

**City of Red Bud  
Planning Commission Public Hearing & Meeting  
January 17, 2023**

The January 17, 2023 of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:02 p.m.

**MEMBERS PRESENT:** Janet Braun, Robbie Aubuchon, Jeff Hicks, Andrea Letcher-Martin, Larry Mehring and Scott Voss.

**MEMBERS ABSENT:** Absent was: JR Hudson, John Holzum and David Wittenauer

**CITY OFFICIALS PRESENT:** Councilmen; Alan Piel and Jeff Mueller, City Zoning Administrator.

**OTHER ATTENDEES:** None

**PUBLIC COMMENTS:** None

**HEARING :** None

**USE TABLE:**

Per email from Paul see attachment 1.

Accessory uses items 1 and 2 were approved. Item 3, short term rental, create definitions for owner occupied and non-owner occupied.

Principal uses, recommendation was approved.

**NOVEMBER 2022 MEETING MINUTES**

Attachment 3 to be removed from minutes

Motion to accept was first given by Larry Mehring and second by Janet Braun.

Motion was passed unanimously.

**TERMS EXPIRING THIS YEAR**

Andrea Letcher-Martin – New term accepted

Larry Mehring – New term accepted

John Holzum – New term accepted

JR Hudson – Resigned

**SHORT TERM RETAL**

The following restrictions will be added to owner occupied and non-owner occupied.

1. No signage shall be placed on the property.
2. Occupancy is limited to two (2) people per bedroom.
3. No pets shall be allowed on property.
4. No parking on the street is allowed.
5. Only one (1) vehicle per bedroom is allowed.
6. The property shall not be used as a venue for weddings, conferences, parties or other events either inside or outside, regardless of number of attendees.

7. Any rental period shall not be less than twenty-four (24) consecutive hours nor longer than thirty (30) days.
8. The outside characteristics of the home and property shall be maintained and not changed.
9. This special user permit is non-transferable and shall not be transferred.
10. Short Term Rentals must be a minimum of 1000 feet from each other if located in R-2, R-4 and R-5 Zoned areas.

#### COMMENTS FROM ZONING ADMINISTRATOR

Comprehensive Plan request council approval in February to issue request for qualifications. March planning commission meeting we will hold interviews, April council meeting we will select a firm. Expected to be completed within one year.

Succession Planning: develop worksheets for each type of hearing.

Budget for Comprehensive Plan will be \$85,000

#### GOOD OF ORDER

None

#### ADJOURNMENT

Motion to adjourn the meeting was first given by Larry Mehring and second by Scott Voss. Motion was passed unanimously.

Acting Scribe  
Patty Rieke

Attachment 1: Paul Ray email

**Jeff**

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**From:** Paul Ray <Paul.Ray@theRayLaw.com>  
**Sent:** Wednesday, November 16, 2022 3:55 PM  
**To:** Jeff  
**Cc:** Mayor of Red Bud Illinois  
**Subject:** Use Table- Review Accessory and Principal Use Changes  
**Attachments:** Ordinance. Zoning Code and Use Table Changes.pdf; Committee Review. Farmers Market Changes due to Zoning Changes.docx

Good afternoon,

I have reviewed the Accessory and Principal Use changes to the Use Table that Jeff sent to everyone on 11/10/22. My prior reviews specifically stated that if the required changes that I had stated were made, then I could approve of the Use Table changes from a legal perspective. Not all of the changes were made that are needed. However, you may decide to proceed with the table without making any more changes.

After this review, I have the following notes:

#### Accessory Uses

1. Real estate office. This is only listed on the accessory use table when it is really a principal use. An accessory use must be subordinate to a principal use. An accessory use is not another use of a property such as using the same building for what would really be two principal uses. This use should be removed from the accessory use table and be placed on the principal use table.
2. Telecommunications antennae. Under the permitted telecommunications antennae the code reference should be 173-65, not 173-64.
3. Short term rentals. This should be the same as the principal use- so make the R2 and R4 Special Use instead of allowed by right.

#### Principal Uses

1. Special Uses. The following need to be changed to permitted by right in the following zones:
  - a. Industrial- barber/beauty shop/nail salon (allow massage and tattoo); bakery (allow catering)
  - b. B2- landscape (allow lumber and garden supply)

I have prepared and attached an Ordinance with all of the Zoning Code changes so the PC can easily see what is being changed beyond the Use Table. I have also attached draft ordinance language changing Ch. 105 since changes to Farmers' Markets were made in the Zoning Code. The Ch. 105 changes are not part of the hearing with the PC in January. An Ordinance will need to be made for those changes for Feb. 2023 when the Zoning Code changes are passed.

I assume no other changes were made to the Use Table except for the ones that I have noted. If other changes were made, please detail those for me to review. Thank you.

Paul M. Ray,

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