



CITY FLAG
DESIGNED BY
FREDERICK L. LANGE
JULY 6, 1964

**CITY COUNCIL AGENDA
CITY OF BELLEVILLE, IL
JULY 6, 2020
AT 7:00 P.M.**

PLEASE TAKE NOTICE THAT, PURSUANT TO EXECUTIVE ORDER 2020-33, AN EXECUTIVE ORDER IN RESPONSE TO COVID-19 (COVID-19 EXECUTIVE ORDER NO. 41) ISSUED JUNE 26, 2020, BY GOVERNOR JB PRITZKER, THE CITY COUNCIL OF THE CITY OF BELLEVILLE IS PROVIDING THE FOLLOWING REMOTE ELECTRONIC ACCESS TO ITS JULY 6, 2020 CITY COUNCIL MEETING FOR ITS MEMBERS, STAFF AND PUBLIC.

INTERNET VIDEO/AUDIO ACCESS AVAILABLE VIA FACEBOOK

LIVE: <https://www.facebook.com/welcometobellevilleil/>

TELEPHONIC ACCESS: DIAL 1 (571) 317-3122

ACCESS CODE: 246-973-301#

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

7. PRESENTATIONS, RECOGNITIONS & APPOINTMENTS

- 7-A. Mayor Eckert will recognize the character word of the month “Citizenship” meaning doing your share to make your community better, and being a good neighbor.
- 7-B. Mayor Eckert will recommend Scott Lanxon to fill the vacancy on the Parks & Recreation Board left by Dorothy Meyer and to serve a 5-year term.
- 7-C. Mayor Eckert will recommend Steve Zimmerman to serve a 5-year term on the Zoning Board of Appeals.
- 7-D. Mayor Eckert will recommend the reappointment of Jim Kurtz to serve a 1-year term on the Building Code Board of Appeals.
- 7-E. Mayor Eckert will recommend the appointment of Paul Baumann to serve a 4-year term on the Building Code Board of Appeals.
- 7-F. Mayor Eckert will recommend the appointment of August E. Werner, Jr. to serve a 3-year term on the Building Code Board of Appeals.

8. APPROVAL OF MINUTES

- 8-A. Motion to approve City Council Meeting Minutes – June 15, 2020.

9. CLAIMS, PAYROLL AND DISBURSEMENTS

- 9-A. Motion to approve claims and disbursements in the amount of **\$1,395,148.62** payroll in the amount of **\$780,283.41**.

10. REPORTS

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

11-A. MOTION FROM **ECONOMIC DEVELOPMENT AND ANNEXATION:**

- 11-A(1). Motion to approve annexing certain territory located on Belle Valley Lane (Parcel Number: 08-36.0-100-019).

11-B. MOTIONS FROM **ADMINISTRATION:**

- 11-B(1). Motion to approve RCS Construction, Inc. in the amount of \$106,951.50 for 2021 Concrete Patch (MFT Funds).
- 11-B(2). Motion to approve Asphalt Sales and Products, Inc in the amount of \$70,095.00 and Christ Brothers Asphalt, Inc in the amount of \$70,095.00 for the 2021 Group 2A and 2B General Maintenance Asphalt (MFT Funds).
- 11-B(3). Motion to approve Beelman Logistics, LLC in the amount of \$23,203.00 for the 2021 Group 1A and Group 1B for the 2021 General Maintenance Aggregates. (MFT Funds)
- 11-B(4). Motion to enter into a Municipal Advisor Agreement with Joy A. Howard dba WM Financial Strategies for services relating to the issuance of Refunding Bonds.
- 11-B(5). Motion to enter into an Agreement with Gilmore & Bell in connection with the issuance of General Obligation Refunding Bonds.
- 11-B(6). Motion to enter into an Independent Contractor Agreement between the City of Belleville and E. Royce Carlisle effective July 7, 2020 through August 30, 2022.
- 11-B(7). Motion to approve a contract with St. Clair County Trustee Payment Account to purchase the property at 326 North First Street (Parcel No. 08-21.0-419-001) in the amount of \$795.00.
- 11-B(8). Motion to approve a Highway Authority Agreement for the property located at 2004 South Belt West.

