

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Dean Pruett
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.

August 31, 2018

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for
Tuesday, September 11, 2018, at 6:00 p.m.

I. Items to be Reviewed

PLAN COMMISSION:

A. Old Business

1. Approval of August 14, 2018 Minutes

B. New Business:

BOARD OF APPEALS:

A. Old Business:

B. New Business:

1. Michael Brueggemann Area Bulk Variance Request

C. General Concerns:

D. Public Participation

E. Adjourn

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Combined Planning and Zoning Board
Tuesday, August 14, 2018 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:01 p.m. on Tuesday, August 14, 2018, in the Municipal Center by Acting Chairperson Kevin Groth. Members present were Chairperson Steve Woodward (absent), Dirk Downen, Rita Green, Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Mike Brueggemann, Barbara Brueggeman and Mike Causey.

PLAN COMMISSION:

A. Old Business:

1. Approval of July 31, 2018 Minutes: Gary Henning motioned to approve the July 31, 2018 minutes and Lee Smith seconded the motion. All voting yea, the motion carried.
2. Meadow Pines Subdivision Engineering Plans: Zoning Administrator Matt Trout advised the developer has six months to submit the final plat. The EPA permits have been approved. The sewer line was bored today, and the detention ponds have been dug. They hope to have the roads in by Labor Day and are moving along.

B. New Business: None.

BOARD OF APPEALS:

A. Old Business: None.

- B. New Business: Matt stated the Brueggemans are here to discuss a possible variance situation with putting a carport on their property. Mr. Brueggeman provided pictures of his property and where he would like to place the carport over his driveway. He stated this addition would put his lot coverage at 31%. Matt advised the County deems a carport as a permanent structure. Gary Mack's concern with the variance is that it will stay there forever. Matt said the bigger issue would be the 25-foot setback variance on the side yard. Mike stated he has parked there a for quite a number of years and just wants his vehicles covered. Dirk said with the Standards for Variance, our goal is to improve the appeal of the area, and doesn't believe this would be an unreasonable variance request. Gary Mack doesn't want to set a precedent for further down the road. Kevin Groth asked if there is a compelling reason not to do it? Matt confirmed we are working on the revision to the Zoning Code. Mike Brueggeman said the old buildings prior to zoning are hard to fit to today's rules. Gary Henning doesn't see any safety hazard or detriment to the community.

Matt said Village Administrator Tony Funderburg has put in a lot of time to rewrite the zoning code so we can address the different issues this board faces. We have to look at being able to handle zoning situations that come up especially with the older sections of town.

Matt advised the next potential hearing would be the Voss property at 3703 Old Freeburg Road. Mr. Voss would like to annex and then subdivide his 4.8-acre parcel. He wants to divide the front section into a 1 – 1.8-acre parcel and the remainder would be the back parcel with his house. He would annex in as SR-1. He wants the front lot to have 151 feet of frontage leaving 40 feet of frontage for his lot. The request would be to allow a variance for the 40 feet of frontage.

Mike Causey was present to discuss his request for a variance at 111 S. Monroe Street. He has submitted the building permit submitted to add a 30 x 30 addition. With his plans, he would need a variance from 25 feet front lot line setback to 18 feet. He is building to the north which would take him about 11 feet from the Schmittling's property line. The new structure is not as close to the street as the existing house is. If he pushes the addition back, the gable will be in the upstairs window. He advised the committee that he will build the house as if he would live in it.

Rita Green left the meeting at 6:54 p.m.

C. General Concerns:

D. Public Participation:

E. Adjourn: *Gary Mack motioned to adjourn the meeting at 7:01 p.m. and Dirk Downen seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

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NOTICE OF HEARING BEFORE THE
COMBINED PLANNING AND ZONING BOARD
AREA BULK VARIANCE REQUEST
18-09

TO WHOM IT MAY CONCERN:

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, September 11, 2018, at 6:00 p.m.**, in the Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois. Applicant is requesting an area bulk variance pursuant to Freeburg Zoning Ordinance 40-5-3(D)(5), SR-1 Lot and Building Requirements, Minimum Setbacks, from side yard abutting street from 25 feet to 1 foot.

