

**Zoning Committee Meeting  
Monday, February 20, 2023  
Red Bud City Hall  
Council Chambers (2<sup>nd</sup> floor)**

Committee Members Present: Alan Piel, Curt Guebert, Ben Schwartzkopf,  
Jeremy DeMond, Rodney Nevois

Committee Members Absent: None

Council Members Present: Mike Rheinecker, Bill Hanebutt, Kyle Donjon

Others Present: Acting Mayor Susan Harbaugh, City Attorney  
Paul Ray, City Superintendent Josh Eckart, Code  
Admin. Jeff Mueller, Police Chief John  
Brittingham, City Clerk Joanne Cowell

Others Absent: Admin. Assist. Pam Poetker

Committee Chairman Piel called the meeting to order at 6:47 P.M.

Old Business

**I. Comprehensive Plan**

Jeff Mueller stated that the first step is to advertise for a request for the services of a consultant. Because this is professional based, you cannot ask for bids. In 2010, six were considered, three were selected for interviews and then a consultant was chosen. The next step is the contract phase, which is not an hourly contract base.

***Recommendation made by Committee Chairman Piel, seconded by Committee Member Schwartzkopf, to approve authorization to advertise for a request for qualifications for services of a consultant for the Comprehensive Plan Update.***

Council Member Hanebutt questioned if Poetker was working on a grant for the comprehensive plan and if we were putting the cart before the horse. Acting Mayor Harbaugh stated that Pam was in contact with someone that would not commit to any time frame. This will be left on the agenda for further discussion to clarify where Poetker is with a grant.

***Committee Chairman Piel rescinded his motion and Committee Member Schwartzkopf rescinded his seconded.***

**II. East Industrial Park Expansion Project**

There will be four streets that will need to be named. Mueller stated that we have 6-8 months to think about this. Rheinecker requested this go before the Economic Development Committee.

**III. Dollar General Update**

None

New Business

**I. Approval of Prior Month's Meeting Minutes – Meeting January 16, 2023**

***Recommendation made by Committee Chairman Piel, seconded by Committee Member Schwartzkopf, to approve the minutes from the January 16, 2023, meeting.  
Carried***

**II. City Hall Repair Schedule**

Code Administrator Mueller reviewed the Preliminary City Hall Improvements Schedule, which spans three budget years (FY'24-26). Quadrant Design will be the general contractor on the project. The most critical is to get the building waterproof. It is recommended that categories 1,2, 3a and 4 be completed in fiscal year 2023-2024 (\$110,000); category 5 in FY'25 (\$27,000); 3b in FY'26 (\$82,000) for a total of \$219,000. Category 6 will be completed in the future, as directed by the council.

Committee Member Nevois suggested adding 30% to these numbers as renovation projects always go over budget, especially on the windows. When bidding the windows, make sure the bid specs are being met, since a window can range from \$1,000 to \$10,000.

**III. Zoning Land Use Table**

Committee Member Schwartzkopf asked that all the businesses whose property is being affected by the recommended changes be notified. There's have been no businesses removed, but only added to the map. It is a total benefit to businesses to be in an Enterprise Zone, as it qualifies them for tax exemptions for building improvements. Everything that has been removed from the map is not within city limits.

**IV. Public Comments/Anything for the Good of the City**

None

The meeting was adjourned at 7:02 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk  
Red Bud, Illinois