

**CITY COUNCIL AGENDA  
CITY OF BELLEVILLE, ILLINOIS**



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**MONDAY, MAY 15, 2023**

**7:00PM**

**COUNCIL CHAMBERS**

**1. CALL TO ORDER BY MAYOR AND EXPLANATION OF DISASTER PROCEDURES**

**REMINDER: SINCE THE MEETINGS ARE BEING VIDEOTAPED IT IS IMPORTANT THAT EVERYONE SPEAK DIRECTLY INTO A MICROPHONE WHEN SPEAKING.**

**2. ROLL CALL ALDERMEN**

**3. ROLL CALL DEPARTMENT HEADS**

**4. PLEDGE OF ALLEGIANCE LED BY COLONEL GLENN COLLINS**

**5. PUBLIC HEARING**

**6. PUBLIC PARTICIPATION (2-3 MINUTES PER PERSON) - See back page for rules.**

**7. PRESENTATIONS, RECOGNITIONS & APPOINTMENTS**

7-A. Colonel Glenn Collins to speak

7-B. Mayor Gregory will read a proclamation in honor of all graduating high school seniors proclaiming May 2023 as 'High School Senior Recognition Month'

7-C. Motion to approve Mayor Gregory's appointment of Mike Schaefer as Maintenance Director, effective May 16, 2023, 12:01am

7-D. Mayor Gregory will recommend the reappointment of Neil 'Skip' MacEwen to serve a 2-year term on the Cemetery Board

- 7-E. Mayor Gregory will recommend the reappointment of August E. Werner, Jr. to serve a 3-year term on the Fire Pension Board
- 7-F. Mayor Gregory will recommend the reappointment of Tom Dinges to serve a 2-year term on the Police Pension Board
- 7-G. Mayor Gregory will recommend the reappointment of Mary Smith and Helen Thompson to serve a 3-year term on the Library Board
- 7-H. Mayor Gregory will recommend the reappointment of Don Rigney to serve a 3-year term on the Planning Commission
- 7-I. Mayor Gregory will recommend the appointment of Angelia Blackman-Donovan to serve a 1-year term on the Historic Preservation Commission

**8. APPROVAL OF MINUTES**

- 8-A. Motion to approve City Council and Executive Session Meeting Minutes of May 1, 2023

**9. CLAIMS, PAYROLL AND DISBURSEMENTS**

- 9-A. Motion to approve claims and disbursements in the amount of **\$2,844,841.81** payroll in the amount of **\$999,918.83**.

**10. REPORTS**

**11. ORAL REPORTS FROM STANDING COMMITTEES, SPECIAL COMMITTEES AND ANY OTHER ORAL REPORTS FROM THE ELECTED OFFICIALS OR STAFF**

11-A. MOTIONS FROM **FINANCE**

- 11-A(1). Motion to approve a contract with T-Mobile as new carrier for City cell phones
- 11-A(2). Motion to approve a contract with AT & T as new internet

provider for all City buildings in the amount of \$11,187.48 monthly

- 11-A(3). Motion to approve a contract with Payment Service Network (PSN) to continue accepting payments on behalf of the City
- 11-A(4). Motion to approve paying off balance of General Obligation Refunding Bonds Series 2012 by July 1, 2023
- 11-A(5). Motion to approve FY24 Budget Amendments as recommended by the Finance Director (prior year encumbrances)

11-B. MOTION FROM **ZONING BOARD OF APPEALS**

- 11-B(1). **02-JAN23 – Lisa & Robert Diserens:** Request for a Special Use Permit to operate an Air BNB at 410-412 East C Street (08-22.0-323-004) located in an “A-1” Single-Family Residence District. (Applicable sections of the Zoning Code: 162.094, 162.515) Ward 2. *Zoning Board of Appeals unanimously recommended Approval IN THE NAME OF THE APPLICANT ONLY, with a vote of 6-0. Tabled for 60-day on February 6, 2023*
- 11-B(2). **13-APR23-William F. Frerichs:** Request for a Map Amendment to rezone the property commonly known as 312 Sahlender Street (08-17.0-511-004/005/006) from “A-1” Single-Family Residence District to “D-1” Light Industry District (Applicable section of the Zoning Code: 162.590) Ward 3. *Zoning Board of Appeals recommended Approval, with a vote of 4-1*
- 11-B(3). **14-APR23-Janice Pittman:** Request for a Special Use Permit to operate an AirBnB at 8115 West Main Street (07-01.0-114-064) located in a “A-1” Single-Family Residence District. (Applicable sections of the City and Zoning Code: 34.043, 154.15, 154.46, 154.49, 162.094, 162.515) Ward 4. *Zoning Board of Appeals recommended*