11-C. MOTIONS FROM **ZONING BOARD OF APPEALS:**

- 11-C(1). **12 – MAR20 – Sun Vest Solar, Inc:** A request for a Special Use Permit to establish a Solar Farm Energy System (SFES) on a 40.25 acre “D-1” Light Industry District-zoned parcel on East State Route 15 (parcel number 08-35.0-400-011). (Applicable sections of the Zoning Code: 162.308, 162.430 - 162.433, 162.515) Ward 6 **Zoning Board unanimously recommended Approval.**
- 11-C(2). **13 – MAR20 – Sun Vest Solar, Inc:** A request for an Area/Bulk Variance to permit a fence 1 foot in height above the allowed maximum of 6 feet on a 40.25 acre “D-1” Light Industry District-zoned parcel on East State Route 15 (parcel number 08-35.0-400-011). (Applicable sections of the Zoning Code: 162.392, 162.570) Ward 6 **Zoning Board unanimously recommended Approval.**
- 11-C(3). **14 – MAR20 – Venue on Main:** A request for a Special Use Permit for a liquor license for Venue on Main, an event space, parcel number 08-21.0-442-013 located in a “C-2” Heavy Commercial District. (Applicable sections of the Zoning Code: 162.248, 162.515) Ward 2 **Zoning Board unanimously recommended Approval in the name of the Applicant only.**
- 11-C(4). **15 – MAR20 – Venue on Main:** A request for a Special Use Permit for outdoor dining for Venue on Main, an event space, parcel number 08-21.0-442-013 located in a “C-2” Heavy Commercial District. (Applicable sections of the Zoning Code: 162.248, 162.515) Ward 2 **Zoning Board unanimously recommended Approval.**
- 11-C(5). **16 – MAR20 – Magdalena Gilpin:** A request for a Special Use Permit for a liquor license for a wine bar at 310 East Washington Street (parcel: 08-22.0-346-012) located in a “C-2” Heavy Commercial District. (Applicable sections of the Zoning Code: 162.248,

162.515) Ward 6 **Zoning Board unanimously recommended Approval in the name of the Applicant only.**

- 11-C(6). **17 – MAR20 – Magdalena Gilpin**: A request for a Sign Installation Permit for Area of Special Control to install signage for a wine bar at 310 East Washington Street (parcel: 08-22.0-346-012) located in a “C-2” Heavy Commercial District. (Applicable sections of the Zoning Code: 155.052, 155.053) Ward 6 **Zoning Board unanimously recommended Approval.**
- 11-C(7). **18 – MAR20 – James K. Mezo**: A request for an Area/Bulk Variance to establish a mobile home less than 10 feet from the side lot line at 12 North 13th Street (parcel: 08-21.0-326-006) located in a “B-1” Multi-Family Residence District. (Applicable sections of the Zoning Code: 162.181, 162.570) Ward 2 **Zoning Board unanimously recommended Approval with the stipulation the mobile home be placed no less than 4 feet from the side property line.**
- 11-C(8). **19 – MAR20 – George Laktzian**: A request to Rezone the property at 7316 West Main Street (parcel: 07-01.0-308-008) from “C-1” Light Commercial District to “C-2” Heavy Commercial District and to allow the new “C-2” District to maintain an area below 10 acres. (Applicable sections of the Zoning Code: 162.020, 162.230 through 162.233, 162.245 through 162.248, 162.590) Ward 8 **Zoning Board unanimously recommended Approval.**
- 11-C(9). **23 – MAR20 – Gladys Hayden**: A request for a Special Use Permit to operate a Bed and Breakfast (Air BnB) at 41 South 86th Street (parcel number 07-02.0-203-012) located in an “A-1” Single-Family Residence District. (Applicable sections of the Zoning Code: 162.094, 162.515) Ward 8 **Zoning Board recommended Approval by a majority vote of 5 -1.**

