

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.

**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

April 24, 2023

NOTICE

MEETING OF LEGAL AND ORDINANCE COMMITTEE Annexation; Building; Zoning; Subdivision (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, April 26, 2023, at 5:45 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

- A. Old Business
 - 1. Approval of March 29, 2023 Minutes
 - 2. Zoning Report/Nuisance Properties
 - 3. Meadow Pines/Edison Estates Subdivisions
 - 4. Despain Property
- B. New Business
 - 1. Final Plat of the Speiser Subdivision
- 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

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Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Heap/Albers/Matchett/Meehling)
Wednesday, March 29, 2023 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:55 p.m., by Acting Chairperson Lisa Meehling on Wednesday, March 29, 2023. Members present were Chairperson Mike Heap (absent), 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, Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Administrator Tony Funderburg, Village Attorney Fred Keck, Office Manager Julie Polson, Head Lineman Shane Krauss and Lineman Andy Tolan. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of February 21, 2022 Minutes: Trustee Denise Albers motioned to approve the February 21, 2023 minutes, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout issued 8 building permits which included 2 fences, 1 fire restoration, 1 sign, 1 shed, 1 pool, 1 wrecking, 1 new home in Meadow Pines and 8 occupancy permits. With regard to nuisance properties, the trusses have been put up today on the fire restoration. The trailer at Cardinal Court has to be taken out by a skid steer because of the power line. The S. Alton property owners have started moving on that.
3. Meadow Pines/Edison Estates Subdivisions: Matt advised Gary Klemme passed away last month. He did speak with Alex the mud in the detention area. It is a pretty rough time for this right now. There is nothing new to report on Edison Estates.

Attorney Keck advised Mr. Despain and Garrett Hoerner have met with the county, and they are willing to fund Mr. Despain's project. They are going to petition to de-annex from the Village. Neither the Village nor the Park District has the money for this project. Attorney Keck confirmed he has the right to petition since his annexation agreement is outside of the 20-year timeframe. Tony's concern is what will be going into Despain's project that adjoins a single-family residential district. Tony said he will monitor that and attend all of the county zoning meetings to protect our citizens and property values. The committee discussed entering into a mutual agreement for easements, following IDNR specifications and take care of the outstanding ordinance violations. Attorney Keck stated the contractor still has three days' work that needs to be completed. The committee asked that the agreement would cover that work as well. Attorney Keck suggested that we notify the residents of that.

- ## B. NEW BUSINESS:
- Trustee Matchett asked what is going on at the storage units on N. State. That is a temporary Ameren staging area for a large gas project.

Legal and Ordinance Committee Meeting
Wednesday, March 29, 2023

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Denise Albers motioned to adjourn at 6:22 p.m., and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

FINAL PLAT
SPEISER SUBDIVISION
 A SUBDIVISION OF PART OF THE N.E. 1/4 OF SECTION 33
 T. 1 S., R. 7 W. OF THE 3rd P.M.
 ST. CLAIR COUNTY, ILLINOIS

I, GREG J. HAHN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3769, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY AND SUBDIVISION MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF SETH E. SPEISER AND ELAINE K. SPEISER FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN.

4-21-2023 DATE
 GREG J. HAHN, I.P.L.S. NO. 3769
 LICENSE EXPIRATION DATE: 11/30/2024



STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT PART OF THIS SUBDIVISION LIES IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE "FLOOD INSURANCE RATE MAP" FOR THE COUNTY OF ST. CLAIR, ILLINOIS ON MAP NUMBER 17163C03450 EFFECTIVE NOVEMBER 5, 2003. THE BASE FLOOD ELEVATION FOR THE SUBDIVISION SHOWN HEREON IS APPROXIMATELY ELEVATION 407 (NOV 1929). PART OF THE AREA THAT IS SHOWN TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE LIES ABOVE THE BASE FLOOD ELEVATION OF 407. THERE IS NO GUARANTEE IMPLIED, HOWEVER, THAT THE PROPERTY WITHIN THIS SUBDIVISION IS NOT SUBJECT TO FLOODING.

