

**City of Belleville – Health, Housing and Building Committee**  
Meeting Minutes

101 South Illinois Street, Belleville IL  
Second Floor Conference Room

APPROVED



Alderman Chris Rothweiler – Chairman

**DATE:** February 15, 2023

**PRESENT:** Committee Aldermen – Chris Rothweiler, Chairman; Scott Ferguson-Ward 3; Kent Randle-Ward 3; Joe Hazel, Ward 1; Raffi Ovian, Ward 4; Trishia Tialdo, Citizen Member

**Staff Members** – Mayor, Patty Gregory; Scott Tyler, Health, Housing & Building Director; Police Chief Matt Eiskant, Belleville Police Department; Steve Thouvenot, Building Commissioner; Lloyd Cueto, Assistant City Attorney.

Absent: None

**GUESTS:** Michael Hagberg  
Guest #1  
Guest #2

1. **CALL TO ORDER / OPENING REMARKS**

- Chairman Chris Rothweiler called the meeting to order at 6:00 P.M.
- Evacuation procedures in the event of emergency

2. **PUBLIC PARTICIPATION:**

Mr. Hagberg asked Mr. Cueto what procedures are used to find owners of derelict homes and requested updates on the properties at 625 State Street and 813 Centreville Ave.

Guest #1 commented that new tenants at 9 N 80<sup>th</sup> Street leave trash in the front yard, doors and windows falling off and it has become a nuisance property. Guest also commented regarding the shabby conditions of Belleville Crossing Shopping center.

3. **APPROVAL OF MINUTES**

- Motion to Approve the minutes of the Health, Housing and Building Committee meeting February 15, 2023.
- Motion made by: Alderman Kent Randle
- Seconded by: Citizen Member Tricia Tialdo
- Voice Vote: Passed

4. **NEW BUSINESS**

- None

5. **OTHER BUSINESS TO COME BEFORE THE COMMITTEE:**

Mr. Rothweiler addressed the committee to remind the member that the purpose of this commission is not as oversight for the Housing Department, but is to aid the department with policies and procedures. Mr.

Rothweiler asked members to keep questions regarding specific properties to a minimum and limit concerns to be addressed at the meeting to 3 per member.

### **Reports Director Scott Tyler – Addresses of concern submitted by Alderman Ovian**

- 119 S 11<sup>th</sup> St. – Previously sent to City Attorney Brian Flynn, in the process of rehab.
- 209 S 14<sup>th</sup> St – Condemned due to fire, property is subject to a lawsuit and they asked the city not to take any action to demolish until the suit is settled. Mr. Cueto is monitoring.
- 217 N Jackson – information was sent to City Attorney
- 222 N 7<sup>th</sup> St – Rehab in process
- 312 N Charles Street – has changed owners
- 404 S. Church St – Rehab in process.
- 507 N. 19<sup>th</sup> Street – Subject in the George Green court case.
- 525 N. 27<sup>th</sup> St – Rehab in process.
- 85 N. 987<sup>th</sup> Street – Demolition petition filed March 2023.
- 9 N. 80<sup>th</sup> St. – Court case 3/9/23. Upcoming date 6/7/23 eviction will be determined. Crime free housing violations can revoke landlord's rental registration.
- 8300 W. Main Street – Letter from Trustee was read to the commission. Owing Trust is obtaining bids to consider feasibility of rehabbing or tearing it down
- 9805 W Main St – Mr. Thouvenot tried to contact owners, no response.
- 606 W Main St. – Property is condemned and has been in litigation since 2017, set for April 2023 status conference.
- Payday Loan Building – Received a copy of signed contract between the owner and Schaefer Construction to demolish the building. They are in the process of disconnecting the utilities.
- 9601 W Main Street - Chief Eiskant stated Dr. Vaughn is the owner of this property. He has been in contact with her and the police department is satisfied that she has all the appropriate permits and will not respond to any further complaint calls for this property.
- 9805 W. Main Street – Alderman Ovian asked if Mr. Thouvenot could check if there were back taxes owned so that the neighbor can purchase this property.
- Mr. Ovian asked about the commercial occupancy permit for 9601 W Main Street being issued with the understanding they would seal and stripe the parking lot. Mr. Rothweiler referred that question to the Zoning Department.

### **Concerns from Members of the Committee:**

Alderman Randle – None

Alderman Hazel – Mr. Hazel wanted it on record that he is opposed to raising chickens inside the city limits. He had been absent at the last meeting when that was addressed.

Citizen Member Tialdo – None

Alderman Ferguson – None

Alderman Roihweiler – requested information on the status of property on Scarlet Dr. Mr. Cueto stated there is a bench trial set for 3/27/23, if parties fail to appear, we will receive a default judgement.

Mr. Randle asked Chief Eiskant about court ordered evictions. Chief Eiskant stated court ordered evictions are handled by the St. Clair County Sherriff's Department. All citation fines are handled by the court.

Mr. Tyler addressed the concerns of the guests and stated that Belleville Crossing Shopping Center is owned by an out of state company, he has been in contact with them repeatedly regarding the conditions. If liens are assessed Mr. Cueto stated that the corporation's registered agent can receive violation notices.

6. **ADJOURNMENT**

- Motion to Adjourn: Alderman Kent Randle, Ward 3
- Motion Seconded: Alderman Ferguson, Ward 3
- Voice Vote: Passed, Meeting Adjourned: 7:55 P.M.
- Next meeting to be held April 19, 2023.



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Chairman, Chris Rothweiler, Ward 6