- 11-C(10). **24 – JUN20 – Golden Orchard LLC**: A request for a Special Use Permit to establish a Planned Unit Development (PUD) zoning overlay in an “A-1(H)” Single-Family Residence zoned district for Orchard Lakes Phase 2 Subdivision, lot numbers 56 – 58, 61 – 66, 68 – 77, 79 – 88, 90 – 94, 98 – 100, 102 – 104, and 106 – 119. Said PUD requests to increase the allowed maximum percentage of lot building coverage from 30% to 35%. (Applicable sections of the Zoning Code: 162.124, 162.050 – 162.057, 162.515) Ward 6 **Zoning Board unanimously recommended Approval**.
- 11-C(11). **25 – JUN20 – Trent Overhue**: A request for a Special Use Permit to operate a storage facility at 4201 North Belt West (parcel numbers 08-08.0-316-045, 08-08.0-316-050, and 08-08.0-316-052) located in a “C-2” Heavy Commercial District. (Applicable sections of the Zoning Code: 162.248, 162.515) Ward 4 **Zoning Board recommended Approval by a majority vote of 4 - 2**.
- 11-C(12). **26 – JUN20 – Shalondria Simpson**: A request for a Special Use Permit to operate an adult-use cannabis craft grower organization at 8955, 8956, 8973, 8974, 8991, and 8992 Bevo Court (parcel numbers 07-10.0-202-001, 07-10.0-202-002, 07-10.0-202-003, 07-10.0-202-004, 07-10.0-202-005, and 07-10.0-202-006) located in a “D-1” Light Industry District. (Applicable sections of the Zoning Code: 162.308, 162.515) Ward 8 **Zoning Board recommended Approval, in the name of the Applicant only, by a majority vote of 4 - 2**.
- 11-C(13). **27 – JUN20 – Shalondria Simpson**: A request for a Special Use Permit to operate an adult-use cannabis transporting organization at 8955, 8956, 8973, 8974, 8991, and 8992 Bevo Court (parcel numbers 07-10.0-202-001, 07-10.0-202-002, 07-10.0-202-003, 07-10.0-202-004, 07-10.0-202-005, and 07-10.0-202-006) located in a “D-1” Light Industry District. (Applicable sections of the Zoning Code: 162.308, 162.515) Ward 8 **Zoning Board**

recommended Approval, in the name of the Applicant only, by a majority vote of 4-2.

12. COMMUNICATIONS

12-A. Greater Grace Ministry Tent Revival

Request from Greater Grace Ministry to hold a Tent Revival at 226 Centreville Avenue, Wednesday, July 22nd, Thursday, July 23rd, Friday, July 24th and Sunday, July 26th, 2020, 7:00pm to 9:30pm. Additional request of traffic cones.

13. PETITIONS

14. RESOLUTIONS

14-A. RESOLUTION 3388

Resolution Authorizing the City of Belleville, Illinois to Proceed with the Offering for Sale of General Obligation Refunding Bonds.

15. ORDINANCES

15-A. ORDINANCE 8841-2020

An Ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method within certain areas in the City of Belleville.

15-B. ORDINANCE 8842-2020

A Zoning Ordinance In Re: **12 – MAR20 – Sun Vest Solar, Inc**

15-C. ORDINANCE 8843-2020

A Zoning Ordinance In Re: **13 – MAR20 – Sun Vest Solar, Inc**

15-D. ORDINANCE 8844-2020

A Zoning Ordinance In Re: **14 – MAR20 – Venue on Main**

15-E. ORDINANCE 8845-2020

A Zoning Ordinance In Re: **15 – MAR20 – Venue on Main**

- 15-F. **ORDINANCE 8846-2020**
A Zoning Ordinance In Re: **16 – MAR20 – Magdalena Gilpin**
- 15-G. **ORDINANCE 8847-2020**
A Zoning Ordinance In Re: **17 – MAR20 – Magdalena Gilpin**
- 15-H. **ORDINANCE 8848-2020**
A Zoning Ordinance In Re: **18 – MAR20 – James K. Mezo**
- 15-I. **ORDINANCE 8849-2020**
A Zoning Ordinance In Re: **19 – MAR20 – George Laktzian**
- 15-J. **ORDINANCE 8850-2020**
A Zoning Ordinance In Re: **23 – MAR20 – Gladys Hayden**
- 15-K. **ORDINANCE 8851-2020**
A Zoning Ordinance In Re: **24 – JUN20 – Golden Orchard LLC**
- 15-L. **ORDINANCE 8852-2020**
A Zoning Ordinance In Re: **25 – JUN20 – Trent Overhue**
- 15-M. **ORDINANCE 8853-2020**
A Zoning Ordinance In Re: **26 – JUN20 – Shalondria Simpson**
- 15-N. **ORDINANCE 8854-2020**
A Zoning Ordinance In Re: **27 – JUN20 – Shalondria Simpson**
- 15-O. **ORDINANCE 8855-2020**
An Ordinance Annexing Certain Territory Owned by Belle Valley School District to the City of Belleville, Illinois.

16. UNFINISHED BUSINESS

17. MISCELLANEOUS & NEW BUSINESS

- 17-A. Motor Fuel Claims in the Amount of **\$1,632.50**.

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 pending or threatened litigation (5 ILCS 120/2(c)(11)).

18-B. The City Council may take the following actions as a result of executive session:

- Possible motion to recall Scott Vahlkamp, Hunter Ivy and Brandon Miller, (Public Works) from unpaid-furlough status, effective July 7, 2020.
- Possible motion to hire telecommunicator to replace recent vacancy.
- Motion to authorize the institution of litigation.

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.