(F)(6), Rights and Privileges of Subdivider, is amended as follows:

Chapter 34-2-1(F)(6):

(6): Change the following sentence from **three** to **five** years: In the event that the subdivision is being developed
in stages, the applicant may, by written mutual agreement with the Combined Planning and Zoning Board, have
final approval of the last part of the plat delayed for a period no to exceed **three five** years from the preliminary
plat approval.

The ordinance becomes effective after its passage and publication as prescribed by law.

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF FREEBURG, ILLINOIS, ST. CLAIR COUNTY, AND
APPROVED BY THE VILLAGE PRESIDENT THIS ___ DAY OF March, 2018.

AYES _____	NAYS _____
_____	_____
_____	_____
_____	_____
_____	_____

ABSENT _____	ABSTAIN _____
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Approved this _____ day of March, 2018.

Seth E. Speiser
Village President

ATTEST:

Jerry Lynn Menard
Village Clerk

Approval as to Legal Form:

Village Attorney

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
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NOTICE OF HEARING BEFORE THE COMBINED PLANNING AND ZONING BOARD

Public 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 13, 2018 at 6:00 p.m.**, in the Municipal Center, 14 Southgate Center, Freeburg, Illinois. This meeting is to review a request from Vollmer Construction and Development, LLC, to rezone the following property from B-1 to MR-2, for the following:

800 Southgate Drive
Freeburg, Illinois
P. I. N.: 14-29.0-120-003

Information is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

All persons are invited to attend said hearing and be heard.

Steve Woodward, Chairman
Combined Planning and Zoning Board

Dated at Freeburg, Illinois, this 25th day of January, 2018.

APPLICATION FOR AMENDMENT

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

Amendment Request No. 18-02
Date: 1/23/18

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

Date set for hearing: 2/13/18
Date hearing held: _____
Notice published on: 1/25/18
Newspaper: Freeburg Tribune

Permanent Parcel No. 14-29.0-120-003
Fee Paid to Village of Freeburg
\$ 125.00 Date: _____

Recommendation of Combined Planning and Zoning Bd:
 Denied
 Approved
 Approved with modifications
Date: _____

Action by Village Board:
 Denied
 Approved
 Approved with modifications
Date: _____

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. Normally, there are only two primary reasons for a change in zoning. These are: (a) the original zoning was in error; and (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant rezoning. The burden of providing substantial evidence rests with the applicant.

=====

Name of applicant: VOLLMER CONSTRUCTION AND Development, LLC.
Address of applicant: 400 ARROWHEAD COURT TROY, IL 62294

1. This application must be filed with an accurate legal description and two copies of a plat map of the subject property drawn to a scale of not less than one (1) inch equals two hundred (200) feet.

Legal Description: Lot #1 of Southgate Center Sub.

Parcel # 14-29.0-120-003
(Lot, block subdivision; metes and bounds descriptions may be on attachment)

2. Area of land rezoning requested for 17085 +/- acres/square feet.

3. Present Zone District Classification of subject and adjacent properties (show zone district boundaries on plat).
B-1

4. A. Present use of property: VACANT LOT

B. Proposed use of property: MULTI FAMILY- 6 UNIT APARTMENT Bldg.
MR-2 ZONING

5. Name of owner(s): BURL AND JUDY HAND
Address of owner(s): 4621 MUELLERS LN. FREEBURG Phone: 978 6139
Email: HANDDENTALOFFICE@ATT.NET

6. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information and supporting the requested rezoning is attached.

