

**Zoning Committee Meeting  
Monday, December 15, 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,

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