P.I.N. 14-19.0-412-021
202 W. Mill Street
Freeburg, IL 62243

As a result of the petition of the Michael Brueggeman, which petition is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

Dated at Freeburg, Illinois, this 23rd day of August, 2018.

Steve Woodward, Chairman
Combined Planning and Zoning Board

VILLAGE OF FREEBURG
PETITION FOR AREA/BULK VARIANCE

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

RECEIVED
AUG 20 2018

Variance Request No. 18-09
Date: August 20, 2018

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

Date set for hearing: 9/11/18
Date hearing held: _____
Notice published on: 8/23/18
Newspaper: Freeburg Tribune

Permanent Parcel No. 14-19.0-412-021
Fee Paid to Village of Freeburg
\$ 125.00 Date: 8/20/18

Action by Combined Planning and Zoning Board:
 Denied
 Approved
 Approved with modifications
Date: _____

Comments: (Indicate other actions, such as continuances):

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.

=====

1. Name of Owner(s)/Email: MICHAEL BRUEGGEMANN
Address: 202 W MILL ST. Phone 618-539-5055

2. Name of Applicant(s)/Email: SAME
Address: _____ Phone _____

3. Property interest of applicant: SAME

4. With respect to any portion of these premises, a previous appeal or petition for variance was made:
 No Yes (If "yes," list all previous appeals and/or petitions, giving dates):

5. Address of property: _____

6. Present use of property: RESIDENCE SR-1

7. Proposed use of property: RESIDENCE SR-1

8. Does the present use of the property conform to all use regulations for the zone district in which it is located? Yes No
If "No," specify each non-conforming use:

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? Yes () No If "No," specify each non-conforming condition.

10. Which unique physical characteristics prevent reasonable use for any of the uses permitted in that zoning district?

- | | | |
|--------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> Too narrow | <input type="checkbox"/> Topography | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too small | <input type="checkbox"/> Drainage | <input type="checkbox"/> Sub-surface |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other: <u>SET BACK (ROAD)</u> |

11. What is the "minimum" modification (variance) from the area-bulk regulations that will permit you to make use of your land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets if necessary).

CAR PORT WOULD BE INSIDE THE REQUIRED SET BACK
3E
15ft from MONROE st + 1 ft on this property

12. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?

Yes () No If "No," how many other properties are similar affected?

13. An area/bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the Village for the purpose of inspecting or posting, maintaining, and removing such notices as may be required by law.

