

**Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
(Tuesday, July 23, 2024)**

Generated by Jennifer R Sorrell on Thursday, July 25, 2024

Members present

Councilmember Nancy Maxwell, Councilmember Ginger Rye Sanders, Councilmember Jeff Doherty, Councilmember LaCaje Hill, Councilmember Clare Killman, Councilmember Adam Loos, and Mayor Carolin Harvey

Meeting called to order at 7:05 PM

5. Preliminaries to the City Council Meeting

Procedural: 5.1 Roll Call

Procedural: 5.2 Citizens' Comments and Questions

Persons addressing the City Council included Anne Gaylord, Marcella Wilson, Thelma Haynes, Isaac Luddington, James Cooper, Jr., Dawn Roberts, Jarius Harvey, Cole Blandford, Macklen Makhloghi, Timothy Page, and Crawford Wilson.

Procedural: 5.3 Council Comments, General Announcements, and Proclamations

Councilmember Rye Sanders remarked on events over the weekend, expressed concern about what is going on in The Fields apartments, and the need for community involvement; further, she commented on concerns about sidewalks and lighting, Jackson and Gum Streets, and disappointment in a lack of diversity at the SIMMS project.

Councilmember Maxwell noted that Carbondale United is seeking volunteers for those who want to help at The Fields, suggested that other not-for-profit agencies adopt other locations in Carbondale, and look for ways to give people hope.

Councilmember Loos remarked that in February, the City was working on a comprehensive landlord/tenant ordinance, identified a number of areas of influence and matters that need to be addressed by the City Council, and urged returning to the business of the City.

Mayor Harvey announced that Deanna Price will compete in the hammer throw at the Olympics on August 4.

6. Public Hearings and Special Reports

Information: 6.1 Comprehensive Plan Update Steering Committee Applications and City Council Member Interviews

City Councilmembers inquired about Councilmembers serving on the steering committee and a request relating to appointments with Councilmembers.

7. Consent Agenda of the City Council

Action (Consent): 7.1 **Regular and Special City Council Meeting Minutes from July 9 and July 13, 2024** Resolution: Approve the minutes from the Regular and Special City Council meetings of July 9 and July 13, 2024

Action (Consent): 7.2 **Approval of Warrant for the Period Ending: 07/05/2024 for the FY 2025 Warrant 1489 in the Total Amount of \$2,284,459.79**

Resolution: Accept the following report of payments made for the period ended: 07/05/2024 totaling \$2,284,459.79 (*Exhibit A-07-23-2024*)

Action (Consent): 7.3 **Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees**

Resolution: Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file.

Action (Consent): 7.4 **Accept and Approve the Bylaws of the Planning Commission**

Resolution: Approve the amended bylaws of the Planning Commission

Action (Consent): 7.5 **Resolution Granting Fair Days at the Washington Street Venue for the Off The Rails Concert Series**

Resolution: Approve a Resolution Granting Fair Days at the Washington Street Venue during the Off The Rails Concert Series on August 10, August 24, September 7, September 28, October 11, and October 26 between 7:00 p.m. through 10:00 p.m. (*Exhibit B-07-23-2024; Resolution 2024-R-49*)

Action (Consent): 7.6 **A Resolution Authorizing the Interim City Manager to Enter into Memorandums of Understanding with SIU to Assist in the Clean Energy Incubator Program and the Clean Energy Primes Contractor Accelerator Program**

Resolution: Approve a Resolution Authorizing the Interim City Manager to Enter into Memorandums of Understanding with SIU to Assist in the Clean Energy Incubator Program and the Clean Energy Primes Contractor Accelerator Program (*Exhibit C- 07-23-2024; Resolution 2024-R-50*)

Action (Consent): 7.7 **Approval of Consent Agenda Items**

Resolution: Approve all Consent Agenda items not pulled for separate consideration

MOTION: Approve all Consent Agenda items not pulled for separate consideration

Motion by LaCaje Hill, second by Jeff Doherty.

Final Resolution: Motion Carries

Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey

8. General Business of the City Council

Action: 8.1 Ordinance Approving a Text Amendment to Title 15 of the Carbondale Revised Code Relative to the Reduction of the Minimum Floor Area of Residential Buildings in R-1-5, Low-Density Residential, Districts.

City Councilmember noted that this was a good change, offered suggestions for additional changes, asked about the rationale for the proposed change, inquired whether there had been any impact assessment completed, whether input was sought from builders and real estate agents, the need to diversify housing stock, noted support for the proposed amendment, asked whether tiny homes would fit in this category,

Donald Monty asked why other residential zoning districts weren't considered for changes to minimum building size.

Pharrell Lamb expressed support for the proposed amendment and identified other modifications to the zoning code to consider.

Dawn Roberts echoed previous commenters' statements and encouraged creative solutions for rebuilding the city and neighborhoods.

Jane Adams also echoed support for proposal and noted there were numerous suggestions in the comprehensive plan to incorporate greater variation in the zoning code.

Schell Voges expressed support for the amendment and urged strong code enforcement to prevent the decline of these properties.

MOTION: Adopt An Ordinance Approving a Text Amendment to Title 15 of the Carbondale Revised Code Reducing the Minimum Floor Area of Primary Structures in R-1-5, Low-Density Residential, Districts from 800 square feet to 500 square feet.

Motion by Clare Killman, second by LaCaje Hill.

Final Resolution: Motion Carries

Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *(Exhibit D-07-23-2024; Ordinance 2024-24)*

Action: 8.2 A Resolution Approving and a Resolution Denying Matt Marjanovich's Request for a Special Use Permit, to operate retail services within the Wholesale and Automotive Zoning District (BWA) at 319 North Illinois Avenue

Council encouraged looking at unnecessary complications in the zoning use tables.

Jane Adams noted it had been at least a half century since there was any automotive use in the subject area.

MOTION: Adopt a resolution approving Matt Marjanovich's request for a Special Use Permit, allowing SI Pawn, LLC to operate retail services within the Wholesale and Automotive Zoning District (BWA) at 319 North Illinois Avenue

Motion by Clare Killman, second by LaCaje Hill.

Final Resolution: Motion Carries

Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey (*Exhibit E-07-23-2024; Resolution 2024-R-51*)

9. Executive Session

Action: 9.1 **Enter into Executive Session to Discuss Pending or Imminent Litigation**

Recessed at 8:29 p.m.

MOTION: Enter Into Executive Session to Discuss Pending or Imminent Litigation as Permitted by the Illinois Open Meetings Act 5 ILCS 120/2(c)(11)

Motion by Jeff Doherty, second by Nancy Maxwell.

Final Resolution: Motion Carries

Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *Open session recessed at 8:29 p.m.*

Action: 9.2 **Return to Open Session**

MOTION: Return to Open Session

Motion by LaCaje Hill, second by Ginger Rye Sanders.

Final Resolution: Motion Carries

Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *Open session resumed at 9:25 p.m.*

10. Adjournment of the City Council Meeting

Procedural: 10.1 **Adjourn meeting**

There being no further business to come before the City Council, the meeting was declared adjourned at 9:25 p.m.

Jennifer R. Sorrell, City Clerk

Date