

**VILLAGE PRESIDENT**  
Seth Speiser

**VILLAGE CLERK**  
Jerry Menard

**VILLAGE TRUSTEES**  
Ray Matchett, Jr.  
Lisa Meehling  
Mike Blaies  
Tom Carpenter  
Michael Heap  
Robert 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](http://www.freeburg.com)

**INTERIM  
VILLAGE ADMINISTRATOR**  
Matt Trout

**PUBLIC WORKS DIRECTOR**  
John Tolan

**POLICE CHIEF**  
Michael J. Schutzenhofer

**ESDA COORDINATOR**  
Eugene Kramer

**VILLAGE ATTORNEY**  
Weilmuenster Keck Brown, P.C.

## 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](mailto:mtrout@freeburg.com)  
Village Hall will be open to the public for this meeting

November 27, 2023

## NOTICE

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

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, November 29, 2023, at 5:45 p.m.**

### LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

#### I. Items to be Discussed:

- A. Old Business
  - 1. Approval of November 1, 2023 Minutes
  - 2. Zoning Report/Nuisance Properties
  - 3. Development Update
  - 4. Despain Property
  - 5. Sunset Ridge/Phil Sheets Detention Area
  - 6. Vacation of Village Right of Way on Regions Bank Property
- B. New Business
  - 1. EM Wiegmann's Board of Review Hearing
- 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)  
(Carpenter/Matchett/Meehling)  
Wednesday, November 1, 2023 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 6:13 p.m., by Acting Chairperson Ray Matchett on Wednesday, November 1, 2023. Members present were Acting Chairperson Ray Matchett, Trustee Tom Carpenter, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Village Administrator Matt Trout, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Engineer Tim Pruett, Village Attorney Fred Keck (absent), and Office Manager Julie Polson (absent), Guest present: Janet Baechle. There were no guests present via Zoom.

## A. OLD BUSINESS:

1. Approval of September 27, 2023 Minutes: Trustee Tom Carpenter motioned to approve the September 27, 2023 minutes, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Village Engineer Tim Pruett issued 5 building permits: 2 new homes, 1 shed, 1 pool and 1 garage. With regard to the nuisance properties, we received a complaint about a property on S. Richland. They have done some work but have a long way to go. The property on Mary Ann Court removed the basketball hoop. The Industrial Park property owner did have the grass cut. The Creek Ridge Court grass issue was not bad. There has been some cleanup at Mr. Herr's business. There will be two hearings at the November Combined Board meeting. We have a non-property owner wanting to operate a business in a SR-1 district and a variance for a setback on Sleeping Indian. The lot is narrow at the front and the homeowner is asking for a variance to go from 25 to 20 feet. Tim met with the developer of the Parrish property, and the plans will also be discussed at that meeting. We are going to send out income surveys for a CDBG for E. High Street. There would be 16 houses affected, and we are hoping to get the lead service lines replaced. We believe at least 8 of them would qualify. Matt said that we can isolate the area and potentially qualify for some of the CDBG programs. If we receive the grant, the resident will receive a new water line all the way into the house free of any lead. Tim attended a Rebuild Illinois seminar, and advised we have \$286,000 in MFT funds that must be allocated by July 1, 2025. We have been receiving checks for the Rebuild Illinois program that have to be spent or allocated for a bondable project that we go out for bid. When we do the MFT estimate for next year, we will need to include a sizeable project. Tim said John has mentioned Savanna Oaks for that.
3. Development Update: Tim commented with respect to the Parrish property, the developer is looking at 40 units that would be comprised of two-story buildings with 3 – 6 units in each building. Matt stated they are at the minimum number of parking spaces and no dumpsters or detention area on the plan. Matt commented the plan is very conceptual at this point. The entrance to the development would come off of First St. Matt said there are a lot of alleys and right-of-ways there that might be moved. This property is 100% surrounded by us.

Legal and Ordinance Committee Meeting  
Wednesday, November 1, 2023

4. Despain Property: Matt advised this has been turned over to our insurance company and it has been assigned to an attorney. Matt said Mr. Despain was working out there on the weekend and yesterday morning at 6:30 a.m. with the equipment running. We have dealt with this issue in the past, and Attorney Keck will send his attorney an email advising him of the 7:00 a.m. start time.
5. Sunset Ridge/Phil Sheets Detention Area: Tim talked to Belleville's engineer, Scott Saeger, and he does not have anything on this. Scott is now aware that the attorneys are working on this.
6. Vacation of Village Right of Way on Regions Bank Property: Tim provided the Region's rep with a drawing showing what we are wanting to do. The rep thought we were eliminating an entrance, and Tim told him we are vacating the right-of-way and giving them ground. We own the strip all the way through. Attorney Keck said we don't want this liability in the middle of their parking lot. Regions maintains the lot.

**B. NEW BUSINESS:**

1. Volkert Invoice #1409089 in the amount of \$2,378.75: This work was done trying to find the Despain right-of-way, and also for the Logan/Barttelbort annexation.

*Trustee Lisa Meehling motioned to recommend to the full Board Volkert Invoice #1409089 in the amount of \$2,378.75 for approval, and Trustee Tom Carpenter seconded the motion. All voting yea, the motion carried.*

2. Village of Freeburg Fees Charged for Special Use, Variance and Amendment Hearings: Matt advised our code calls for charging applicants the mailing and publication fees for the special use, variance and amendment hearings. That has not been done in the past. With regard to annexations, Matt stated we want those properties in the Village and doesn't feel they should be charged. The committee agreed to follow the code.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:40 p.m., and Trustee Tom Carpenter seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

Board of Review St. Clair County  
10 Public Square  
Belleville, IL 62220  
(618) 277-6600 ext. 2489/2493  
Date:10/27/2023

**PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS**

**RECEIVED**

**NOV - 1 2023**

MENARD JERRY  
WIEGMANN E M & CO INC  
FREEBURG VILLAGE CLERK  
14 SOUTHGATE CENTER  
FREEBURG IL 62243

501 W APPLE ST  
FREEBURG, IL 62243-0000

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **December 05, 2023 at 11:30 AM.**

**COMPLAINT:** 2023-001548

**ASSESSMENT YEAR:** 2023

**TO OWNER:** WIEGMANN E M & CO INC

**OWNERS AGENT:**

**PARCEL NUMBER:** 14-30.0-200-015

**SITE ADDRESS:** 501 W APPLE ST  
FREEBURG, IL 62243-0000

**LEGAL DESCRIPTION:**  
FREEBURG TWP SEC 30 W  
1/2 E PT OF LT 2 & E  
10.10 ACS LT 2 NW NE BK  
2499-1450

**ASSESSOR'S VALUATION**

LAND/LOT	131,889
IMPROVEMENTS	1,064,917
FARMLAND	0
FARM BLDGS	0
<b>TOTAL</b>	<b>1,196,806</b>

This hearing is for the purpose of reviewing the assessment of the property described above. Failure to produce the required evidence necessary to process your complaint may result in no action being taken by the St. Clair County Board of Review.

You have five (5) days to contact this office if you can not attend on this date. FAILURE TO APPEAR at the time and place indicated will forfeit your right to a hearing before the Board of Review on this property for the year indicated.