

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Denise Albers
Michael Heap
Robert Kaiser
Mike Blaies
Ray Matchett, Jr.
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

VILLAGE ATTORNEY
Neal Muenster Keck Brown, P.C.

IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, 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
Village Hall will be open to the public for this meeting

October 25, 2021

NOTICE

MEETING OF LEGAL AND ORDINANCE COMMITTEE Annexation; Building; Zoning; Subdivision (Heap/Albers/Matchett/Meehling)

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, October 27, 2021, at 5:45 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of September 29, 2021 Minutes
2. Zoning Report/Nuisance Properties
3. Meadow Pines/Edison Estates Subdivisions

B. New Business

1. Nickens Voluntary Annexation of 749 Old Fayetteville Road

C. General Concerns

D. Public Participation

E. Adjourn

At said Legal and Ordinance Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public office [5 ILCS, 120/2 - (c)(3)], litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 - (c)(1)]; collective negotiating matters between the public body and its employees or their representatives [5 ILCS, 120/2- (c)(2), real estate transactions [5 ILCS, 120/2 - (c)(5)]; discussion of executive session minutes, [5 ILCS-120/2-(c)(21)]; discussion of purchase or lease of real property for the use of the public body, [5 ILCS-120/2-(c)(5)]; or discussion of the setting of a price for sale or lease of property owned by the public body, [5 ILCS-120/2-(c)(6)].

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Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Heap/Albers/Matchett/Meehling)
Wednesday, September 29, 2021 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:45 p.m. by Chairperson Mike Heap on Wednesday, September 29, 2021. Members present were Chairperson Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Zoning Administrator Matt Trout (absent), Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Administrator Tony Funderburg, Village Attorney Fred Keck and Office Manager Julie Polson. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of August 25, 2021 Minutes: Trustee Lisa Meehling motioned to approve the August 25, 2021 minutes and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Chairperson Heap reported 8 occupancy permits and 10 building permits have been issued – 5 fence, 4 additions and 1 garage. Chairperson Heap provided an update of the nuisance properties on Kessler Road and N State St. Attorney Keck advised there is a specific set of rules to follow on the Cardinal Court property. He will get a meeting scheduled on that soon.
3. Meadow Pines/Edison Estates Subdivisions: Regarding Edison Estates, Chairperson Heap advised there have been several issues reported to both the contractor and developer, and we are working to get them fixed. They include the detention area has filled with mud blocking most of the outfall pipe, a water hydrant leaks when it is on, and there is a manhole set too high. Mayor Speiser advised the new manhole lid was installed today. The Combined Planning and Zoning Board will meet Monday for a public hearing on the B-1 changes. Tom wrote a very nice article on those changes, and Matt has received favorable comments from several residents. There will also be two developers presenting their proposals, one in front of the Timberwolf/Lone Oak Subdivision, and the other on the Parrish property between Adele, Old Fayetteville Road and Urbanna Dr. The culvert for the bridge at the sewer plant has been completed. Adam from Haier said items are starting to be released and is seeing improvements on getting product. Chairperson Heap stated he and Matt will be attending the APA Illinois Chapter Planning and Zoning Conference October 5 – 7 in Bloomington/Normal. Matt hopes to see everyone at the Chili Cook-off on Saturday. Volunteers are still needed.

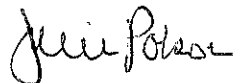
B. NEW BUSINESS: Village Administrator Tony Funderburg advised there is a piece of land up for auction on Old Fayetteville Road. There was an issue because it was a landlocked property. After going back and forth, the owner is going to keep original frontage, and Tony will sign a letter saying it is okay.

Legal and Ordinance Committee Meeting
Wednesday, September 29, 2021

C. GENERAL CONCERNS: Trustee Meehling has had three people on her street comment about the traffic in the area of Edison/Meadow Ridge/Meadow Lake Dr. Trustee Meehling asked Chief Schutzenhofer to look at that area and see what is needed to make it safer for our residents and people driving through there.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Lisa Meehling motioned to adjourn at 5:55 p.m. and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

ORDINANCE NO. 1724

**AN ORDINANCE ANNEXING
CERTAIN TERRITORY TO THE VILLAGE
OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS
(NICKENS PROPERTY)**

WHEREAS, a written petition, signed by the legal owners of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Freeburg, St. Clair County, Illinois, requesting that said territory be annexed to the Village of Freeburg, and,

WHEREAS, petitioners are the sole electors residing within the said territory; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the Village of Freeburg; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by state statute; and,

WHEREAS copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of St. Clair County; and,

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code; and,

WHEREAS, it is in the best interest of the Village of Freeburg that the territory be annexed thereto.

