

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Tom Carpenter  
Robert Kaiser  
Dana Miller  
Ray Matchett, Jr.  
Lisa Meehling  
Mike Blaies

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  
Matt Trout

PUBLIC WORKS DIRECTOR  
John Tolan

POLICE CHIEF  
Michael J. Schutzenhofer

ESDA COORDINATOR  
Eugene Kramer

VILLAGE ENGINEER  
Tim Pruett, P.E.

VILLAGE ATTORNEY  
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

December 12, 2025

## NOTICE

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

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Monday, December 15, 2025, at 6:15 p.m.**

### LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

- I. Items to be Discussed:
  - A. Old Business
    - 1. Approval of November 17, 2025 Minutes
    - 2. Zoning Report/Nuisance Properties
    - 3. Development Update
    - 4. FOIA Requests
  - B. New Business
    - 1. St. Clair County Board of Review Hearings
  - 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)  
(Miller/Carpenter/Matchett/Meehling)  
Monday, November 17, 2025 at 6:15 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 6:15 p.m., by Chairperson Dana Miller on Monday, November 17, 2025. Members present were Chairperson Dana Miller, Trustee Tom Carpenter, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Village Administrator Matt Trout, Village Engineer Tim Pruett, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Attorney Fred Keck (absent), and Office Manager Mary Downen. Guest present: None. There were no guests present via Zoom.

## A. OLD BUSINESS:

1. Approval of October 29, 2025 Minutes: Trustee Lisa Meehling motioned to approve the October 29, 2025 minutes, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Village Engineer Tim Pruett said nothing new.
3. Development Update: Trustee Tom Carpenter asked what was going on with the property beside the bus garage. Tim said it is a property outside of the Village and there was a discussion regarding the property. Village Administrator Matt Trout said Dairy Queen's reopening is tomorrow and the ribbon cutting will be at 9:00 a.m. Also, tomorrow at 10:00 a.m. is Country Mart's check presentation from their fundraiser to the Food & Clothing Bank.
4. FOIA Requests: Reviewed by the committee.
5. Public Works Truck Damage: Nothing new.
6. Wholesale Connection Agreement: Matt said he and Public Works Director John Tolan spoke with IMEA last week and they both are under the impression that the ordinance we passed is the correct one and won't need to pass the other one.

## B. NEW BUSINESS:

1. Ordinance #1808: An Ordinance Amending the Freeburg Zoning Ordinance for the Purpose of Rezoning Certain Property Commonly Known as 10 Southgate Drive, Freeburg, IL: Tim discussed the property and said the owner is looking to rezone as he feels it will be more desirable to potential tenants. He said we have had 2 combined board meetings as there was some concern from the Combined Board and they asked for clarification from Village Attorney Fred Keck. After receiving an opinion from Village Attorney Keck, the Combined Board voted 4-3 to pass. Trustee Carpenter asked why the 3 no votes. Tim discussed the vote reasons. He added they also did a Special Use Permit that passed with a 7-0 vote, so the new tenant wouldn't have to wait. This is on the Board agenda tonight.

Legal and Ordinance Committee Meeting  
Monday, November 17, 2025

2. Ordinance #1809: An Ordinance Authorizing the Village of Freeburg to Borrow Funds from the Public Water Supply Loan Program: Tim said this is a debt authorizing ordinance that we have to do in order to get our loan application in for our water project. He went through the purpose of the ordinance. This is on the Board agenda tonight.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:33 p.m., and Trustee Tom Carpenter seconded the motion. All voting yea, the motion carried.*



Mary Downen  
Office Manager

	A	B	C
1	<b>Party Requesting Information</b>	<b>FOIA Request</b>	<b>Date of Request</b>
2	LexisNexis Rpt 25-001407	Traffic/Police Report #25-001407	11/6/2025
3	LexisNexis Rpt 25-000736	Traffic/Police Report #25-0007396	11/4/2025
4	LexisNexis Rpt 25-001400	Traffic/Police Report #25-001400	11/5/2025
5	LexisNexis Rpt 25-001407	Traffic/Police Report #25-001407	11/7/2025
6	LexisNexis Rpt 25-001401	Traffic/Police Report #25-001401	11/5/2025
7	Linda Brewer	Various documentation and police reports regarding 310 N. Railroad St.	11/14/2025
8	Shea Nugent - Energy CX	Recent 2 months of electric utility invoices and current contracts & recent 2 months of natural gas utility invoices and current contracts	11/24/2025
9	BuildZoom	Building permits since 10/8/25	11/21/2025
10	LexisNexis	Traffic/Police Report #25-001473	11/20/2025

Board of Review St. Clair County  
10 Public Square  
Belleville, IL 62220  
(618) 277-6600 ext. 2489/2493  
Date:11/17/2025

**PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS**

JERRY MENARD FREEBURG VILLAGE CLERK  
GLENWOOD EQUITIES LLC  
14 SOUTHGATE CENTER  
FREEBURG IL 62243

1210 STATE RT 15  
FREEBURG, IL 62243-0000

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **January 13, 2026 at 9:40 AM.**

**COMPLAINT:** 2025-002094

**ASSESSMENT YEAR:** 2025

**TO OWNER:** GLENWOOD EQUITIES LLC

**OWNERS AGENT:**

**PARCEL NUMBER:** 14-18.0-400-057

**SITE ADDRESS:** 1210 STATE RT 15  
FREEBURG, IL 62243-0000

**LEGAL DESCRIPTION:**  
FREEBURG PLAZA LOT 1  
A02764473

**ASSESSOR'S VALUATION**

LAND/LOT	69,764
IMPROVEMENTS	373,713
FARMLAND	0
FARM BLDGS	0
<b>TOTAL</b>	<b>443,477</b>

This hearing is for the purpose of reviewing the assessment of the property described above. **Failure to produce the required evidence 5 days prior to hearing 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.

**SEND EVIDENCE TO:**

**ST CLAIR COUNTY BOARD OF REIVEW  
10 PUBLIC SQUARE  
BELLEVILLE, IL 62220  
WWW.BOARDREVIEW@CO.ST-CLAIR.IL.US**

**INTERVENOR:  
MUST REQUEST EVIDENCI  
FROM THE APPELLANTS C  
COUNSEL.**



CHAIRMAN  
ANGELA GROSSMANN-  
ROEWE

MEMBERS  
IRMA GOLLIDAY  
AMANDA WARMA

# ST. CLAIR COUNTY BOARD OF REVIEW

ST. CLAIR COUNTY BUILDING  
10 Public Square • Suite 504 • Belleville, IL 62220-1623

(618) 277-6600  
FAX: 233-4072

## PHONE HEARING

A Board Member will contact you via phone at your scheduled time. The date and time will be on the attached notice. You will receive the decision from the Board in March 2026. Please submit all evidence pursuant to your property (appraisals, damage reports, photos, and comparable property information, etc.) via mail (must be postmarked); dropped in the locked/secure drop box outside the front of the County Building in the Circle Drive; or left at our customer service counter on the Fifth Floor. All evidence must be submitted at least **FIVE BUSINESS DAYS** before your scheduled hearing date. Remember to write your parcel number on all the information submitted.

**\*\*\* Please keep a copy of all evidence submitted for your own records to review with a Board Member via phone. \*\*\* Evidence submitted to our office will not be returned. \*\*\***

We thank you for your cooperation and apologize for any inconvenience. Call our office at (618) 277-6600, Ext:2493, 2476 or 2489 if you have any questions.

Sincerely,

St. Clair County Board of Review Members

Angela Grossmann-Roewe, Irma Golliday, and Amanda Warma

**\*\*\* ALL EVIDENCE MUST BE TURNED INTO OUR OFFICE  
5 DAYS PRIOR TO YOUR SCHEDULED HEARING DATE OR  
YOUR APPEAL WILL BE UPHeld WITH NO CHANGE \*\*\***

Board of Review St. Clair County  
10 Public Square  
Belleville, IL 62220  
(618) 277-6600 ext. 2489/2493  
Date:11/17/2025

**PLEASE READ ATTACHED LETTER FOR INSTRUCTIONS**

MENARD JERRY  
FREEBURG DEVELOPMENT CORP  
FREEBURG VILLAGE CLERK  
14 SOUTHGATE CENTER  
FREEBURG, IL. 62243

421 MARKETPLACE DR  
FREEBURG, IL 62243

You are hereby notified that there will be a hearing before the St. Clair County Board of Review on: **January 13, 2026 at 11:50 AM.**

**COMPLAINT:** 2025-002196

**ASSESSMENT YEAR:** 2025

**TO OWNER:** FREEBURG DEVELOPMENT CORP

**OWNERS AGENT:**

**PARCEL NUMBER:** 14-19.0-209-009

**SITE ADDRESS:** 421 MARKETPLACE DR  
FREEBURG, IL 62243

**LEGAL DESCRIPTION:**  
SOUTHGATE CENTER SUB  
LOT 2 A2700762

**ASSESSOR'S VALUATION**

LAND/LOT	874,884
IMPROVEMENTS	1,833,706
FARMLAND	0
FARM BLDGS	0
<b>TOTAL</b>	<b>2,708,590</b>

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**INTERVENOR:**

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CHAIRMAN  
ANGELA GROSSMANN-  
ROEWE

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MEMBERS  
IRMA GOLLIDAY  
AMANDA WARMA

ST. CLAIR COUNTY BUILDING  
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