

**Zoning Committee Meeting
Monday, December 15, 2025
Red Bud City Hall
Council Chambers (2nd 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,

Others Absent: City Clerk Joanne Cowell

Pledge of Allegiance

Mayor Harbaugh called the meeting to order at 6:00 P.M.

Old Business

I. Comprehensive Plan Update

The Planning Commission is recommending approval of this updated Comprehensive Plan, which has gone through 3 or 4 revisions and has been reviewed extensively. The previous update is from 2010. The most important focus is in the implementation and addresses the reading of the meters. The Comprehensive Plan is required for most grant requests.

Recommendation made by Committee Member Guebert, seconded by Committee Member Nevois, to authorize approval of the updated Comprehensive Plan. Carried

New Business

I. Approval of Prior Month's Meeting Minutes – Meeting November 17, 2025

Recommendation made by Committee Member Nevois, seconded by Committee Member Guebert, to approve the minutes from the November 17, 2025, meeting, with the correction to New Business II: The widow changed to window contractors.... Carried

II. Approval of Red Bud Business Park Covenants

Code Admin. Mueller worked with Rebecca Cooper on the RBBP covenants. Masonry requirements were discussed.

Recommendation made by Committee Member Nevois, seconded by Committee Member Mueller, to authorize approval of the "RESTRICTIVE COVENANTS FOR RED BUD BUSINESS PARK A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10

ALL IN TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS "with the addition of Item #18: Final approval of elevation by the city. Carried

III. Approval of Red Bud Business Park Final Plat

Recommendation made by Committee Member Mueller, seconded by Committee Member Guebert, to authorize approval of the Red Bud Business Park Final Plat Phase I, Eleven Lots. Carried

IV. Approval of Red Bud Business Park Crop Damage

Code Admin. Mueller submitted an invoice from Rusty and Randy Guebert for crop damage to the winter wheat of 27.8 acres producing 106 bushels/acre at \$5.33/bushel, at the RBBP.

Recommendation made by Committee Member Guebert, seconded by Committee Member Nevois, to authorize approval to pay the invoice from Rusty Guebert in the amount of \$15,706.44. Carried

V. Approval of Recommended Alterations to Building Codes

Recommendation made by Committee Member Nevois, seconded by Committee Member Guebert, to authorize approval of the "Recommended Alterations to the 2021 IRC." Carried

VI. Public Comments/Anything for the Good of the City

Attorney Cooper will prepare an ordinance for the alterations to the building code.

The meeting was adjourned at 6:18 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk
Red Bud, Illinois