SETH E. SPEISER DATE

ELAINE K. SPEISER DATE

4-21-2023 DATE
 GREG J. HAHN, I.P.L.S. NO. 3769
 LICENSE EXPIRATION DATE: 11/30/2024



STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE DESCRIBED TRACT AS SHOWN ON THIS PLAT HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREAFTER KNOWN AS "SPEISER SUBDIVISION". ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. THIS SUBDIVISION LIES WITHIN FREEBURG COMMUNITY CONSOLIDATED DISTRICT #70 (K-6) AND FREEBURG COMMUNITY HIGH SCHOOL DISTRICT #77.

SETH E. SPEISER DATE

ELAINE K. SPEISER DATE

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OFFICERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

AT _____
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL LAND IMPROVEMENTS.

JOHN TOLAN, PUBLIC WORKS DIRECTOR DATE

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

APPROVED THIS _____ DAY OF _____
 FREEBURG COMBINED PLANNING AND ZONING BOARD

CHAIRMAN _____

SECRETARY _____

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

I, THE UNDERSIGNED, MAYOR OF THE VILLAGE OF FREEBURG, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS DULY PRESENTED TO THE BOARD OF TRUSTEES AND APPROVED AT A MEETING OF THE SAME HELD ON _____

SETH SPEISER, MAYOR

JERRY LYNN MENARD, VILLAGE CLERK

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

THIS PLAT HAS BEEN REVIEWED FOR 911 IMPLEMENTATION.

HERB SIMMONS, 911 COORDINATOR DATE

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

I, THE UNDERSIGNED, DIRECTOR OF ENVIRONMENTAL HEALTH PROGRAMS, ST. CLAIR COUNTY HEALTH DEPARTMENT, HEREBY CERTIFY THAT THIS FINAL PLAT MEETS ALL REQUIREMENTS WITH RESPECT TO SEWAGE DISPOSAL SYSTEMS OF PLATTED LAND NOT SERVED BY A PUBLIC SEWER SYSTEM.

DIRECTOR OF ENVIRONMENTAL HEALTH PROGRAMS DATE
 ST. CLAIR COUNTY HEALTH DEPARTMENT

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 75 ILCS 205/2 HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT

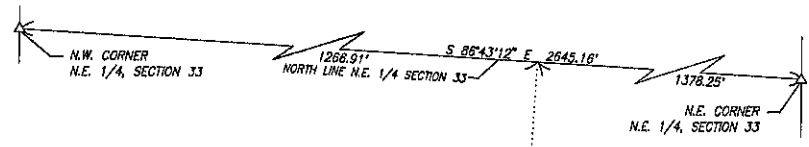
DATE _____ DISTRICT ENGINEER _____

STATE OF ILLINOIS } SS
 COUNTY OF ST. CLAIR }

I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____
 THIS _____ DAY OF _____

COUNTY CLERK _____

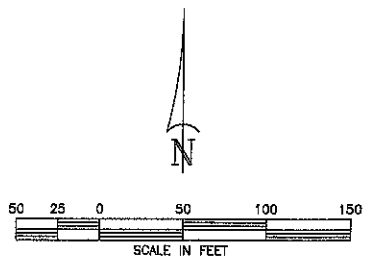


BOUNDARY DESCRIPTION

Part of the northeast quarter of Section 33 Township 1 South, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois, more particularly described as follows:

