

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

November 28, 2022

## 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, November 30, 2022, at 5:45 p.m.**

### LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

- I. Items to be Discussed:
  - A. Old Business
    1. Approval of October 26, 2022 Minutes
    2. Zoning Report/Nuisance Properties
    3. Meadow Pines/Edison Estates Subdivisions
  - B. New Business
    1. Bruce and Katherine Stein Request for Variance
  - 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)].

VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

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  
Matt Trout

VILLAGE ATTORNEY  
Weilmuenster Keck Brown, P.C.

Legal and Ordinance Committee Meeting  
(Annexation; Building; Zoning; Subdivision)  
(Heap/Albers/Matchett/Meehling)  
Wednesday, October 26, 2022 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:49 p.m., by Chairperson Mike Heap on Wednesday, October 26, 2022. Members present were Chairperson Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser (absent), Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Zoning Administrator Matt Trout, 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. There were no guests present via Zoom.

## A. OLD BUSINESS:

1. Approval of October 26, 2022 Minutes: *Trustee Lisa Meehling motioned to approve the September 28, 2022 minutes, and Trustee Ray Matchett seconded the motion.* All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout reported 6 building permits which included 1 new home in Edison Estates, 2 electric, 1 fence; 1 deck, 1 flackrock work and 8 occupancy permits. Matt is working with the homeowner on Old Freeburg Road who is demolishing and rebuilding the residence. He is trying to figure out what to do with the well. Dave Stein has provided a written plan on Southgate Drive building damaged by fire. The inside has been gutted, and he will start the rebuilding next week. A letter has been sent to Cardinal Court, and Matt hopes to hear back from them; the owners of the Alton property are waiting on the structural report. They plan to utilize the old roof, add outside exits onto the building, and comply with the Fire Department requests.
3. Meadow Pines/Edison Estates Subdivisions: Nothing new to report.

Dollar General has their final inspections completed and want to open tomorrow. They will have the landscaping done within next 2 weeks. A meeting with Dr. Despain has been scheduled for next Friday. Attorney Keck, Mayor Speiser, Matt and Tony will meet with him. Matt advised they were moving dirt and putting up a silt fence today. Tony said we have zoning laws to protect people's properties.

## B. NEW BUSINESS:

1. Cave Creek Properties and Wiegmann's Request for Property Assessment Review: Tony said we normally don't send anyone to the hearings. The applicants have to provide proof to the County and Board of Review of why their properties are worth less than it actually is. Attorney Keck advised the requested reduction is not worth him attending.

## C. GENERAL CONCERNS: None.

Legal and Ordinance Committee Meeting  
Wednesday, October 26, 2022

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 5:59 p.m., and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager



**COUNTY OF ST. CLAIR**  
DEPARTMENT OF BUILDING & ZONING

**RECEIVED**

**NOV 17 2022**

PHONE (618) 825-2715  
FAX (618) 277-0482



10 PUBLIC SQUARE  
BELLEVILLE, ILLINOIS 62220-1623  
www.co.st-clair.il.us

November 14, 2022

**STEVE & KELLY GRIMSHAW  
JIM & FRANCES DAVITZ  
VILLAGE OF FREEBURG PLANNING & ZONING  
CITY OF BELLEVILLE PLANNING & ZONING**

**KIMBER & RONALD BROWNE  
VWH FAMRS LLC**

RE: 2022-16-ABV -- Bruce & Katherine Stein, Owner & Applicant  
7150 Turf Lane, Freeburg, Illinois

**DEAR SURROUNDING PROPERTY OWNERS:**

Enclosed please find a copy of a "Notice of Public Hearing" which appeared in the November 10, 2022 issue of the Freeburg Tribune.

Please read this notice since the subject property is in the vicinity of property owned by you. We cannot contact everyone by mail, so feel free to discuss this with your neighbors. You are welcome to attend the public hearing and voice your opinions on this particular case.

This public hearing before the Zoning Board of Appeals will be held in the St. Clair County Building, County Board Room – 5<sup>th</sup> Floor, #10 Public Square, Belleville, Illinois, on Tuesday, December 6, 2022 at 7:00 P.M.

If you have any questions, please feel free to call.

Sincerely,

ANNE MARKEZICH, Director  
Building & Zoning Department

# CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS }  
ST. CLAIR COUNTY } ss.

This is to Certify that **St. Clair County Building & Zoning**, 10 Public Square, Belleville, Illinois 62220, has published a **Zoning Board of Appeals Hearing Notice - 2022-16-ABV**, a true copy of which is hereto attached, was published in *The Freeburg Tribune*, a secular newspaper published in Freeburg, Illinois and is of general circulation in the County of St. Clair and the State of Illinois, in the issue(s) of November 10, 2022.

And this is to further Certify that said newspaper has been regularly published for 50 weeks prior to the publication of said notice therein, and that the person who signs the name of said company to this certificate is as appears by the records of said company its duly authorized agent for such purpose.

Dated: November 10, 2022

Signature: 

Authorized Agent Name:

**Thomas Carpenter**

*The Freeburg Tribune* is a Freeburg Printing & Publishing, Inc. newspaper  
820 South State Street, Freeburg, Illinois 62243. 618-539-3320

---

## NOTICE OF PUBLIC HEARING BEFORE THE ST. CLAIR COUNTY ZONING BOARD OF APPEALS

RE: 2022-16-ABV

Notice is hereby given that a public hearing will be held before the Zoning Board of Appeals of St. Clair County, Illinois, on Tuesday, December 6, 2022 at 7:00 P.M. in the County Board Room, 5th Floor, St. Clair County Building, #10 Public Square, Belleville, Illinois, at which time and place the Board will consider the proposed variation to the County Zoning Ordinance as follows:

To consider a request for an Area/Bulk Variance to allow 64 ft. of a ground mounted Personal Solar Energy System in the required front yard instead of the side or rear yard per Section 40-5-30(B)(3)(c) in an "A" Agricultural Industry Zone District, on the following described property: Pt of Lot 1 of US Survey 772, Claim 569, in T. 1 S. R. 8 W., of the 3rd P.M., St. Clair County, Illinois containing 5.84-acres more or less. (PIN #13-12.0-400-022)

Which is known as 7150 Turf Lane, Freeburg, Illinois, in Smithton Township.

Said request was made by Bruce & Katherine Stein, 7150 Turf Lane, Freeburg, Illinois, Owners & Applicants.

All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon.

Dated this 10th day of November, 2022.

ZONING BOARD OF APPEALS  
ST. CLAIR COUNTY, ILLINOIS  
BY: Anne Markezich, Secretary

---

*This notice can be viewed on the Internet at [PublicNoticeIllinois.com](http://PublicNoticeIllinois.com)*