NOW, therefore, be it ordained by the President and Board of Trustees of the Village of Freeburg, St. Clair County, Illinois, as follows:

Section 1: THAT the following described territory,

Legal Description:

A tract of land being part of the Northwest 1/4 of the Southwest 1/4 of Section 28 in Township 1 South Range 7 West of the 3rd PM and being more particularly described as follows:

Commencing at an iron rod which marks the Northeast corner of the Northwest 1/4 of the Southwest 1/4 in Section 28; thence on the Easterly line of said Northwest 1/4 of the Southwest 1/4 South 00 degrees 22 minutes 04 seconds East 400 feet to the point of

ORDINANCE NO. 1724 cont.

beginning. From said point of beginning; thence continuing on said Easterly line South 00 degrees 22 minutes 04 seconds East 328 feet to a point on the Northeasterly right of way line of Old Fayetteville (50 feet wide) Road; thence on said Northeasterly right of way line the following three calls; 1) thence 185.55 feet on a curve to the left having a radius of 376.98 feet, the chord of which bears North 59 degrees 45 minutes 30 seconds West 183.68 feet; 2) thence North 72 degrees 13 minutes 59 seconds West, 210.50 feet; 3) thence 273.99 feet on a curve to the right having a radius of 302.44 feet, thence chord of which bears North 46 degrees 16 minutes 48 seconds West, 264.72 feet; thence leaving said Easterly right of way line South 88 degrees 46 minutes 38 seconds East 548.48 feet to the point of beginning.

Excepting coal, oil gas and other minerals excepted or reserved in prior conveyances, if any.

Situated in the County of St. Clair and the State of Illinois.

Permanent parcel number: 14-28.0-300-055

Property Address: 749 Old Fayetteville Road, Freeburg, Illinois 62243

being indicated on an accurate map of the annexed territory (which is appended to and made part of this Ordinance) is hereby annexed to the Village of Freeburg, St. Clair County, Illinois, with a zoning classification of SR-1 (Single Family Residence).

Section 2: THAT the Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance.

Section 3: THAT this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____

ORDINANCE NO. 1724 cont.

Vote recorded by:

Jerry Lynn Menard
Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this ___ day of November, 2021.

Seth E. Speiser
Village President

ATTEST:

Jerry Menard
Village Clerk

Approved as to Legal Form:

Frederick W. Keck
Weilmuenster, Keck & Brown, P.C.

**PETITION FOR THE ANNEXATION
OF THE NICKENS PROPERTY
TO THE VILLAGE OF FREEBURG, ILLINOIS**

NOTICE

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the sole owners of record and at least fifty-one percent (51%) of the electors of the following described territory have filed a Petition for Annexation (pursuant to 65 ILCS 5/7-1-1 et seq.) with the Village Clerk of the Village of Freeburg, requesting the annexation of the territory described as follows:

A tract of land being part of the Northwest 1/4 of the Southwest 1/4 of Section 28 in Township 1 South Range 7 West of the 3rd PM and being more particularly described as follows:

Commencing at an iron rod which marks the Northeast corner of the Northwest 1/4 of the Southwest 1/4 in Section 28; thence on the Easterly line of said Northwest 1/4 of the Southwest 1/4 South 00 degrees 22 minutes 04 seconds East 400 feet to the point of beginning. From said point of beginning; thence continuing on said Easterly line South 00 degrees 22 minutes 04 seconds East 328 feet to a point on the Northeasterly right of way line of Old Fayetteville (50 feed wide) Road; thence on said Northeasterly right of way line the following three calls: 1) thence 185.55 feet on a curve to the left having a radius of 376.98 feet, the chord of which bears North 59 degrees 45 minutes 30 seconds West 183.68 feet; 2) thence North 72 degrees 13 minutes 59 seconds West, 210.50 feet; 3) thence 273.99 feet on a curve to the right having a radius of 302.44 feet, thence chord of which bears North 46 degrees 16 minutes 48 seconds West, 264.72 feet; thence leaving said Easterly right of way line South 88 degrees 46 minutes 38 seconds East 548.48 feet to the point of beginning.

Excepting coal, oil gas and other minerals excepted or reserved in prior conveyances, if any. Situated in the County of St. Clair and the State of Illinois.

Permanent Parcel number: 14-28.0-300-055

Property Address: 749 Old Fayetteville Road, Freeburg, Illinois 62243

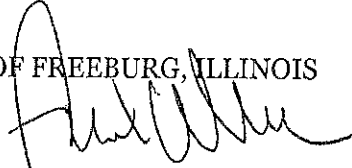
Said Petition has been filed in the Village Clerk's Office on October 11, 2021.

