

**CITY OF BELLEVILLE, ILLINOIS  
ORDINANCE AND LEGAL REVIEW COMMITTEE  
CITY HALL COUNCIL CHAMBERS  
FEBRUARY 10, 2026 5:30 PM**

Chairperson Stiehl called the meeting to order.

**Members present on roll call:** Alderperson Whitaker Alderperson Dowling-Urban, Alderperson Randle, Alderperson Anthony, Alderperson Kaiser, Alderperson Elmore, Chairperson Stiehl.

**Alderperson Absent:** Alderperson Sullivan.

**Department Heads Present:** City Attorney Hoerner, City Clerk Schaefer, City Treasurer Bierman, Director of Health, Housing, & Building Tyler, Director of Grants and Special Projects Schauster, Planning & Zoning Administrator Hosna.

**Guest Alderpersons:** Alderperson Osthoff, Alderperson Ovian.

**PUBLIC PARTICIPATION**

**David Julius:** I do not live in Bellville. I live in Lenzburg, Illinois (inaudible). I am here because I got a phone call that you guys are wanting padding underneath the roll off dumpsters. I deliver roll off dumpsters, I own Dumpster Dave, I've been doing it for over 20 years for the City of Belleville. Not once have we damaged the street. Not once have we damaged a driveway or any property of City of Belleville's all those years. I've done it for 30 years before that. Not once have we damaged anybody's property or yard or anything like that. My insurance will not allow us to carry plywood boards, 2 X 4s, 4 X 4s, any kind of lumber on our trucks to be able to accommodate what you guys want to do, as far as putting padding on. You guys are the only place that charges a permit fee. Everybody else, you got to get a permit, they don't charge nobody else either, Waterloo, Red, Bud, New Baden, O'Fallon. What we put these streets on don't require that. I don't know what to do. I know it's going to hurt my business, but there is nothing I can do as far as to accommodate something like that, to be able to haul these dumpsters and put padding on. Plus, you got the elderly people that have no way to get cars, you know, they just got cars. Ain't no way to get plywood. There's nobody around here that will deliver plywood, lumber, or anything like that. You pay \$50 for a permit. Now you're going to charge a homeowner another \$40, \$50, you'll get lumber. I mean, trash is expensive. Now it costs you \$219 to get in the landfill. Just one bag of trash in your pickup truck is going to cost you \$219. So, you're going to wind up being like East St. Louis. Every dark alley, every wooded lot, everybody that can't see, no lights, you're going to have trash. St. Clair clean-up is going to have their answer. And that's all I want to say. I mean, our insurance won't allow us to do it. I don't know what you guys want to do other than buy some other way, but our dumpsters are not tearing up the roads. You know, they might scratch it. We might scratch a driveway, but that's it. You know, anytime you got metal and concrete, it's gonna scratch. But it doesn't gouge, it doesn't rip it up. It don't do nothing. These dumpsters only weigh 2,000 pounds. And if you put trash in, they probably run a ton or two tons. Now, I understand if you got somebody that's gonna do concrete demo, yes, that makes a difference. Maybe somebody put something under his bucket. Other than that, we can't do it. Our drivers can't haul. It's unsafe. Next thing you know, you're going to have some woman, some guy get 2 x 4 through the windshield. I don't have that on my record, so I don't know what to do. I accommodate whatever you guys want to do for City of

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Belleville, but that's going to have to go towards your homeowners, and the homeowner's already paying \$50 for a permit. So, I've taken our dumpsters, our smallest dumpster, that's cool, you're looking at another \$200. Ain't nobody gonna pay that for trash, they're gonna dump it, take it down the road, get rid of it, just like these St. Louis. That's my opinion. Thank you.

**Chairperson Stiehl:** It was very informative. Stick around for the meeting. Okay, discuss this. I forgot to introduce the Department Heads, and now that we have so many public, I would like to do that. Scott Tyler, you're the Director of Health and Housing. Sarah Biermann, City Treasurer, and Dusty, Planning & Zoning Administrator, and Eric Schauster, Director of Grants and Special Projects is back there. And so now is there anyone else for public participation? Yes.

