

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
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VILLAGE TRUSTEES
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Dean Pruett
Mathew Trout
Lisa Meehling

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

VILLAGE TREASURER
Bryan A. Vogel

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

VILLAGE ATTORNEY
Weilmuenster & Keck, P.C.

November 9, 2017

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for **Tuesday, November 14, 2017, at 6:00 p.m.**

I. Items to be Reviewed

PLAN COMMISSION:

- A. Old Business
1. Approval of October 10, 2017 and October 16, 2017 Minutes
 2. Meadow Pines Preliminary Plat Review

B. New Business

BOARD OF APPEALS:

- A. Old Business:
- B. New Business:
- C. General Concerns:
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board
Tuesday, October 10, 2017 at 6:00 p.m.

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The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, October 10, 2017, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Rita Green, Kevin Groth, Mike Heap, Gary Mack, David Parrish, Lee Smith, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Aaron Klemme, Gary Klemme, Alex Klemme, Mike Blaies, Mary Blaies, Jim Blaies and Gale Hake.

Plan Commission:

A. OLD BUSINESS:

1. Approval of September 12, 2017 Minutes: Gary Mack motioned to approve the September 12, 2017 minutes and Lee Smith seconded the motion. All voting yea, the motion carried.
2. Review of Meadow Pines Preliminary Plat: Gale Hake advised the committee there is nothing new as far as the concept plan for Meadow Pines. The main issue at this point is the connection at Bozeman Lane. The developers are willing to trade the land in order to move the development forward. They also would like our support on how to make that work. Chairperson Woodward confirmed the Plan Commission required the stub at Bozeman Lane because it is a requirement of our code.

Administrator Funderburg has been unsuccessful in talking to the homeowner. He believes a connector further north makes more sense. Administrator Funderburg said if they want a commitment, he would have to go to board to see if they want him to aggressively pursue it. Tony stated he can talk to the board tomorrow and ask our attorney to prepare the letter to the landowner on the land swap. Gale will get him the updated proposed plat to send along with the letter.

Chairperson Woodward stated he would like the Village to pursue some type of swap, and if the homeowner is not willing, he is in agreement with Gary Mack to pursue eminent domain. He stated for such a small piece of land, it is ridiculous not to have this development move forward. Mr. Klemme requested that we present to the homeowner that the development is happening but he can walk away with some extra land. Gale said they expect to get the final title in the next few days and then close on the property. He would like to have a public hearing on the proposed plat at the November 14th meeting.

Gary Mack motioned to recommend to the Village Board they use all means necessary including but not limited to eminent domain to accomplish the land swap and Lee Smith seconded the motion. **ROLL CALL VOTE:** Rita Green – yes; Kevin Groth – yes; Mike Heap – no; Gary Mack – yes; David Parrish – yes; Le Smith – yes; and Steve Woodward – yes. With six yea votes, the motion carries.

- B. NEW BUSINESS: Administrator Funderburg continues to work on the changes to the zoning code.

Board of Appeals

- A. OLD BUSINESS: None.

- B. NEW BUSINESS: The committee reviewed the zoning along State Street. Chairperson Woodard thought the zoning along State Street was supposed to be all B-2. With respect to the connector street, Tony reminded the committee he suggested going further north on Chimney Rock and put it at lot 5 as a possible cheaper option than hiring an attorney to take the land by eminent domain. Mike agreed with Tony and stated he felt the developer should have purchased a lot from Bill Vollmer and moved the street further north. Tony also said there are some other issues that need to be addressed. There are not enough valves on the layout and we want to stub out for fire hydrants in a couple areas, and the sanitary sewer is fine. The storm water plan is not good and that needs to be addressed. We want storm sewers throughout this plan where homeowners can connect their sump pumps into the storm sewer.

Tony advised the board that RCH Development did not receive approval this round for the senior housing development. He is going to check to see if he there is anything he can do to get approved for the project.

- C. GENERAL CONCERNS: None.
- D. PUBLIC PARTICIPATION: Mike Blaies asked about the storm water approval and Steve said that is done at the final plat.
- E. ADJOURN: Gary Mack motioned to adjourn the meeting at 7:15 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.