Commencing at a stake at the northwest corner of the northeast quarter of said Section 33; thence South 86 degrees 43 minutes 12 seconds East (Old Bearing, Illinois Coordinate System, West Zone) on the north line of the northeast quarter of said Section 33, a distance of 1266.91 feet; thence South 03 degrees 16 minutes 48 seconds West, a distance of 840.84 feet to an iron pin on the southwesterly right-of-way line of FAS Route 847 (marked Illinois Route 15), reference being had to the plat thereof recorded in the Recorder's Office of said St. Clair County in Plat Book 53 on page 23, the point of beginning of the tract of land herein described; thence South 60 degrees 37 minutes 29 seconds East on said southwesterly right-of-way line, a distance of 275.00 feet to a concrete right-of-way marker; thence South 48 degrees 15 minutes 27 seconds East on said southwesterly right-of-way line and the southwesterly right-of-way line of State Aid Route 47 (Old Belleville Fayetteville Road), reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 32 on page 7, a distance of 200.00 feet to an iron pin; thence South 41 degrees 52 minutes 30 seconds West, a distance of 280.00 feet to an iron pin; thence North 78 degrees 09 minutes 21 seconds West, a distance of 250.00 feet to an iron pin on the centerline of a Deed of Easement and Right-of-Way for Ingress and Egress dated August 30, 2007 and recorded in said Recorder's Office as Document Number A0207272; thence northeasterly on said centerline on a curve the left having a radius of 333.19 feet, an arc distance of 134.97 feet, (chord = North 21 degrees 34 minutes 27 seconds East, 134.15 feet) to an iron pin; thence northeasterly on said centerline on a curve the left having a radius of 100.00 feet, an arc distance of 15.93 feet, (chord = North 06 degrees 45 minutes 15 seconds East, 15.91 feet) to an iron pin; thence northeasterly on said centerline on a curve the left having a radius of 438.79 feet, an arc distance of 179.08 feet, (chord = North 09 degrees 33 minutes 13 seconds West, 177.81 feet) to an iron pin; thence North 12 degrees 19 minutes 07 seconds East, a distance of 117.43 feet to the point of beginning, containing 2.78 acres, more or less.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	21-53-44	353.19	134.97	134.15 N 21°54'27\"
C2	9-07-31	100.00	15.93	15.91 N 06°45'15\"
C3	23-29-18	438.79	179.08	177.81 N 09°33'13\"
C4	18-13-20	353.19	100.00	99.67 N 24°44'39\"
C5	05-40-24	353.19	34.97	34.96 N 13°47'47\"

