

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Mike Blaies
Ray Matchett, Jr.
Lisa Meehling
Denise Albers
Michael Heap
Bob 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

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 26, 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, April 28, 2021, at 5:45 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

- A. Old Business
 - 1. Approval of March 24, 2021 Minutes
 - 2. Zoning Report/Nuisance Properties
 - 3. Meadow Pines/Edison Estates Subdivisions
 - 4. Update on Utility Disconnections and Revenue/Loss Numbers
- B. New Business
 - 1. St. Clair County Zoning Board of Appeals Hearing May 3, 2021 for 3268 Old Freeburg Road, Belleville, IL
- 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, March 24, 2021 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:59 p.m. by Chairperson Mike Heap on Wednesday, March 24, 2021. Members attending were Chairperson Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard (absent), Trustee Mike Blaies, Trustee Bob Kaiser (via Zoom), 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. Village Hall was open to the public for this meeting. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of February 24, 2021 Minutes: Trustee Lisa Meehling motioned to approve the February 24, 2021 minutes and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout issued 4 fence, firehouse addition, 1 electric service and 11 occupancy permits. Matt asked how do we move forward with unavailable business owners on nuisance properties. The properties are in disrepair and need to be maintained. Village Administrator Tony Funderburg advised we could do the work and place a lien on the property or hire the work out. Chairperson Heap would like to see Matt reach out to the relatives or representatives to let them have a chance to address the situation. Attorney Keck asked that Matt document everything.
3. Meadow Pines/Edison Estates Subdivisions: Matt should be receiving a couple more building permits for Meadow Pines. A spec home there sold for \$315,000. John advised Ameren and Charter are getting into Edison Estates.
4. Code Revisions/Legal Review: Matt stated we are waiting on Municode. Item can be taken off the agenda.
5. Update on Utility Disconnections and Revenue/Loss Numbers: Tony advised the disconnects went well. He will come back to committee soon asking for reconnection fees to be reinstated. He would still like to delay charging late fees. John advised Ameren is also resuming disconnects. Attorney Keck said we made the right decision.

B. NEW BUSINESS:

1. Status of 304 N. State St: Chairperson Heap advised this home has been under construction for over a year. Matt has previously given him an extension and asked him several times to give him something in writing regarding the timeline for completion. Tony advised Matt he needs to meet with him and ask him when it can be done in a timely manner. If the resident


Legal and Ordinance Committee Meeting
Wednesday, March 24, 2021

does not comply, an ordinance violation will be issued. The fines range from \$100 - \$750 for each day the violation exists. Matt will schedule a meeting with him.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Lisa Meehling 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



COUNTY OF ST. CLAIR
DEPARTMENT OF BUILDING & ZONING

RECEIVED

APR 19 2021

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



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

April 14, 2021

Dale Helms
WWH Farms/Dale & Kathy Lickenbrock
So. IL Ag Land, Inc.
Village of Freeburg Planning & Zoning

JJA Ventures Inc.
Perry Nowak
City of Belleville Planning & Zoning

RE: 2020-15-ABV -- John & Saundra Schaufler, Owner
Kristen Schaufler, Applicant
3268 Old Freeburg Road, Belleville, Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of a "Notice of Public Hearing" which will appear in the April 15, 2021 issue of the Belleville News Democrat.

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.

In accordance with Section 12 of Governor JB Pritzker's December 11, 2020 Disaster Proclamation, the St. Clair County Zoning Board of Appeals is providing the following remote electronic access to its Zoning Board of Appeals meeting and hearings for the public to listen remotely to those matters set before the Zoning Board of Appeals; TELEPHONIC ACCESS DIAL: (1-(877) 810-9415; Access Code 5199896. For additional information regarding the Zoning Board of Appeals' Rules and Procedures and for attending hearings during the COVID-19 Gubernatorial Disaster Proclamation please call (618)825-2528 or visit www.co.st-clair.il.us

This public hearing before the Zoning Board of Appeals will be held in the St. Clair County Building, County Board Room – 5th Floor, #10 Public Square, Belleville, Illinois, on Monday, May 3, 2021 at 7:15 P.M.

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

Sincerely,


ANNE MARKEZICH, Director
Building & Zoning Department

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

RE: 2020-15-ABV

Notice is hereby given that a public hearing will be held before the Zoning Board of Appeals of St. Clair County, Illinois, on Monday, May 3, 2021, at 7:15 P.M. in the County Board Room, 5 th 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 the division of 7-acres instead of the 40-acres required in an "A" Agricultural Industry Zone District, on the following described property: Pt of Lots 1, 2, and 12 of the NW 1/4 of Section 12, T. 1 S., R. 8 W., of the 3rd P.M., St. Clair County, Illinois containing 60.78-acres more or less.

