

**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, P.C.

August 26, 2019

## 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, August 28, 2019, at 5:30 p.m.**

#### **LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA**

I. Items to be Discussed:

A. Old Business

1. Approval of July 24, 2019 Minutes
2. Zoning Report/Nuisance Properties
3. Meadow Pines/Edison Estates Subdivisions
4. Code Revisions/Legal Review
5. Bill's Auto Service
6. IML Conference

B. New Business

1. Purchase of 310 W. Washington

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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PHONE: (618) 539-5545 • FAX: (618) 539-5590  
Web Site: www.freeburg.com  
Legal and Ordinance Committee Meeting  
(Annexation; Building; Zoning; Subdivision)  
(Heap/Albers/Matchett/Meehling)  
Wednesday, July 24, 2019 at 5:30 p.m.

VILLAGE ADMINISTRATOR  
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William S. Keck, P.C.

The meeting of the Legal and Ordinance Committee was called to order by Chairman Mike Heap on Wednesday, July 24, 2019, in the Freeburg Municipal Center. Members attending were Chairman Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Treasurer Bryan Vogel (5:52 p.m.), Trustee Mike Blaies, Trustee Bob Kaiser, Zoning Administrator Matt Trout, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Attorney Fred Keck, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Janet Baechele and Stan Koerber (5:57 p.m.).

## A. OLD BUSINESS:

- Approval of June 26, 2019 Minutes: Trustee Denise Albers motioned to approve the June 26, 2019 minutes and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
- Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout issued 11 occupancy permits, 9 building permits (2 fence, 1 fire restoration; 1 lean to, 2 deck/patio; 1 shed; 1 parking lot; 1 room addition). The revised nuisance list was provided with 4 – 5 additional items added.
- Meadow Pines/Edison Estates Subdivisions: Matt does not have anything new on Meadow Pines other than they are looking at options to try and make the detention area more desirable. He thinks it is more of a retention lake. Mark White advised Matt that Rhutasel is surveying and does not need anything from us at the present time.
- Code Revisions/Legal Review: Matt stated the public hearing for the code revisions has been set for August 13<sup>th</sup>. Topics for review include solar, planned development checklist; clerical correction on penalty dollar amount and shed/carport/storage containers. He asked for everyone to look at it and contact him with any questions. Everyone was provided IML's Adult-Use Cannabis Resources packet, and Village Administrator Tony Funderburg would like for everyone to review it. Attorney Keck said the issues we will need to decide are whether we want to prohibit it or allow it through spot zoning. We can add up to a 3% tax. Attorney Keck stated it will be rolled out in phases with the first 50 licenses being issued for recreational use for medical cannabis facilities. Attorney Keck advised we need to work towards a decision, but there have been a lot of changes already. Attorney Keck confirmed we are allowed to have a no-tolerance policy with respect to the employees.
- Bill's Auto Service: Matt advised he and Trustee Albers met with Bill on July 18<sup>th</sup>. Trustee Albers advised him that he can't have a junkyard and gave him specific items that have to be gone. She said we need to make sure we can have a controlled process for him to get rid of his stuff. She and Matt will visit him on August 14<sup>th</sup> to check his progress. If he fails to keep moving forward, he will be fined.
- IML Conference: Tony said we have six or seven attendees, and he will be finalizing everything tomorrow.

Legal and Ordinance Committee Meeting  
Wednesday, July 24, 2019

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

7. Side-by-Side Vehicles: Chief Schutzenhofer has received several calls on this. If we choose to pass this, he feels the time allowed should be sunup to sundown. He has discussed this with the officers who agree with that as well. Officer Ruhmann could certify them as well as take a photo of the vehicle to store in our database. Tony said the checklist has to be reviewed with the owner of the vehicle, and can be done here by appointment only. Trustee Meehling agreed that is the best way to insure they have everything needed. Tony will check with our insurance company to verify that we can inspect the vehicles. He will revise the fees and update the ordinance. Mayor Speiser confirmed this only applies to golf carts and side-by-sides.

**B. NEW BUSINESS:**

1. Jonathon Sehr Voluntary Annexation: Tony advised Mr. Sehr will be annexing in under the SR-1 zoning district.

*Trustee Lisa Meehling motioned to recommend to the full Board the Jonathon Sehr Voluntary Annexation for approval and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*

Tony said the state shut down our diving board because it was cracked. Tony also commented the inspector didn't know our diving board is solid wood. Since our diving board is from 2007, he is going to purchase a new board even through the company we purchased it from states we don't need a new board.

**C. GENERAL CONCERNS:** None

**D. PUBLIC PARTICIPATION:** See above comments.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:13 p.m. and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

# ST. CLAIR COUNTY TAX AGENT

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TELEPHONE (618) 656-5744  
TOLL FREE (800) 248-2850  
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE  
P.O. BOX 96  
EDWARDSVILLE, ILLINOIS 62025

July 31, 2019

Village of Freeburg  
14 Southgate Center  
Freeburg, IL 62243

Transaction Number: 0719932  
Parcel Number: 14-19.0-448-020

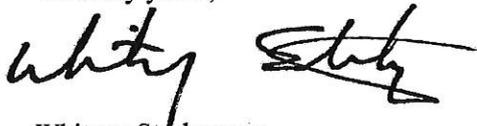
Dear Mr. Funderburg,

Enclosed is a purchase contract to enable the Village of Freeburg to acquire the requested parcel. The purchase price is based upon the minimum cost of acquisition and conveyance thru the county's Tax Liquidation Program.

Please return **the signed contract** along with a check in the amount of \$795.00 payable to the St. Clair County Trustee Payment Account to the address shown above. This amount is made up of \$750.00 for purchase plus \$45.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Whitney Strohmeyer



# PURCHASE CONTRACT

**SELLER: St. Clair County, As Trustee**

**PURCHASER: Village of Freeburg**

**SUBJECT PROPERTY: 14-19.0-448-020**

**TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$795.00**

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2020.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this 31<sup>st</sup> day of July, 2019.

**SELLER:**

**PURCHASER:**

By: \_\_\_\_\_

By: 

**SELLER ADDRESS:**  
c/o Delinquent Tax Agent  
P. O. Box 96  
Edwardsville, IL 62025-0096

**PURCHASER ADDRESS:**  
Village of Freeburg  
14 Southgate Center  
Freeburg, IL 62243