**Rick Brown:** Can we wait until it comes up to 8C before we talk? Because I don't have any idea what you're.

**Chairperson Stiehl:** No, we have to only do this during following the agenda. So, it's public participation.

**Rick Brown:** Right, can you move it up, so we see what you guys are going to talk about here?

**Chairperson Stiehl:** Do you have an agenda?

**Rick Brown:** Yeah, I have an agenda.

**Chairperson Stiehl:** What do we need to move up?

**Rick Brown:** I want to, I want to talk about 8-C.

**Chairperson Stiehl:** I'm going to talk to the attorney.

**Attorney Hoerner:** This is the public's opportunity to participate in meetings now.

**Chairperson Stiehl:** And not during

**Rick Brown:** So, we can't ask questions either.

**Attorney Hoerner:** Public participation is not a question answer session.

**Rick Brown:** How are we supposed to talk then?

**Attorney Hoerner:** You are able to pose questions and it may or may not be addressed in the meeting. Mr. Brown, you've been doing this long enough to know this.

**Rick Brown:** May I speak then? These building requirements that you've got, but you already passed actually. Now you're wanting to do something else, which I don't have any idea what it's going to be, but I'll talk about what I know. You guys put a thousand square foot minimum on single family dwelling. My question is, is it retroactive? Is it for when you get an occupancy permit? It's got to be a thousand square feet? But I guess I can't ask a question. This is what's screwed up about this process you guys have got. The citizens don't get much anyway. We get three minutes, you know, maybe twice a month or three times a

month, depending on the meeting. You guys get the rest of the year to mess with us and pass ordinances and do like what Dave over here is talking about. You know, thousand square feet. Now, is that with a basement? Oh, you don't specify that either. Or is that one floor, you know, and then eight hundred square feet per dwelling unit on a duplex or an apartment building. What is, who comes up with this stupid stuff? This city's been here for 212 years without this ordinance. 212 years! And you've got a ton of small lots. What are you going to do about Dawn Heights if it's retroactive? I've been told it's retroactive. To get an occupancy permit, it's going to have to be a thousand square feet. So, what, are you guys going to demolish Dawn Heights now? You know, you can at least look at me. What is all this stuff? You just pass one thing after another and then he tells you can't answer any questions. How are we supposed to get answers? Cat got your tongue? You people. It's bad enough you raised the lot sizes double to triple. You got rid of bond for deeds. Nobody's allowed to have a bond for deed in Belleville anymore, you know. And you know who that effects? African Americans and Latinos. Every one of these things that you're doing is about racism. Every single one of them. You passed like 18 or 19 ordinances to retroactively rezone all the multifamily dwellings to single family. You did that to about 90% of the dwellings and then the larger lot sizes and all this other stuff. You just do not want people to build here. And does this apply to mobile homes, too? It can't apply to mobile homes because we got a federal law that preempts everything you've got here. And for them, the minimum square footage is 320 square feet. That comes under the National Manufactured Housing Construction and Safety Standards act. And under 604d of that act, you, you, the minimum, anything under that act, the building code, everything for mobile manufacturing homes has to be done to their specifications, and if any state or political subdivision of the state.

**Chairperson Stiehl:** Okay, your three minutes are up.

**Ron Deedrich:** Thank you. Good evening. Government Affairs Director, Illinois Realtors. I'm here on 8C 162.028 on the minimum requirements for builds. There we go. A lot better. Now, unfortunately, I believe this ordinance, as was passed a couple of years ago, was erroneous. The simple fact is that I don't know if a lot of research was put into it before it was enacted. In terms of looking at your (inaudible) communities across the metro east, the former staffer that did draft this and give you all language, his previous background from another community does not compare to Belleville in terms of demographics, prices, you name it. A thousand square foot on single family unit or eight hundred square foot on an apartment makes sense in University City, not here. And given that you all have the irregular lots especially, we'll talk about trying to revamp the infill program, trying to look at maybe some of the things that have happened in say in Edwardsville, Shiloh, Alton, a number of others who are actively developing and building will be helpful for Belleville. And I'm thankful for this potential discussion that you guys are going to engage in now and maybe forwarding that on to your Planning and Zoning because the current Mayor has said that she wants Belleville to be open for business. This discussion beginning at ours would help say Belleville is open. So, I appreciate your consideration of this and hopefully we can get the ball rolling because Illinois Realtors and our local board, Southwestern Illinois Board of Realtors, are especially pushing hard for affordability. And in light of the recent study that we did with Scott Air Force Base, Belleville is primed for growth. Obviously residential, commercial, you guys have got it going on, and tweaking some of these smaller things help say Belleville is open and candidly probably gives you a little bit better of a leg up because of your still relatively affordable lots that if some of these store footages are potentially reduced on multi

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family. Again, I'm not sitting here and saying that it needs to be, you know, 250 or something small like that, but looking at some of the information that's been shared with city officials as a starting point begins a conversation go forward at this time.

