

**Zoning Committee Meeting  
Monday, November 17, 2025  
Red Bud City Hall  
Council Chambers (2<sup>nd</sup> floor)**

Committee Members Present: Curt Guebert, Patrick Mueller, Rodney Nevois

Committee Members Absent: Alan Piel, Jeremy DeMond

Council Members Present: Bryce Parsons, Bill Hanebutt, Kyle Donjon

Council Members Absent: None

Others Present: Mayor Susan Harbaugh, City Attorney Rebecca Cooper, City Superintendent Josh Eckart, Code Admin./City Engineer Jeff Mueller, Admin. Officer Jill Landgraf, Police Chief John Brittingham, City Clerk Joanne Cowell, Finance Officer Liz Cowell

Mayor Harbaugh called the meeting to order at 7:10 P.M.

**Old Business**

**I. Comprehensive Plan Update**

The Planning Commission will be meeting tomorrow to accept the final review of the Comprehensive Plan.

**New Business**

**I. Approval of Prior Month's Meeting Minutes – Meeting October 20, 2025**

*Recommendation made by Committee Member Nevois, seconded by Committee Member Guebert, to approve the minutes from the October 20, 2025, meeting. Carried*

**II. City Hall Improvement – Tuckpointing – Quadrant Contract**

Code Admin. Mueller said that originally only the east wall was going to be tuckpointed, but it was decided to wait until city hall was waterproofed completely and then do the tuckpointing. Quadrant is asking for \$16,500 to prepare documents, plans, and do some quality control. Quadrant's estimate for the tuckpointing is \$135,000 for all walls. The window contractors finished the tuckpointing under the windows, except for one parapet.

*Recommendation made by Committee Member Nevois, seconded by Committee Member Guebert, to authorize approval of the proposal for Quadrant Design for architectural services on the city hall tuckpointing project, NTE \$16,500. Carried*

**III. Red Bud Business Park Covenants**

Code Admin. Mueller included a sample covenants for the RBBP for discussion. Some recommendations were restricting front of building facades, what the building is constructed of, especially on the frontage lots, parking lot

surface, smells. Noise levels and barriers between the business park and likely future residential areas are already covered by ordinances.

***Recommendation made by Committee Member Mueller, seconded by Committee Member Nevois, to authorize approval for Jeff Mueller to work with the city attorney to draw up a RBBP covenants. Carried***

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

The meeting was adjourned at 7:20 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk  
Red Bud, Illinois