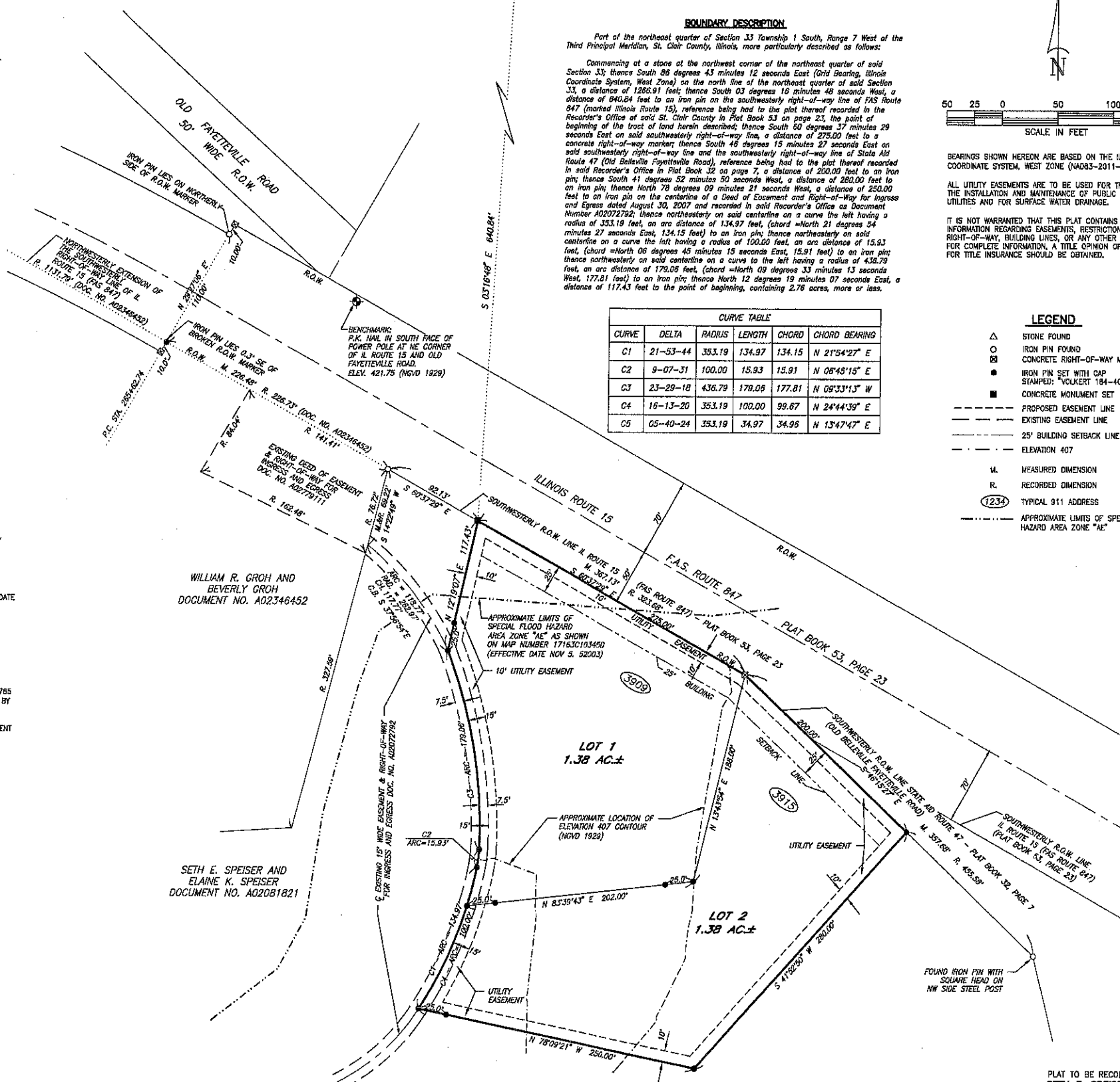


BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83-2011-EPCH 2010.0)

ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF THE INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE.

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAY, BUILDING LINES, OR ANY OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

- LEGEND**
- △ STONE FOUND
 - IRON PIN FOUND
 - ⊗ CONCRETE RIGHT-OF-WAY MARKER FOUND
 - IRON PIN SET WITH CAP STAMPED: "VOLKERT 184-4027"
 - CONCRETE MONUMENT SET
 - PROPOSED EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - - - 25' BUILDING SETBACK LINE
 - - - ELEVATION 407
 - M. MEASURED DIMENSION
 - R. RECORDED DIMENSION
 - (1234) TYPICAL 911 ADDRESS
 - APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "AE"



WILLIAM R. GROH AND BEVERLY GROH
 DOCUMENT NO. A02346452

SETH E. SPEISER AND ELAINE K. SPEISER
 DOCUMENT NO. A02081821

<p>DESCRIPTION</p>	<p>DATE</p>
<p>REV.</p>	<p>DATE</p>
<p>DRAWN: GJH CHECKED: GJH DATE: 04/21/2023</p>	
<p>CLIENT: SETH E. SPEISER AND ELAINE K. SPEISER</p>	
<p>A SUBDIVISION OF PART OF THE N.E. 1/4 OF SECTION 33 T. 1 S., R. 7 W. OF THE 3rd P.M., ST. CLAIR COUNTY, ILLINOIS</p> <p>SPEISER SUBDIVISION</p>	
<p>VOLKERT 4 INDUSTRIAL DRIVE FREEBURG, ILLINOIS 62243 ILLINOIS DESIGN FIRM # 384-004027</p>	
<p>PROJECT NUMBER: 1185206 FILE NAME: 185236_Final Plat.dwg SHEET NO. 1 of 1</p>	
<p>PLAT TO BE RECORDED BY: SETH E. SPEISER AND ELAINE K. SPEISER PO BOX 182 FREEBURG, IL 62243</p>	