**Chairperson Stiehl:** Thank you, any other Public Participation? Hearing none.

### MINUTES

Aldersperson Randle made a motion second by Aldersperson Dowling-Urban to approve the minutes of the January 13, 2026, meeting.

All members present voted aye.

Motion carries.

### UNFINISHED BUSINESS

None.

### MISCELLANEOUS/NEW BUSINESS

**Discussion and possible motion to amend Title XI (Business Regulations), Chapter 121 (Alcoholic Beverages), Section 121.06 (License Classification, Fee, Numbers) by adding Class "G".**

**City Clerk Schaefer:** So, what we're trying to do here is a lot of the venues, the nail salons, the beauty salons in other areas, they have a small liquor use license. So, when you are getting your nails done, you can have a glass of wine. It can only be done while you are having a service taking place. So that's kind of what this ordinance is about. It's a new liquor license for any salon spa to be able to serve wine.

**Aldersperson Dowling-Urban:** How does this align with any kind of State regulations? Is this all consistent with.

**City Clerk Schaefer:** I think it is. There are many communities doing this right now. Edwardsville has - -

**City Attorney Hoerner:** If I may, what precipitated this were inquires that were made, establishments wanting to offer sampling, and that is prohibited under our Liquor Codes, so they have to be licensed. That is where it came from.

**Aldersperson Randle:** Yeah, my question was, you know, where it originated from. And in addition to that, under B, it says food must be served in a manner that complies with all applicable city codes and health regulations. Most of our other liquor licenses are associated with food, so.

**City Clerk Schaefer:** So, this will not be for purchase. They're not purchasing drinks. It is strict, while you're there, you can have a drink.

**City Attorney Hoerner:** Now, they will have to purchase the alcohol.

**City Clerk Schaefer:** Yes.

**City Attorney Hoerner:** Not for food, I think that is something that is probably something they may already offer, but just strictly from the alcohol perspective, they have to be licensed, and they can't give it away.

**Aldersperson Dowling-Urban:** Just to let folks know some of the reasons that these things would occur. For instance, at a wedding party, if all bridesmaids are getting together and they are getting their nails done or their makeup done before a wedding, it's very typical for them for folks to bring in some hors d' oeuvres of their own and then possibly have, like, some wine or some things like that while they're getting their nails done, and I think having that as a possibility will put us in positive competition with other salons and other adjoining municipalities that do offer that as a possibility.

**Chairperson Stiehl:** I have a question that along with Alderman Randle's, don't we have an ordinance that you have to serve food when you have liquor?

**City Attorney Hoerner:** No. You have liquor establishments that don't serve food.

**Aldersperson Randle:** Would they also be required to have an BASSET license?

**City Attorney Hoerner:** Yeah. This license, with this type of license, they're entered by the State license requirements as well.

Aldersperson Elmore made a motion second by Aldersperson Dowling-Urban to amend Title XI (Business Regulations), Chapter 121 (Alcoholic Beverages), Section 121.06 (License Classification, Fee, Numbers) by adding Class "G".

Members voting aye on roll call: Whitaker, Dowling-Urban, Randle, Anthony, Kaiser, Elmore, Stiehl.

Motion carries.

**Discussion and possible motion to amend Title VII (Traffic Code), Chapter 74 (Parking Regulations) Sections 74.30 (Parking Generally), 74.31 (Marking Places), 74.32 (Issuance of Parking Permits), 74.33 (Tampering with Meters), by removing Parking Meter language from these sections.**

**Aldersperson Randle:** Under subsection 74.32, the Issuance of Parking Permits, the second sentence there it says A and North Second Street and A and Jackson Street, but underneath that says, when the person has so purchased and Co-Displayed so displayed the permit, he or she shall not have to place any coins inside parking meter should that section be struck.

**City Attorney Hoerner:** I would suggest striking that, I didn't draft this document, but I think it's reference to parking meters (inaudible) entirely.

**Aldersperson Whitaker:** In Subsection K under ticketing violations, it places the sole responsibility of missing a citation on any law enforcement officer of the city's Police Department, however, we have the Community Service Officers that are doing this task, we just advertised to hire more of them. So, I don't

know if this is our opportunity to fix that as well. Just based on this, the Community Service Officer could not issue a ticket.

**City Attorney Hoerner:** I think it would be appropriate to just make reference to the officer in general.

**Chairperson Stiehl:** Should we amend then?

**City Attorney Stiehl:** Yes if that is the motion.

Aldersperson Whitaker made a motion second by Aldersperson Elmore to approve the Ordinance as amended.

