

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

Meeting Minutes

101 South Illinois Street, Belleville IL  
2<sup>nd</sup> Floor Conference Room

**APPROVED**



Alderman Chris Rothweiler- Ward 6

**DATE:** January 22, 2026

**PRESENT:** Committee Alderpersons – Lillian Schneider- Ward 1; Gigi Dowling Urban-Ward 2; Kent Randle- Ward 3; Johnnie Anthony- Ward 4; Ed Dintelman- Ward 5; Chris Rothweiler- Ward 6; Phil Elmore- Ward 7; Tricia Tialdo

**ABSENT:** Ed Dintelman- Ward 5; Kara Osthoff- Ward 8

**Staff Members** – Scott Tyler, Health, Housing & Building Director; Lloyd Cueto- Assistant City Attorney; Steve Thouvenot, Building Commissioner; Sgt Sam Parsons, Belleville Police Department

**GUESTS:** Alderperson Raffi Ovian

**1. CALL TO ORDER BY CHAIRPERSON ROTHWEILER**

- Chairman Chris Rothweiler called the meeting to order at 5:30 P.M.

**2. EXPLANATION OF DISASTER PROCEDURE:**

**3. PUBLIC PARTICIPATION**

- None

**4. APPROVAL OF MINUTES**

4-A. Motion to Approve the minutes of the Health, Housing and Building Committee meeting August 28, 2025 and September 25, 2025.

- Motion Made by: Alderperson Elmore
- Seconded by: Alderperson Dowling Urban
- Voice Vote: Passed

**5. NEW BUSINESS**

5-A. Discussion on Upcoming Demolitions

Scott Tyler discussed upcoming demolitions. 312 N Charles has a default judgement, but it is in the historical district, and they don't want it torn down but no one has come forward to say they would fix up the house. 719 W Monroe and 221 N 6<sup>th</sup> are getting the utilities shut off and asbestos studies. They should go out to bid around the end of February. 1614/1616 Dutch Hollow had another fire and there is not much left.

Lloyd Cueto discussed 321 W "C" St and his discussion with Kevin Wallace. The city is going to propose to him that the city will demolish the house and garage and put a lien on the property. Eventually there

will be a foreclosure on lien and then possibly a sale of the property to satisfy the city's lien. If he wants to skip all that and agree to sell his interest to the city for \$6,000, the city will forgive the \$6,000 lien on the Patterson property. He said that Kevin Wallace said if the lien is gone on the Patterson property, he's in a position to fix it up. This is not the first time he has made that representation. Scott Tyler stated that we want to make sure the garage is torn down because it is full of junk and keeps getting broken into. Also, you cannot have a garage on a parcel without a house. Scott Tyler stated that Kevin Wallace says he can get a loan on the Patterson property if there isn't a lien on the property. One of the alderpersons asked if there could be a timeline on how long he has to fix up the property on Patterson. Lloyd Cueto stated that it could be put in the agreement and that if he doesn't show improvement, we can cite him for code violation and follow thru with demolition of the property if it is condemnable.

Scott Tyler stated 18 N Michigan has a default judgment. 510 and 512 n 1<sup>st</sup> St are two houses in horrible shape.

110 S 37<sup>th</sup> also has a default judgement. However, the owner is an LLC in Virginia, and they sold it to a Hispanic family who speaks no English. She has put in a down payment, made monthly payments, replaced all the flooring and painting. The house is a 1 bedroom, and she has 4-5 people living there. She is the victim and we are trying to get Marlene Suarez to represent her pro bono to try and get her money back. The guy that owns the LLC in Virginia is a police officer. He will not return phone calls or emails. We do have a default judgement on the property, however the lady who bought the house has nowhere to go.

119 S 12<sup>th</sup> is in bad shape and needs to go. 217 and 507 N Jackson are owned by an LLC out of Kansas City. They own six properties in Belleville, and nobody lives in any of them. They buy properties and they don't do anything with them. Three of their properties are on the current demolition list. They will be down to two properties after these three are demolished. The list may fluctuate due to court proceedings, utility shut offs and asbestos surveys. At this point there are 13 properties.

Aldersperson Schneider asked about 418 Lucinda. She stated there is a stove in the driveway that needs to be cleaned up. She also stated 1601 LaSalle should have been on the condemned list.

#### 5-B. City Attorney Update

Assistant City Attorney Lloyd Cueto gave his update. There are 18 cases set for court on February 17<sup>th</sup>. There are 10 cases that have to go the BND for public notice. He stated he is going to try and have the public notices between and the end of February. They are 2516 E Main St, 1161 Lilac Dr, 144 S 34<sup>th</sup> St, 30 S 8<sup>th</sup> St, 41 N 8<sup>th</sup> St, 517 Park Ave, 728 S 1<sup>st</sup> St, 614 E McKinley, 1206 N Church St, 226 N 8<sup>th</sup> St & 405 S 4<sup>th</sup> St.

Aldersperson Randal asked about 144 S 34<sup>th</sup> St.

Aldersperson Elmore asked about 517 Park Ave and who the owner is. Lloyd Cueto responded saying it is Jane Hoyt Sanders. Scott Tyler said the owner was a hoarder and she is now in a nursing home. Her family has taken over the house, but he does not know what they plan to do with it. Scott Tyler would like to go for demolition on the property.

Aldersperson Elmore asked about the house on N Pennsylvania and East Main St. Sgt Sam Parsons responded saying there is a notice on the door from the bank. He stated the house is boarded up and the power is off.

Aldersperson Ovia stated we need a vacant housing ordinance. He has written an ordinance, but it is not being enforced. Scott Tyler stated it would be impossible to enforce and would need another department

to enforce it the way it is currently written. Alderperson Ovian stated he is willing to help come up with a new vacant housing ordinance.

## 6. OLD BUSINESS

### 6-A. Alderperson's Concerns

- Alderperson Schneider asked about Ronnie Glass on Lucinda and the trailer at 1601 LaSalle. Scott Tyler stated that we can clean up Ronnie Glass's property. Several agencies have been by to talk to him to get him help and he refuses to cooperate. He is currently living in his van because the house is condemned.
- Alderperson Dowling Urban stated she is a social worker and could go with Scott Tyler to see if there is something for some of the folks with mental illness.
- Alderperson Anthony asked if the property on Dutch Hollow will be cleaned up.
- Alderperson Ovian asked about the house on Dutch Hollow that had a fire.
- Rita asked about the property on State St and Centreville Ave. She stated the backyard has a bunch of tires and cars.
- Alderperson Elmore asked about Deborah's property on Forest Ave.

## 7. ADJOURNMENT

- Motion to Adjourn: Alderperson Elmore, Ward 7
- Motion Seconded: Alderperson Randle, Ward 3
- Voice Vote: Passed, Meeting Adjourned: 6:11 pm
- Next meeting to be held on February 26, 2026



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Chairman, Chris Rothweiler, Ward 6