Date: 8-15-18

Michael E. Buzza
Signature of Applicant

Date: 8-15-18

Michael E. Buzza
Signature of Owner

Total sqft 4118

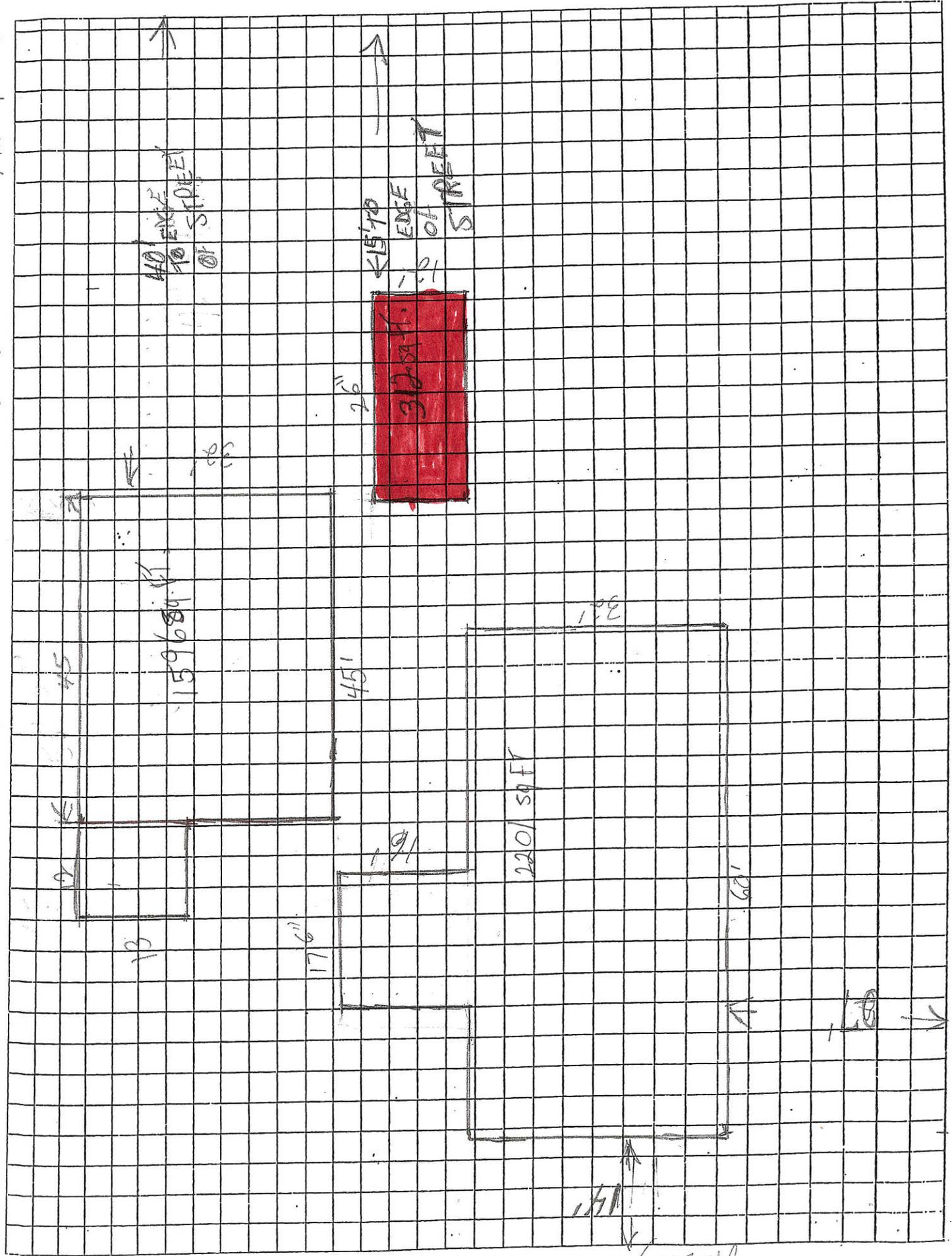
30% 3630

458

MONROE ST

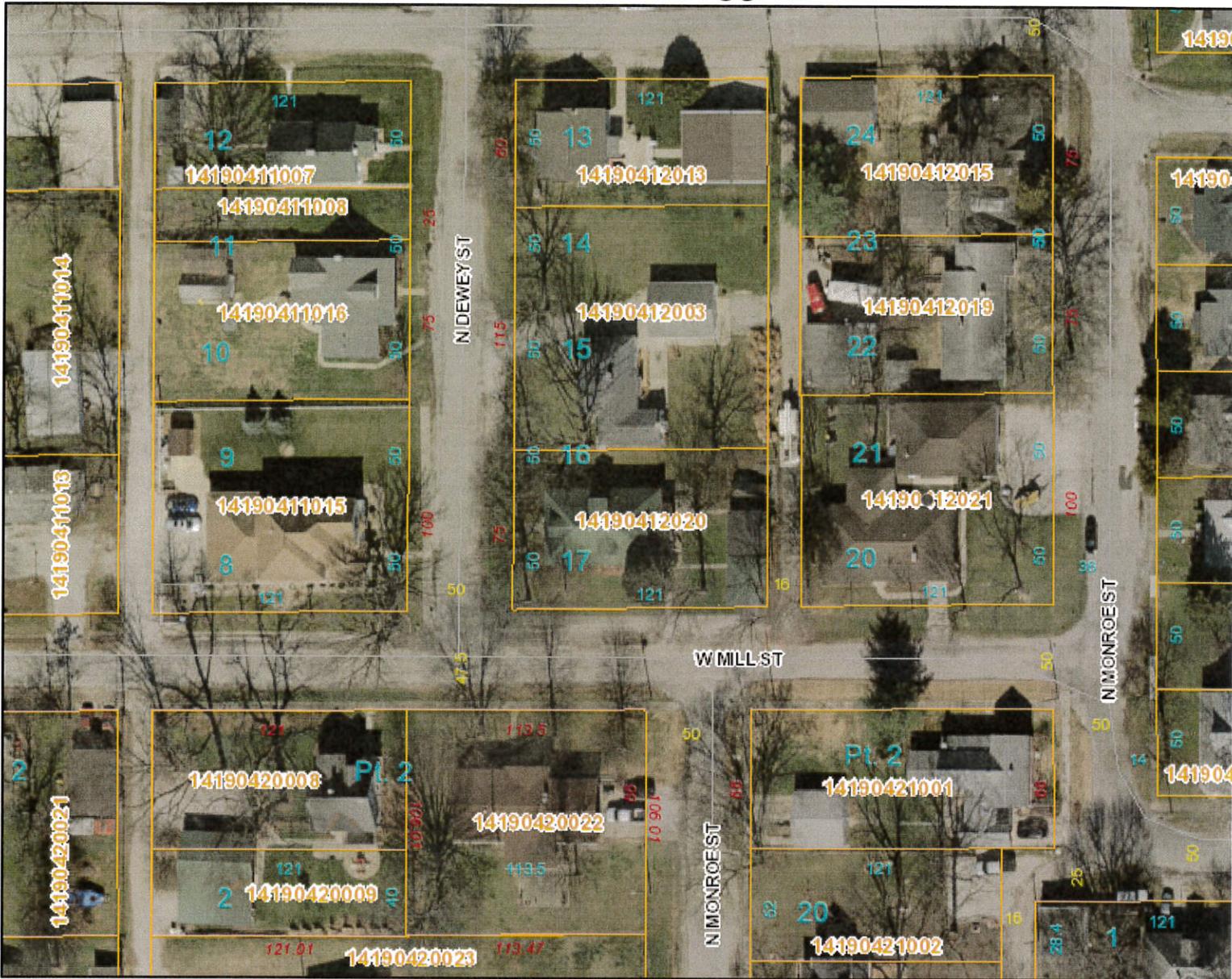
http://paperkit.net

1/3



MIL 2 51

Brueggeman 202 W. Mill



8/20/2018 11:18:09 AM

St Clair County 2017 Imagery



Green: Band_2

— Roads



Red: Band_1



Blue: Band_3

□ Parcels

Property Owners that abut 202 W. Mill Street

Applicant: Michael Brueggemann

14-19.0-412-021

Robert/Rosemary Becherer	306 N. Dewey	14-19.0-412-003
Jonas/Erin Shook	302 N. Dewey	14-19.0-412-020
Brandon/Laurie Funken	301 W. Mill	14-19.0-420-022
Timothy Graves	201 W. Mill	14-19.0-421-001
Paul/Peggy Downen	302 N. Monroe	14-19.0-413-006
And		14-19.0-413-005
GAP Real Estate	306 N. Monroe	14-19.0-413-004
Jacob Elmer	308 N. Monroe	14-19.0-413-003
Jason/Cheryl Martens	310 N. Monroe	14-19.0-413-002
Floyd Weber	305 N. Monroe	14-19.0-412-019