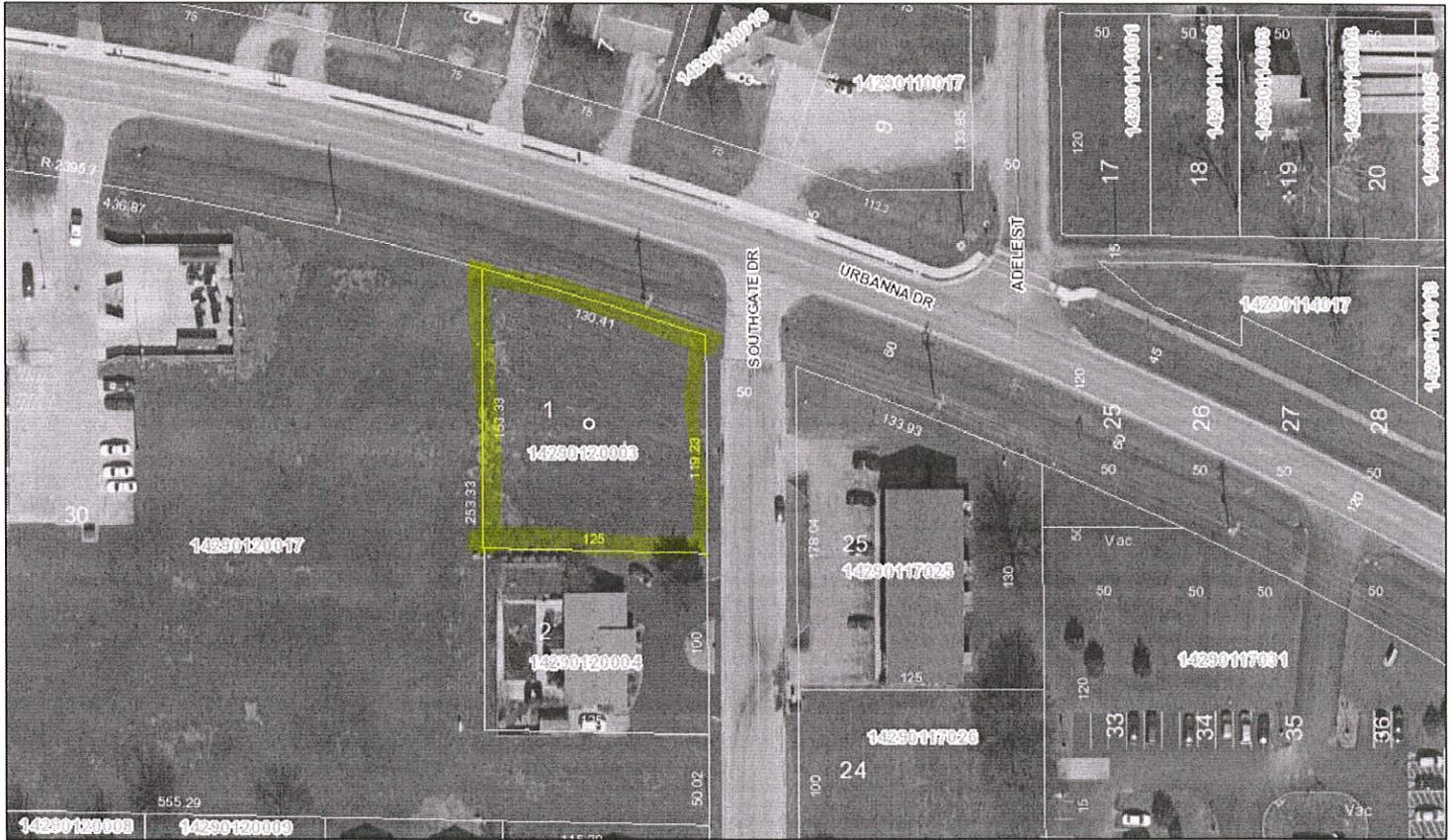
Date: 1/22/18

Peter Vallmer
Signature of Petitioner

Property Owners that abut 800 Southgate Drive
Vollmer Construction and Development, LLC. (purchaser)
Currently Owned by Burl and Judy Hand

	<u>Property Address:</u>	<u>PIN:</u>
1. Village of Freeburg	14 Southgate Center	14-29.0-120-017
2. Mary Pasbrig	820 Southgate Drive	14-29.0-120-004
3. Larry Hoffman	801 Southgate Drive	14-29.0-117-025
4. Leona Parrish	State Route 15	14-29.0-110-017
5. Leona Parrish	371 Urbanna Drive	14-29.0-110-016
6. Kenneth/Kayla Rosenberg	351 Urbanna Drive	14-29.0-110-015
7. Sharon Hubbard	331 Urbanna Drive	14-29.0-110-014

St Clair County Parcel Map



1 / 22 / 2018 1 : 30 : 06 PM

Parcels
 Green: Band_2
 Roads
 Blue: Band_3
 Red: Band_1

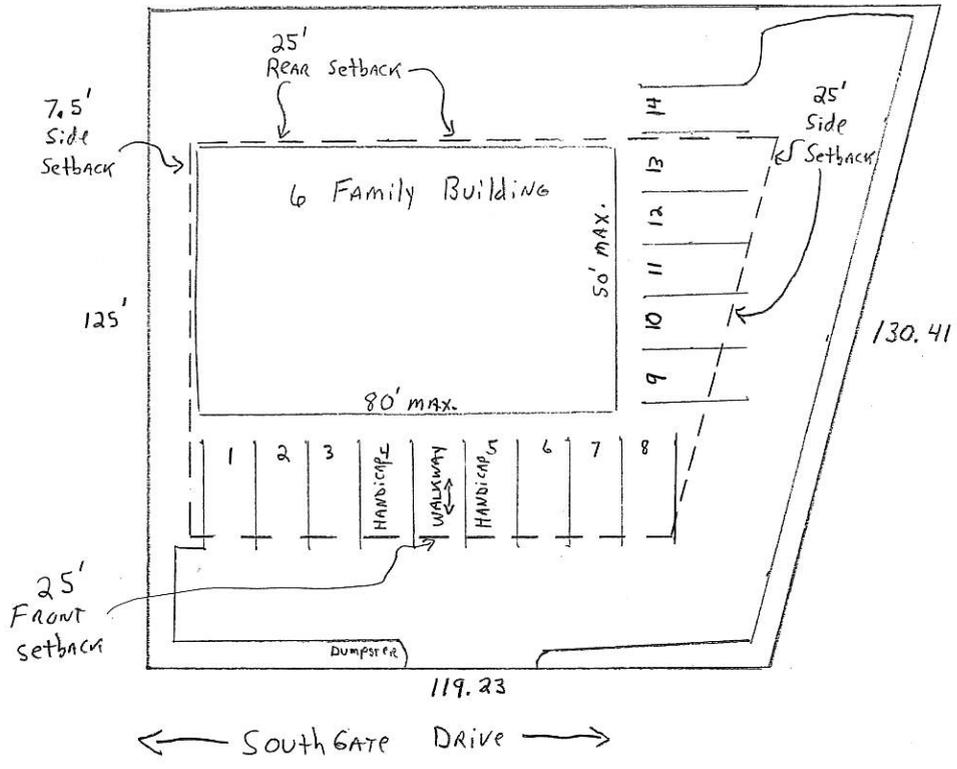
1:1,128

0 0.0075 0.015 0.03 mi

0 0.01 0.02 0.04 km

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

153.33



↑
URBANNA ROAD
↓

Lot SQ.FT. = 17085 +/-
14 PARKING STALLS
COVERAGE = 23% +/-

← South Gate Drive →