*Approval IN THE NAME OF THE APPLICANT ONLY, with a vote of 5-0*

- 11-B(4). **15-APR23-Jodie Ferguson:** Request for a Special Use Permit for outdoor dining/seating at 732 South Illinois Street, Suite B (08-28.0-234-004) located in a “D-1” Light Industry District. (Applicable sections of the City and Zoning Code: 118.01, 162.307, 162.515) Ward 6. *Zoning Board of Appeals recommended Approval IN THE NAME OF THE APPLICANT ONLY, with a vote of 5-0*
- 11-B(5). **16-APR23-Jodie Ferguson:** Request for a Special Use Permit for a liquor license at 732 South Illinois Street, Suite B (08-28.0-234-004) located in a “D-1” Light Industry District. (Applicable sections of the Zoning Code: 162.308, 162.515) Ward 6. *Zoning Board of Appeals recommended Approval IN THE NAME OF THE APPLICANT ONLY, with a vote of 5-0*
- 11-B(6). **17-APR23-Guy & Becky Venuti:** Request for a Special Use Permit to operate an AirBnB at 616 East Garfield Street (08-27.0-134-014) located in a “A-1” Single-Family Residence District. (Applicable sections of the City and Zoning Code: 34.043, 154.15, 154.46, 154.49, 162.094, 162.515) Ward 6. *Zoning Board of Appeals recommended Approval IN THE NAME OF THE APPLICANT ONLY, with a vote of 5-0*
- 11-B(7). **18-APR23-Ashland Storage Centers East:** Request for a Special Use Permit to expand and operate the existing self-storage facility with outdoor operations at 653 Carlyle Avenue (08-23.0-305-020) located in a “C-2” Heavy Commercial District. (Applicable sections of the Zoning Code: 162.248, 162.515) Ward 7. *Zoning Board of Appeals recommended Approval, with a vote of 5-0*

11-C. MOTION FROM **POLICE & FIRE COMMITTEE**

- 11-C(1). Motion to approve a contract with Omnigo in the amount of \$857,677.78, June 1, 2023 through June 1, 2028

11-D. MOTION FROM **STREETS & GRADES**

- 11-D(1). Motion to approve a Joint Funding Agreement with IDOT in the amount of \$948,000.00 for Lebanon Avenue (From “F” Street to South of Elmwood Drive and Bristow Street to Illinois 161) (ARPA/STE FUNDS)

11-E. MOTION FROM **ADMINISTRATION**

- 11-E(1). Motion to approve a contract with Oates Associates to develop a bicycle and pedestrian master plan in the amount of \$72,500.00 (City portion \$43,500.00) contingent upon the Metro East Parks & Recreation District grant award (ARPA FUNDS)
- 11-E(2). Motion to approve Amended Development Schedule for Redevelopment Agreement (as Amended) with Missionary Ventures, LLC by and through its Assignee Royal Banks of Missouri and Court-appointed Receiver
- 11-E(3). Motion to approve Consent to Partial Assignment of Redevelopment Agreement by Royal Banks of Missouri in favor of Zoom at Marian Bluffs, LLC with consent of Missionary Ventures, LLC

11-F. MOTIONS FROM **ECONOMIC DEVELOPMENT & ANNEXATION COMMITTEE**

- 11-F(1). Motion to approve a Development Agreement with Eye on Design, Inc. for the remodeling of the existing facility located at 309 East Main Street

- 11-F(2). Motion to approve a contract for Professional Services with Moran Economic Development for the proposed Bellevue Plaza TIF District Establishment

11-G. MOTIONS FROM **PLANNING COMMISSION**

- 11-G(1). **St. Clair Service Company:** Site Plan approval for a proposed Bulk Fuel Plant and Retail Gas Station Facility to be located at 1036 S. Green Mount Road within the “C-4” Commercial District (13-01.0-300-010). Ward 6. *Planning Commission recommended Approval, with a vote of 7-0*

- 11-G(2). **Oblates Subdivision:** Preliminary/Final Plat Approval of the proposed Oblates Subdivision. *Planning Commission recommended Approval, with a vote of 7-0*

11-H. MOTION FROM **PARKS BOARD**

- 11-H(1). Motion to waive the formal bidding procedures and utilize OMNIA Cooperative Purchasing to purchase a 28’ Hexagonal all steel structure from Cunningham Recreation in the amount of \$45,084.56 as part of Bellevue Park Improvements (TIF 3/MEPRD FUNDS)

**12. COMMUNICATIONS**

12-A. **BELLEVILLE BARBERSHOP CHORUS – JUNE 2023**

Request from Belleville Barbershop Chorus to display their Annual Show banner on North Illinois Street June 9, 2023 through June 26, 2023.