Which is known as 3268 Old Freeburg Road, Belleville, Illinois, in Smith-ton Township.

Said request was made by John & Sandra Schaufler, 10651 Norton Lane, Sparta, Illinois, Owners and Kristen Schaufler, 715 Pine Tree Lane, Freeburg, Illinois, Applicant.

All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon. In accordance with Section 12 of Governor JB Pritzker's December 11, 2020 Disaster Proclamation, the St. Clair County Zoning Board of Appeals is providing the following remote electronic access to its Zoning Board of Appeals meeting and hearings for the public to listen remotely to these matters set before the Zoning Board of Appeals; **TELEPHONIC ACCESS**

DIAL: 1-(877) 810-9415; Access Code 5199896. For additional information regarding the Zoning Board of Appeals' Rules and Procedures and for attending hearings during the COVID-19 Gubernatorial Disaster Proclamation please call (618)825-2628 or visit www.co.st-clair.il.us

Dated this 15 th day of April, 2021.

ZONING BOARD OF APPEALS

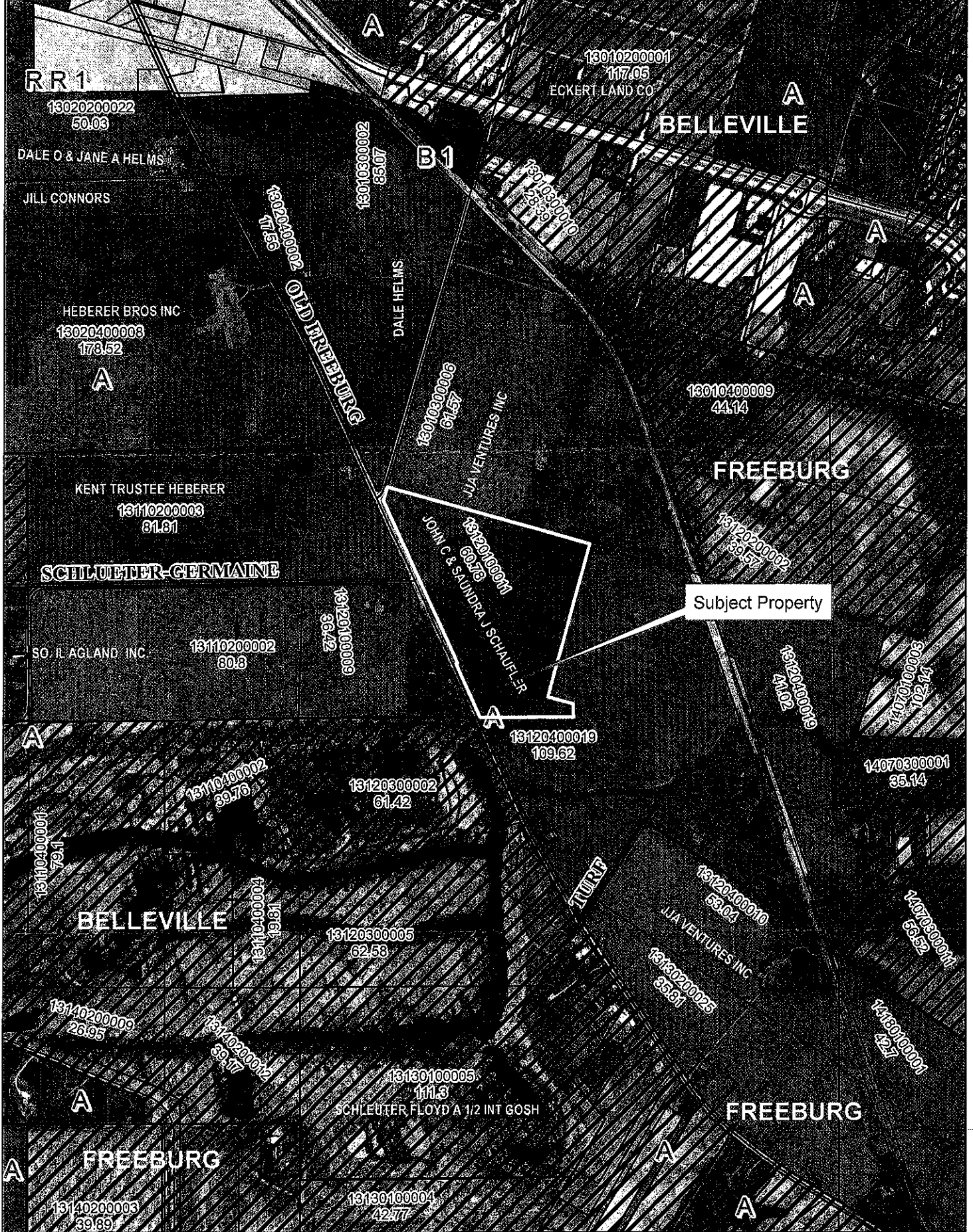
ST. CLAIR COUNTY, ILLINOIS

BY: Anne Markezich, Secretary

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Publication Dates

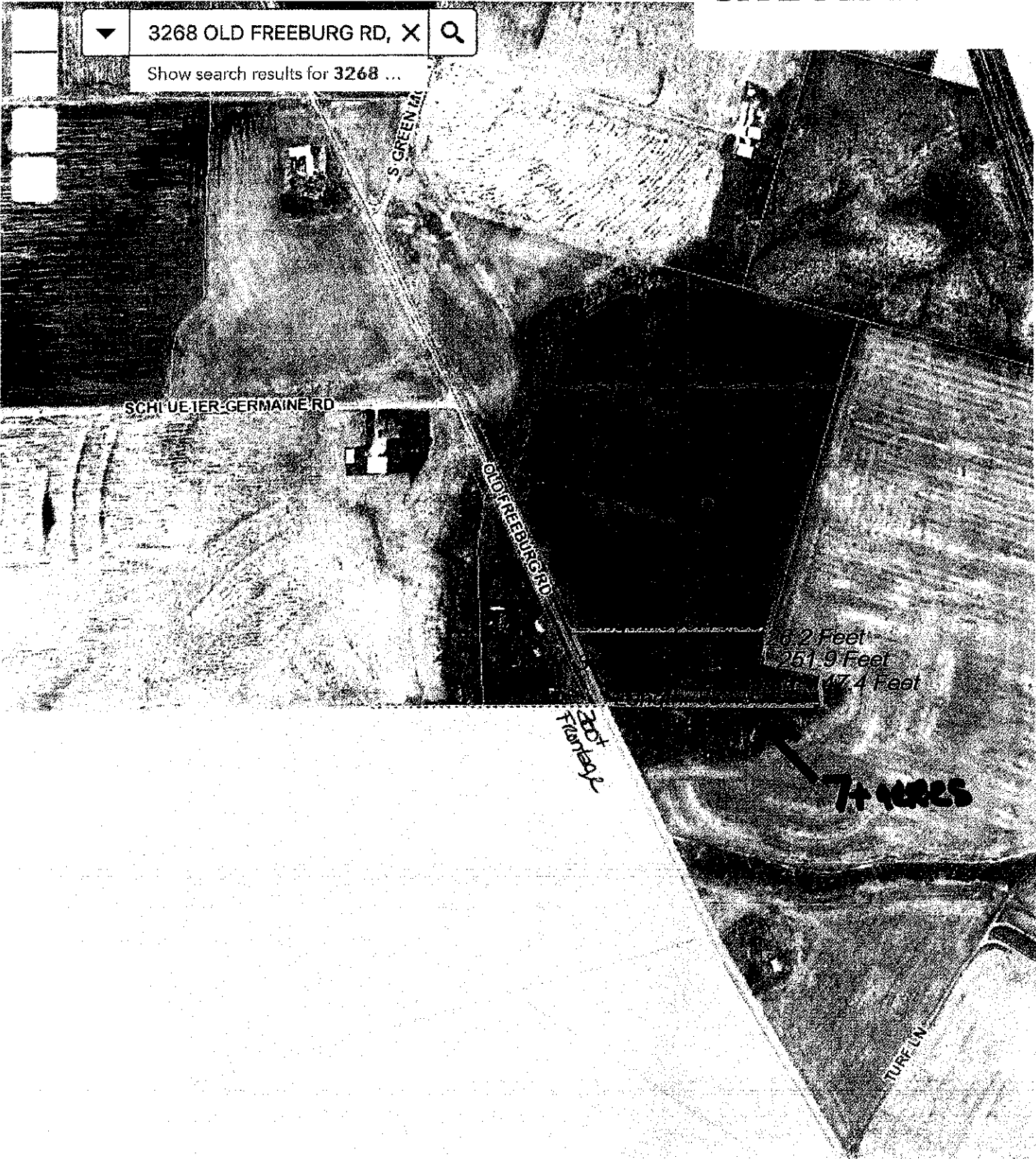
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County of St Clair
Building and Zoning Department
Anne Markezich, Director

Subject Case #2020-15-ABV - SCHAUFLE
Parcel #13-12.0-100-011 (3268 OLD FREEBURG RD., BELLEVILLE)

SITE PLAN



▼ 3268 OLD FREEBURG RD, X 🔍

Show search results for 3268 ...

SCHUEIER-GERMAINE RD

S GREEN LN

OLD FREEBURG RD

620x
710x
Flattened

62 Feet
251.9 Feet
47.4 Feet

7+ ACRES

TURF LN

600ft

Esri, HERE, NPS