

**Zoning Committee Meeting  
Monday, December 18, 2023  
Red Bud City Hall  
Council Chambers (2<sup>nd</sup> floor)**

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

Committee Members Absent: None

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

Council Members Absent: None

Others Present: Mayor Susan Harbaugh, City Attorney Rick Cooper, City Superintendent Josh Eckart, Admin. Assist. Pam Poetker

Others Absent: Code Admin./City Engineer Jeff Mueller, Police Chief John Brittingham, City Clerk Joanne Cowell

Pledge of Allegiance

Chairman Piel called the meeting to order at 6:02 P.M.

Old Business

**I. Red Bud Business Park Expansion Project**

A. Lot Pricing

Chairman Piel said that Ron Auld had been referred to Code Adm. Mueller by several sources as being able to help with the pricing of the lots. Mr. Auld said that the city did not need a full appraisal to price the lots. He did say that he could give the city a good idea of what the lots could go for, is qualified to do the job and could do it for \$2,500. Discussion was held on covering our cost, do we need someone else to come in and tell us what the lots should go for. Until the lots are closer to completion, can we determine costs. Mayor Harbaugh said that Jeff Mueller had worked up estimates, which had been previously distributed at committee meetings.

B. Funding

Pam Poetker explained the Potential Funding Sources worksheet she had prepared.

C. Project Scope

Chairman Piel said he saw the driveway entry as the obvious place to start and then head into Phase I as soon as IDOT gives their approval.

**II. Splash Pad Bids Update**

The project rebids will be opened on January 26, 2024.

**III. Unsafe, Dangerous, Abandoned Buildings**

Jeff Mueller has been in contact with the owner of the building, and he wants to repair it. Jeff has asked the owner for a plan and timeline for the repairs. The owner is aware that if he doesn't follow through, the city will take action.

New Business

**I. Approval of Prior Month's Meeting Minutes – Meeting November 20, 2023**  
*Recommendation made by Committee Chairman Piel, seconded by Committee Member Nevois, to approve the minutes from the November 20, 2023, meeting. Motion Carried.*

**II. Tequilas Service Window Ordinance No. 1532**  
*Recommendation made by Committee Chairman Piel, seconded by Committee Member Guebert, to approve ORDINANCE NO. 1532: "AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER TITLE XVII, CHAPTER 173 OF THE CITY OF RED BUD CODE OF ORDINANCES 2021" to permit a pick-up window on the south side of Tequilas. Motion Carried.*

**III. Public Comments/Anything for the Good of the City**  
None

The meeting was adjourned at 6:15 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk  
Red Bud, Illinois