

Tuesday, July 23, 2024

Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
City Council Chambers, Room 108
200 South Illinois Avenue
Carbondale, Illinois 62901
6:00 p.m.

1. Preliminaries to the Local Liquor Control Commission Meeting

Subject :	1.1 Roll Call
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject :	2.1 Citizen Comments for the Liquor Commission
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	

Public Content

Citizens comments for the Local Liquor Control Commission

3. General Business of the Local Liquor Control Commission

Subject :	3.1 Minutes of the Local Liquor Control Commission Meeting of May 14, 2024
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	Approve the minutes of the Local Liquor Control Commission meeting of May 14, 2024

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 14 May 2024.pdf \(11 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Applications for Not-for-Profit Special Event Retailer's Liquor Licenses from Carbondale Main Street for the Off The Rails Concert Series
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	Approve the issuance of not-for-profit Special Event Retailer's licenses to Carbondale Main Street contingent upon receipt of outstanding items; or deny the issuance of the licenses based on one or more provisions of the Carbondale Revised Code

Public Content

Originating Department: City Clerk's Office

Background:

Carbondale Main Street has submitted applications for a Not-For-Profit Special Event Retailer's License for the sale of alcohol during each night of the Off The Rails Concert Series to be held on August 10, August 24, September 7, September 28, October 11, and October 26, 2024, at the Washington Street Venue. An application for each concert date, certificates of insurance, and the event layout are attached to this agenda item.

Criteria for issuing or denying a liquor license per the Carbondale Revised Code:

The Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that granting the license would not be detrimental to the general welfare of the City. The Commission may deny an application if it finds one or more of the following:

- 01. The application does not contain all the information, supporting documents, or fees required by this title.
- 02.The issuance of the license would be in violation of any part of this title.
- 03.The applicant does not have sufficient financial assets to maintain the proposed liquor establishment or has demonstrated insufficient financial responsibility.
- 04.The applicant is a convicted felon who has not been adequately rehabilitated.
- 05.The issuance of the license can reasonably be expected to create excessive noise, traffic, parking, or litter problems.
- 06.The applicant has a history of problems with regard to violations of health regulations, laws, and ordinances at prior establishments owned or managed by the applicant.

07.The building in whichthe applicant seeks to operate does not meet building and zoning code ordinances and regulations.

08.The issuance of the license can reasonably be expected to create a nuisance such as excessive and repeated breaches of the peace.

09.The applicant has previously had a liquor license revoked or suspended in this or any other state or jurisdiction.

10.The applicant is seeking a restaurant license and does not provide sufficient facilities or menu items to operate as a restaurant.

Conditions On Issuance: If the Commission finds that any change in the applicant's plans is/are needed to create grounds for the issuance of such license, the Commission may require such change(s). A condition on the granting of a license and the failure of the applicant at any time to adhere to or perform such condition shall be considered a violation of this title.

Outstanding Items:None

File Attachments

- [Carbondale Main Street - Off The Rails 2024-08-10_Redacted.pdf \(858 KB\)](#)
- [Carbondale Main Street - Off The Rails 2024-08-24_Redacted.pdf \(883 KB\)](#)
- [Carbondale Main Street - Off The Rails 2024-09-07_Redacted.pdf \(867 KB\)](#)
- [Carbondale Main Street - Off The Rails 2024-09-28_Redacted.pdf \(882 KB\)](#)
- [Carbondale Main Street - Off The Rails 2024-10-11_Redacted.pdf \(893 KB\)](#)
- [Carbondale Main Street - Off The Rails 2024-10-26_Redacted.pdf \(890 KB\)](#)
- [Off the Rails Map.png \(1,722 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.3 Application for a On-Premises Secondary Liquor License with a Package Sales Rider for Sai Krishna, LLC d /b/a Home2 Suites by Hilton Carbondale at 200 West Elm Street
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	Approve the issuance of an on-premises secondary liquor license with a package sales rider to Sai Krishna, LLC d/b/a Home2 Suites by Hilton contingent upon receipt of all outstanding items; or approve the issuance of an on-premises secondary liquor license without the package sales rider, contingent upon receipt of all outstanding items; or deny the issuance of the liquor license based on one or more provisions of the Liquor Code

Public Content

Originating Department:

City Clerk's Office

Background:

Home2 Suites by Hilton Carbondale has submitted an application for an on-premises secondary liquor license with a package sales rider at 200 West Elm Street.

Liquor Code Provisions:

On-Premises Secondary: Sales of alcohol and/or video gaming revenues are ancillary to the operation of the business. There is no minimum entry age.

2-4-5: PROCEDURE FOR CRITERIA FOR ISSUING A LICENSE:

A. Notice: Upon the filing of an application for a liquor license, the application shall be reviewed by City staff for completeness, accuracy, and recommendation to the Commission; the application will then be considered at the next available Liquor Commission meeting. The applicant shall be notified of the date of said meeting not less than three (3) business days in advance. Failure of the applicant to accept, read, or review the notice, whether provided by mail, email, or telephone, does not constitute improper notification by the Commission.