12-B. **MEPSI PRIDE BLOCK PARTY – 06/17/2023**

Request from MEPSI to host Pride Block Party, Saturday, June 17, 2023, 6:00pm to 11:00pm. Street closure request: North Church Street from East Main to alley entrance and use of Paderborn Square, 10:00am to 11:59pm. Additional City services: “No Parking” signage, picnic tables, electric and trash toters.

12-C. **SAFB MILITARY RECEPTION – 05/19/2023**

Request from City of Belleville to host SAFB Military Reception, Friday, May 19, 2023, 5:30pm to 6:30pm, City Hall atrium. Additional services: tables, trash cans and alcohol to be served at reception.

12-D. **BISHOP JANSSEN CENTER DEDICATION – 06/05/2023**

Request from Diocese of Belleville to host the Bishop Janssen Center Dedication, Monday, June 5, 2023, 1:00pm to 3:00pm. Street closure request: half block in front of 224 West Garfield (between Cathedral Lane and South 3<sup>rd</sup> Street), 10:00am to 5:00pm.

**13. PETITIONS**

**14. RESOLUTIONS**

14-A. **RESOLUTION 3481**

Resolution Authorizing the Redemption and Payment of all the City's Outstanding General Obligation Refunding Bonds, Series 2012 and Certain Other Actions in Connection Therewith

14-B. **RESOLUTION 3482**

A Resolution Amending the Annual Budget of the City of Belleville, Illinois for the Fiscal Year Beginning on the First Day of May 2023 and Ending on the 30<sup>th</sup> Day of April 2024

14-C. **RESOLUTION 3483**

A Resolution of Support for Submission of a Metro East Parks and Recreation District FY23 Community Planning Grant Program Application

**15. ORDINANCES**

15-A. **ORDINANCE 9122-2023**

A ZONING ORDINANCE IN RE CASE 02-JAN23-Lisa & Robert Diserens

15-B. **ORDINANCE 9151-2023**

A ZONING ORDINANCE IN RE CASE 13-APR23-William F. Frerichs

15-C. **ORDINANCE 9152-2023**  
A ZONING ORDINANCE IN RE CASE 14-APR23-Janice Pittman

15-D. **ORDINANCE 9153-2023**  
A ZONING ORDINANCE IN RE CASE 15-APR23-Jodie Ferguson

15-E. **ORDINANCE 9154-2023**  
A ZONING ORDINANCE IN RE CASE 16-APR23-Jodie Ferguson

15-F. **ORDINANCE 9155-2023**  
A ZONING ORDINANCE IN RE CASE 17-APR23-Guy & Becky Venuti

15-G. **ORDINANCE 9156-2023**  
A ZONING ORDINANCE IN RE CASE 18-APR23-Ashland Storage Centers East

**16. UNFINISHED BUSINESS**

**17. MISCELLANEOUS & NEW BUSINESS**

17-A. Motor Fuel Claims in the Amount of **\$283,791.81**

**18. EXECUTIVE SESSION**

18-A. The City Council may go into executive session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees (5 ILCS 120/2(c)(1)), collective negotiation matters (5 ILCS 120/2(c)(2)), and personnel, litigation, workers' compensation, property acquisition, transfer of property, (5 ILCS 120/2(c)).

**19. ADJOURNMENT (ALL QUESTIONS RELATING TO THE PRIORITY OF BUSINESS SHALL BE DECIDED BY THE CHAIR WITHOUT DEBATE, SUBJECT TO APPEAL)**



**PUBLIC PARTICIPATION (2-3 MINUTES PER PERSON)**

- (a) Members of the public may address the City Council in accordance with Section 2.06(g) of the Illinois Open Meetings Act (5 ILCS 120/2.06(g));
- (b) Public comments are limited to three (3) minutes per speaker;
- (c) The subject of public comments shall be reasonably related to matters(s) identified on the meeting agenda and/or other city business;
- (d) Repetitive public comments should be avoided, to the extent practical, through adoption of prior public comment (e.g. agreeing with prior speaker);
- (e) The following conduct is prohibited during public participation:
  - Acting or appearing in a lewd or disgraceful manner;
  - Using disparaging, obscene or insulting language;
  - Personal attacks impugning character and/or integrity;
  - Intimidation;
  - Disorderly conduct as defined in Section 130.02 of this revised code of ordinances.
- (f) Any speaker who engages in such prohibited conduct during public participation shall be called to order by the chair or ruling by the chair if a point of order is made by a sitting alderman.