Members voting aye on roll call: Dowling-Urban, Randle, Anthony, Kaiser, Elmore, Stiehl, Whitaker.

Motion carries.

**Discussion on Title XV (land usage), Chapter 162 (Zoning), Section 162.028 (Meeting Minimum Requirements) for minimum floor area for single and multi-family units.**

**Zoning Administrator Hosna:** First of all, to speak on the process, there have been several inquiries in my office about this exact topic. Most of some people in the audience move my concerns along the air. We moved up now in front of the Ordinance committee just for discussion tonight. So, thank you for that. Also the process, this would be a Tax Amendment to the Zoning Board of Appeals if there was a, if something was made so, the Open Meetings Act would allow for the another Public Hearing for that subject in particular at the Zoning Board of Appeals within having another Public Hearing in front of Council for consideration. So, plenty of time for the public to address this topic. But moving on. This is the Ordinance in question; it's up on the screen. It's small to read, but it's in your packet and it says that the minimum floor area of a dwelling unit shall be as follows; Single Family, 1,000 square feet per dwelling unit and for two family multi-family dwelling, I'm sorry, for two family and multi family dwelling, 800 square feet per dwelling or unit. Which this was something that a lot of studies did in response to old codes that before this was drafted in 2024, ARCO said you had to build per the site standards, you had to meet the setbacks, you had to meet the fault requirements per your Zone Building Designation. That was it. So, if you had a 10-acre lot, technically you could build an 8-acre house. You know, if you had a 10-foot lot and you might be (inaudible), you could build as small as you want. So, a lot of cities, in response to getting inquiries for odd request online requirements adopted something similar to this. This new law went into effect July of 2024 and there are different ways to address the situation. There are alternate approaches to dealing with this exact use. On the next slide these are some comparisons to other cities in our area and where other cities have for minimum square footage. Some of the cities are not defined and doing some research, they are not defined because the standards that dictate the building on lots is listed in other places. Which is what cities do to better address this situation, in my opinion, rather than put a blanket 1,000 square foot. As far as development goes, a huge trend in the development world right now is mixed use living. People aren't getting married. Seniors are the oldest population right now. So, there's a trend for multifamily units that would usually meet the square footage. But they do have smaller units that they're not even interested because we won't entertain anything under 850. Just a personal preference of what the Council would like.

But I've heard that from a couple different people. So, O' Fallon list requirements for building like roof slope and frontage that better meets design standards per zoning designations than blanket statements to cover all designs. Also, whenever the code was put into place, lots that were under a thousand square feet are not going to be demolished. They're just non-conforming to the settlement code. So, this is the ordinance that dictates non-conforming structures in the City of Belleville. And what happens is if someone has a house that's a thousand square feet. They cannot enlarge or alter it. Well, they're not going to relocate it. But the big one is any non-conforming building or structure other than the same single residence, managed by more than 75% (inaudible) cannot be restored, paired unless it is made to conform with this chapter. And then under two the same thing for the single family says the single family which (inaudible) that has its own effect on development as well. We could talk about if anyone's interested but this is due to discussion and presentation. The next slide will show, Eric, I'm sorry go back one. So, on this slide the number two there about the exception to single family residences only needing Zoning Board of Approval, that language does not lay out what the Zoning Board actually approves. So it could be, there's nothing in the Zoning Code that says anything other than that. So, most cities go just to in-house approval for that. If you want to rebuild back to your city, it goes to the Building Department. So that's just another point that I wanted to make. That was all I had and I can answer any questions about this process?

**Chairperson Stiehl:** Dusty, I know this is a discussion to see. Did you need us to move it on to Zoning or City Council?

**Zoning Administrator Hosna:** So, no, I, I would if, if there's an interest, after this conversation, we could draft some language and come back and then make that motion. But because it is such a talked about topic, I wanted to go about the process to make sure everyone was informed.

**Aldersperson Whitaker:** So, you said you've had several people contact you. What is the consensus? What are people looking for?