B. Hearing And Evidence: The Commission shall receive and may require such evidence deemed necessary to make findings based upon the standards and factual criteria set out below and elsewhere in this title.

C. Standards And Factual Criteria: After the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the grant of the license would not be detrimental to the general welfare of the City. The Commission may deny an application or may require changes to the applicant's plans in order to establish grounds for the issuance of the license if they find that the application meets one or more of the factual criteria listed below.

01. The application does not contain all the information, supporting documents, or fees required by this title.

02. The issuance of the license would be in violation of any part of this title.

03. The applicant does not have sufficient financial assets to maintain the proposed liquor establishment or has demonstrated insufficient financial responsibility.

04. The applicant is a convicted felon who has not been adequately rehabilitated.

05. The issuance of the license can reasonably be expected to create excessive noise, traffic, parking, or litter problems.

06. The applicant has a history of problems with regard to violations of health regulations, laws, and ordinances at prior establishments owned or managed by the applicant.

07. The building in which the applicant seeks to operate does not meet building and zoning code ordinances and regulations.

08. The issuance of the license can reasonably be expected to create a nuisance such as excessive and repeated breaches of the peace.

09. The applicant has previously had a liquor license revoked or suspended in this or any other state or jurisdiction.

10. The applicant is seeking a restaurant license and does not provide sufficient facilities or menu items to operate as a restaurant.

Outstanding Items:

The \$100 application fee has been paid and the criminal history check did not reveal anything which would preclude the applicant from holding a liquor license. All other items remain outstanding.

Staff Recommendation:

The sales of alcohol anticipated are minimal and intended for hotel guests, minimizing risks for health, safety, and welfare. Whether to grant the package sales liquor license rider is questionable. Additional information might be beneficial to make this determination.

File Attachments

[Home2 Suites by Hilton Carbondale - Liquor License App. _Redacted.pdf \(3,621 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.4 Application for an On-Premises Secondary Restaurant License for Arelia Bradley (Cakefam, LLC) d/b/a This'N'That at 709 South Illinois Avenue
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	

Public Content

Originating Department: Legal

Background:

Arelia Bradley, Cakefam, LLC d/b/a This'N'That has applied for an On-Premises Secondary - Restaurant license at 709 South Illinois Avenue, with the following license riders:

Beer Garden

Amplified Sound

Outdoor Service

Live Entertainment

Arelia Bradley has submitted the second application for a liquor license at this location under the same LLC and assumed name (d/b/a). Ebony Bradley-Farr previously submitted an application utilizing the same LLC. Ms. Bradley-Farr is ineligible to hold a liquor license in Illinois as she is currently on probation for a Felony in Jackson County Case number 2020-CF-224. Ms. Bradley-Farr is still shown on the Secretary of State records as the agent of "CakeFam LLC".

Staff has concerns about Bradley-Farr having any involvement in the business due to her current probation and extensive criminal history in Jackson County.

Liquor Code Provisions:

On-Premises Secondary Restaurant: Sales of alcohol are secondary to the purpose of the business and the principal source of revenue shall come from the sale of nonalcoholic beverages and food. No minimum age of entry shall be established for an on-premises secondary restaurant license during the hours when full menu service is available and where food service is regularly and routinely occurring.

2-4-5: PROCEDURE FOR CRITERIA FOR ISSUING A LICENSE:

A. Notice: Upon the filing of an application for a liquor license, the application shall be reviewed by City staff for completeness, accuracy, and recommendation to the Commission; the application will then be considered at the next available Liquor Commission meeting. The applicant shall be notified of the date of said meeting not less than three (3) business days in advance. Failure of the applicant to accept, read, or review the notice, whether provided by mail, email, or telephone, does not constitute improper notification by the Commission.

B. Hearing And Evidence: The Commission shall receive and may require such evidence deemed necessary to make findings based upon the standards and factual criteria set out below and elsewhere in this title.

C. Standards And Factual Criteria: After the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the grant of the license would not be detrimental to the general welfare of the City. The Commission may deny an application or may require changes to the applicant's plans in order to establish grounds for the issuance of the license if they find that the application meets one or more of the factual criteria listed below.

1. The application does not contain all the information, supporting documents, or fees required by this title.
2. The issuance of the license would be in violation of any part of this title.
3. The applicant does not have sufficient financial assets to maintain the proposed liquor establishment or has demonstrated insufficient financial responsibility.
4. The applicant is a convicted felon who has not been adequately rehabilitated.
5. The issuance of the license can reasonably be expected to create excessive noise, traffic, parking, or litter problems.
6. The applicant has a history of problems with regard to violations of health regulations, laws, and ordinances at prior establishments owned or managed by the applicant.
7. The building in which the applicant seeks to operate does not meet building and zoning code ordinances and regulations.
8. The issuance of the license can reasonably be expected to create a nuisance such as excessive and repeated breaches of the peace.
9. The applicant has previously had a liquor license revoked or suspended in this or any other state or jurisdiction.
10. The applicant is seeking a restaurant license and does not provide sufficient facilities or menu items to operate as a restaurant.

