

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Ray Matchett, Jr.  
Lisa Meehling  
Mike Blaies  
Tom Carpenter  
Michael Heap  
Robert 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](http://www.freeburg.com)

INTERIM  
VILLAGE ADMINISTRATOR  
Matt Trout  
  
PUBLIC WORKS DIRECTOR  
John Tolan  
  
POLICE CHIEF  
Michael J. Schutzenhofer  
  
ESDA COORDINATOR  
Eugene Kramer  
  
VILLAGE ATTORNEY  
Weilmuenster 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

August 28, 2023

## NOTICE

### MEETING OF LEGAL AND ORDINANCE COMMITTEE Annexation; Building; Zoning; Subdivision (Heap/Carpenter/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 30, 2023, at 5:45 p.m.**

### LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

#### I. Items to be Discussed:

- A. Old Business
  - 1. Approval of July 26, 2023 Minutes
  - 2. Zoning Report/Nuisance Properties
  - 3. Development Update
  - 4. Despain Property
  - 5. Sunset Ridge/Phil Sheets Detention Area
- B. New Business
  - 1. Vacation of Village Easement on Regions Bank Property
  - 2. Street Closure for Fall Festival
- 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/Carpenter/Matchett/Meehling)  
Wednesday, July 26, 2023 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:55 p.m., by Chairperson Mike Heap on Wednesday, July 26, 2023. Members present were Chairperson Mike Heap, Trustee Tom Carpenter, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Interim Village Administrator Matt Trout, Police Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Attorney Fred Keck (absent) and Office Manager Julie Polson (absent). There were no guests present at Village Hall or via Zoom.

## A. OLD BUSINESS:

1. Approval of June 28, 2023 Minutes: Trustee Lisa Meehling motioned to approve the June 28, 2023 minutes, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Interim Village Administrator Matt Trout reported 8 building permits have been issued: 1 electric, 2 shed, 1 sign, 2 deck/patio, 1 fence, 1 new home. With regard to nuisance properties, he has a list of properties that need to be addressed. The demolition on Cardinal Court has started.
3. Meadow Pines/Edison Estates Subdivisions: Matt has nothing new to report. John advised the detention area at Meadow Pines has been cleaned out.
4. Despain Property: Both Matt and Attorney Keck have not heard anything on this.
5. Sunset Ridge/Phil Sheets Detention Area: Attorney Keck is working on this.

## B. NEW BUSINESS:

1. Riess/Murphy Preliminary Plat: The Combined Planning and Zoning Board will discuss the preliminary plat at their next meeting on Tuesday, August 8<sup>th</sup>. Matt feels a lot of the concerns that were voiced at the Combined Planning and Zoning Board meeting were addressed in the preliminary plat. The detention area was moved more towards the middle instead of along Charlie Mattern's lane. The duplexes were placed where the higher density units were. They still feel there are under the standard as far as the number of units. Depending on how the duplexes sell, they may replace the higher density units with those and would get rid of the cul-de-sac. Matt said this type of development won't be built overnight. He thinks they may want to see how the market is and what is selling better. If you look at our Comprehensive Plan goals and objectives, this is a need identified in the plan. Matt said with the surrounding land uses, this development works well with adding commercial spaces in the front of the property. The Combined Planning and Zoning Board will send a recommendation to this board for their decision.

Legal and Ordinance Committee Meeting  
Wednesday, July 26, 2023

Matt also advised we will have an Area Bulk Variance hearing on August 8<sup>th</sup> for the resident's shed to encroach on the 25' road setback. Matt also advised the high school can't afford to asphalt what was the storage area. He explained the Standards for Variance to them.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Ray Matchett motioned to adjourn at 6:08 p.m., and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