**Zoning Administrator Hosna:** I've had groups, Realtor groups that have said this is stopping houses from being sold because if you buy a house that is nine hundred square foot, you're existing 940. So, if your house gets destroyed, someone has to determine if it was more than 75%. We have nothing in the code book that says what determines that. If they lost a shed or they kind of asked 50%. So, they're saying it's hard to ensure, it's hard to get insurance, it's hard to sell, it's harder to sell a nonconforming lot, but it is nonconforming law. So, the consensus is that this language was a blanket coverall where we, where what cities are doing. In 2008, Edwardsville, rather than put a blanket statement, they went through the zoning designations and said, these are the site standards. We are going to require that the frontage be this big. We're going to require the bedrooms to be this big rather than 1,000 square foot living space. As long as these bedrooms are sized, these smaller compartments and that better fits. So, it comes from that. And it also comes from people that call about lots and say and ask these questions. Well, you know, we've heard that it has to be a thousand square feet. Can I even buy it? Well, yeah, you can buy it. What happens if I want to enlarge it? You can't, you know, things like that. It prevents movements of real estate.

**Aldersperson Anthony:** So, what is your suggestion as to what we should do to ensure that we are in line with other communities and that we can attract the businesses, the home builders or whatever. I mean, you

know, I don't think it serves us very, very well to be different, you know. You know, it's always been my, my analogy that, you know, that we need to deal, we need to make ourselves, you know, either the same or even better than, you know, the other communities so that we can start to grow the city, you know. So, what's your suggestion?

**Zoning Administrator Hosna:** My suggestion would be to better define this to, to base it off of living space, to base it off of actual Zoning Code and building metrics that benefit communities that don't put a blanket. So, for example, rather than saying, okay, it has to be a thousand square feet, it would be that the bedrooms have to be a certain size or the frontage has to be a certain size to meet the characteristics of the neighborhood. And you can do that by zoning designation. Your A1 district's going to look different than your C2 district. So better categorize that and break that down. But also, in the grand scheme of that question is this Zoning Code and this code that you're looking at right here was drafted in 1970. You added number two in 2008. So, a complete rerun of your zoning code would put you ahead of the cities around us. And that's the goal for our department is, is to do that. And these things would be addressed in that.

**Aldersperson Randle:** Dusty would be helpful to have a working committee that would include realtors and representative from the City Council and other stakeholders to possibly help gather information and bring some of this together.

**Zoning Administrator Hosna:** That would be a decision that you guys could make? I think so. I learned a lot. This gentleman here has taught me a lot about the real estate industry just in conversations with him. So, I think that having those people in the room would be helpful, and I would take part in that.

**Aldersperson Randle:** Yeah, sure. I think it would be a good idea not only to have realtors, but also people who build apartment complexes that would bring useful information to help us make a better determination for the direction that we need to go.

**Aldersperson Elmore:** Yeah, I thought make sure I understood what you said about people are having a tough time getting insurance on a smaller home square. There's no square footage requirement. It's generally speaking. Generally speaking, it's more of a condition of the property, the condition of the roof, condition of the H vac, things like that. It could be whatever square footage it is. Does it make it more difficult to get insured? Generally speaking. And the other thing is 75%, you started to tell us about how we're going to determine if something is 75%. Do we have a thought on how a home is damaged by more than 75%?

**Zoning Administrator Hosna:** I don't. That's going to take more research to determine. That's just me reading this code and looking in the code to find how we determine that and not finding it and saying, okay, that says 75%. And as far as the insurance thing that's coming from realtors and investors in the area that the, the purpose of zoning, the goal should be to have is the least amount of non-conforming anything lot of structures or anything because they're, whenever the title transfers and phone calls are made and zoning compliance letters are done and it's listed that it's noncompliance or you know, the existing non-conforming it does drive away sales. And that's another thing to talk about in the workshop. I've never personally had my insurance billed because of that, but that's what I've been told from business owners.

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**Aldersperson Elmore:** There's plenty of other reasons they are raised.

**Zoning Administrator Hosna:** Oh yeah, sure. You know, I'm sure that's just another thing they tell them they're raising their rates. But it is more difficult to move a property than this existing.

**NEW BUSINESS**

**Aldersperson Randle:** I have something that I'd like to bring up. For the next Ordinance and Legal Review agenda for March 2026. I'd like to have on the agenda discussion and possible motion to repeal Ordinance 9453-2026, Chapter 150, Section 150.37 dumpster permit.

**Chairperson Stiehl:** Thank you, City Clerk. Did you make a note of that?

**City Clerk Schaefer:** Yeah, I got it.

**Chairperson Stiehl:** Okay, so we will bring that up at the March 10<sup>th</sup> meeting.

Aldersperson Randle made a motion second by Aldersperson Elmore to adjourn at 6:06 PM

All members present voted aye.

Motion carries.

  
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Aldersperson Mary Stiehl, Chairperson