Julie Polson
Office Manager

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Combined Planning and Zoning Board
Monday, October 16, 2017 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Monday, October 16, 2017, in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Kevin Groth, Rita Green, David Parrish, Gary Mack, Mike Heap, Lee Smith, Village Administrator Tony Funderburg, Zoning Administrator Gary Henning (absent) and Office Manager Julie Polson. Guests present: Chris Geiler and Kyle Hawkins from RCC1, Molly Fischer, Will Fischer, Russ Kinzinger, Jim Feurer, Michelle Etling and Tom Carpenter.

PLAN COMMISSION:

A. Old Business:

1. Approval of October 10, 2017 Minutes: Not discussed.

B. New Business:

1. RCC1, Inc.'s Request to Rezone N. Main Street from SR-1 to -2: Chairperson Woodward read the notice, and Gary Mack swore in those individuals wishing to speak. Christopher Geiler and Kyle Hawkins were present to discuss their proposed daycare facility at the vacant property on N. State Street. Mr. Geiler stated there is a need in the local community for a daycare facility. They have had good success with this venture in other communities. They provided a preliminary site plan and floor plan for the daycare. Chairperson Woodward confirmed the parcel is approximately one acre. Mr. Geiler stated Tim Pruett has spoken with IDOT regarding the entrance onto N. State St. There is a curb cut there but will need to be lengthened to around 27 – 28 feet. IDOT did not see a problem with it because there is no sight line issue and there is a designated center lane. Gary Mack asked how many students do they expect and Mr. Hawkins said 100. They would be open standard hours from 6:00 a.m. – 6:00 p.m. and employ 6 – 14 employees depending on class size which is mandated by the state. They have dealt with DCFS in the past and DCFS knows they are interested in pursuing this. With respect to the zoning of the parcel, Village Administrator Tony Funderburg said he discussed this with Gale Hake and they believed rezoning it to B-2 was the best fit for a daycare facility. Chairperson Woodward stated that would be conducive with our Comprehensive Plan. Village Administrator Tony Funderburg commented that area at some point will most likely be rezoned to B-2.

Chairperson Woodward asked for comments from the public. Mr. Feurer questioned the N. Main St., address and Chairperson Woodward advised everyone the address does not change until one has been applied for with 911. He continued to state this parcel was originally with Mr. Fischer's property, and is still considered part of it. Nancy Burton questioned how far off her property line do they have to be, and Chairperson Woodward stated the building setback is 15 feet. She is concerned about the traffic on N. Main and Mr. Kinzinger is concerned about the entrance onto N. State St., and the safety of everyone trying to enter the highway from the daycare and Meadow Ridge.


Nancy Burton also brought up the playground area right up against the rocks and the street. Mr. Hawkins stated it will be located at the end of the building about 50 feet away from the rocks. Mr. Geiler said the state will review the safety of this project from all angles, and he also confirmed the playground site is not specific. They would work with the state requirements and municipality to ensure the safety of children. Mr. Kinzinger asked if the property is rezoned to B-2, does that fall within our code. Chairperson Woodward confirmed our Comprehensive Plan calls for commercial business along N. State St.

*Lee Smith motioned to recommend to the Village Board RCCI's request to rezone the property at N. Main Street from SR-1 to B2 and Mike Heap seconded the motion. **ROLL CALL VOTE:** Rita Green – yea; Kevin Groth – yea; Mike Heap – yea; Gary Mack – yea; David Parrish – yea; Lee Smith – yea and Steve Woodward – yea. With seven yea votes, the motion carries.*

David Parrish motioned to adjourn the hearing at 6:20 p.m. and Gary Mack seconded the motion. All voting yea, the motion carried.

BOARD OF APPEALS:

- A. Old Business: None.
- B. New Business: None.
- C. General Concerns: None.
- D. Public Participation: None.
- E. Adjourn: *Gary Mack motioned to adjourn the meeting at 6:21 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.*


Julie Polson
Office Manager