An ordinance to annex said property will be presented to the corporate authorities of the Village of Freeburg, St. Clair County, Illinois at the regular Village Board meeting on Monday, November 1, 2021 at 7:30 p.m. at the Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

Dated: October 20, 2021

VILLAGE OF FREEBURG, ILLINOIS

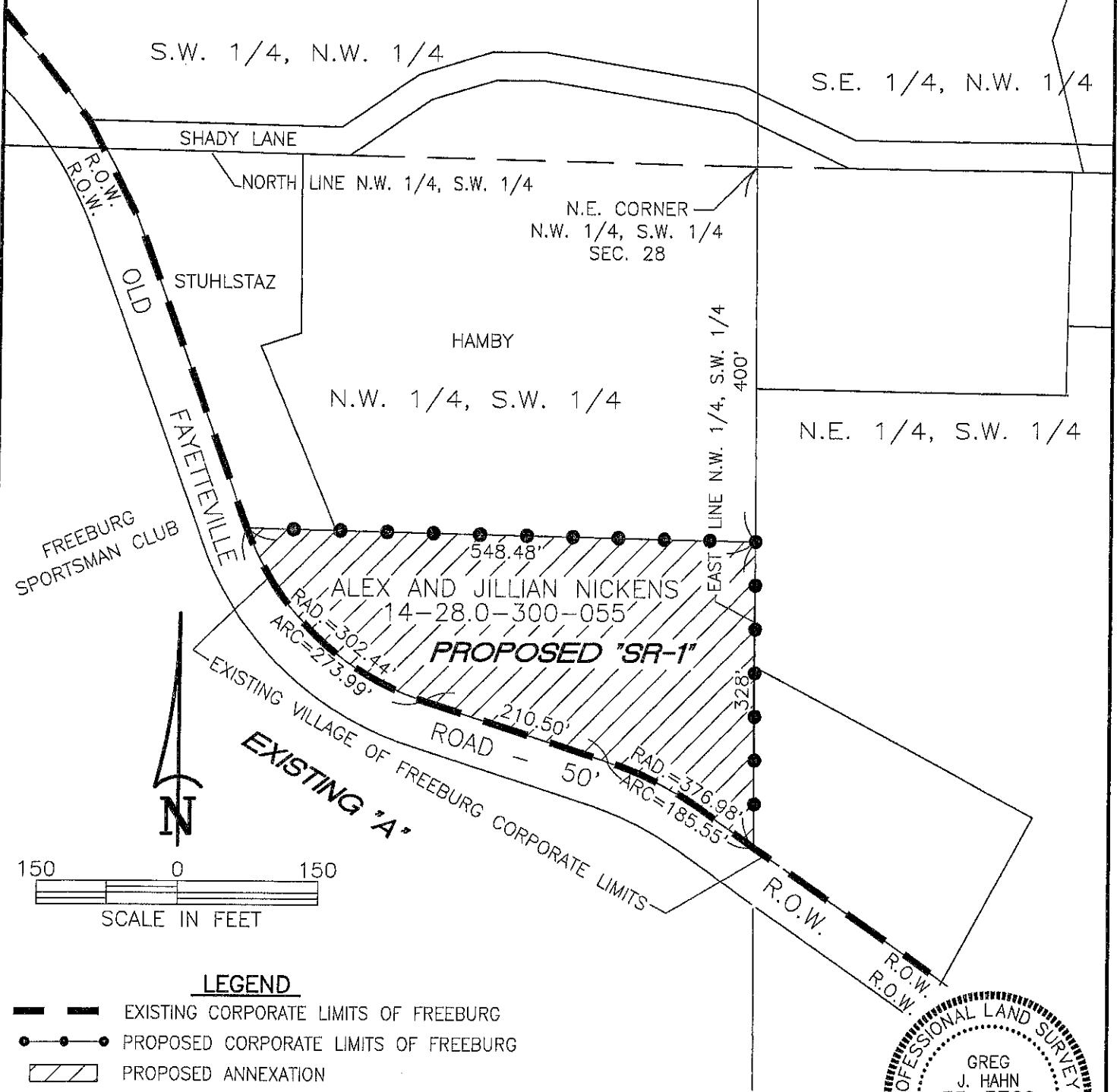
By: _____


Frederick W. Keck
Village Attorney

VILLAGE OF FREEBURG, ILLINOIS
14 Southgate Center
Freeburg, IL 62243
Telephone: 618/539-5545

ANNEXATION PLAT ORDINANCE NO. _____ FREEBURG, ILLINOIS

PART OF THE N.W. 1/4 OF THE S.W. 1/4 SECTION 28
T. 1 S., R. 7 W. OF THE 3RD P.M.
ST. CLAIR COUNTY, ILLINOIS



LEGEND

- EXISTING CORPORATE LIMITS OF FREEBURG
- PROPOSED CORPORATE LIMITS OF FREEBURG
- PROPOSED ANNEXATION

VOLKERT

4 INDUSTRIAL DRIVE
FREEBURG, IL 62243
618.539.3178
IL DESIGN FIRM # 184.004027

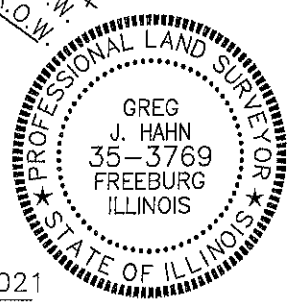
I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

Greg J. Hahn

GREG J. HAHN, I.P.L.S. NO. 3769
LICENSE EXPIRATION DATE: 11/30/2022

10-15-2021

DATE



P:\Projects\1086605 Village of Freeburg\Nickens Annexation\Nickens Annex.dwg, 10/15/2021 2:26:00 PM