Outstanding Items:

The \$100 application fee has been paid and the background check has been conducted for Arelia Bradley.

Other items remaining outstanding for Arelia Bradley include:

License fee

Jackson County Health Permit

Certificate of Insurance

Updated lease, as the lease for CakeFam, LLC is for Ariel Farr and Keenan Farr individually, and Daluxe LLC.

A corrected Illinois Business Authorization issued to Cake Fam, LLC, not CakeSam, LLC.

As a rule, the State requires the ownership on all forms and all entities (Liquor Commission, Department of Revenue, Secretary of State) to be consistent and will not issue a liquor license until all documents are in agreement.

Staff Recommendation: Not Approve

The location is currently operating as a restaurant

Staff is concerned that this application is being made to obtain a license for a person who is otherwise ineligible to hold a liquor license; See legal confidential memorandum.

File Attachments

[2-4-8 Special Conditions and License Riders.pdf \(452 KB\)](#)

[2020-CF-224.pdf \(105 KB\)](#)

[Sale Agreement This'N'That RD 2024-06-25.pdf \(572 KB\)](#)

[Determinants for Granting or Denying Application for a Liquor License \(1\).pdf \(21 KB\)](#)

[CakeFam, LLC \(This N' That\) - Lease Agreement_Redacted.pdf \(588 KB\)](#)

[Bradley Arelia \(This N' That\) Liquor License Application RD 2024-06-25_Redacted.pdf \(6.090 KB\)](#)

[This N' That \(Farr, Ebony\) Liquor License Application_Redacted.pdf \(4.648 KB\)](#)

[Business Entity Search Registered Members Managers Redacted.pdf \(101 KB\)](#)

[CakeFam LLC - Relevant Sections of State Liquor Code.pdf \(238 KB\)](#)

[Screenshot_20240617_110833_Facebook001.jpg \(608 KB\)](#)

[Screenshot_20240617_110920_Facebook.jpg \(569 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.1 Roll Call
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.2 Citizens' Comments and Questions
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Procedural

Public Content

Citizens may address the City Council for up to four minutes on any agenda item. Public comments will be accepted for a maximum of 30 minutes per item. Those wishing to address the City Council should raise their hand to be recognized by the Mayor prior to approaching the podium. Speakers should provide their names for the minutes and end their comments when the four-minute time limit is announced. The Council may suspend or waive the speaker time limit with the consent of a majority of Council members present and are not required to respond to public remarks during the meeting.

5. Preliminaries to the City Council Meeting

Subject :	5.3 Council Comments, General Announcements, and Proclamations
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Procedural

Public Content

General Comments from the City Council and City Manager. Proclamations, Special Recognition, and Oaths of Office will periodically be administered at this time.

6. Public Hearings and Special Reports

Subject :	6.1 Comprehensive Plan Update Steering Committee Applications and City Council Member Interviews
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Information
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #6: Enhance residential development/rehabilitation Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Public Content

Originating Department: Community Development

Background:

The Comprehensive Plan will respond to the current changes and immense potential of the community and set a positive course of action for the City's future. To ensure this happens, a representative group of community members will be convened to guide the planning process to form a 15 to 20-member Steering Committee.

Members of the public are encouraged to apply to serve on the Steering Committee, and Staff hopes that the Council will share this opportunity with constituents who may be interested.

The Mayor, with Council consent, will appoint the Steering Committee.

The link to the digital application can be found on the City's website, www.explorecarbondale.com, under Permits and Applications. Paper copies are available, and can be completed and submitted at the front desk at City Hall.

Other opportunities for the community to provide input for the Comprehensive Plan will be available throughout the planning process: two rounds of community engagement that could include things like in-person public input sessions and community surveys.

Attached are the following:

- 1. Steering Committee Roles and Responsibilities
- 2. Steering Committee Application

Staff also wishes to inform the Council that Council individual interviews with the planning consultants are planned to take place during the month of August. Staff will provide information to schedule those as soon as it becomes available.

Senior Planner Molly Maxwell is available to answer questions.

File Attachments

[Carbondale Comprehensive Plan Steering Committee Application 2024-07-23.pdf \(155 KB\)](#)
[Steering Committee Roles and Responsibilities 2024-07-23.pdf \(138 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.1 Regular and Special City Council Meeting Minutes from July 9 and July 13, 2024
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the Regular and Special City Council meetings of July 9 and July 13, 2024

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 9 July 2024.pdf \(135 KB\)](#)
[Special City Council Meeting Minutes 13 July 2024.pdf \(186 KB\)](#)

7. Consent Agenda of the City Council

Subject :	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
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)

Recommended Action :

Accept the following report of payments made for the period ended: 07/05/2024 totaling \$2,284,459.79

Goals :

Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1489 2024-07-23.pdf \(333 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)
Recommended Action :	Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file.

Public Content

Originating Department:

City Clerk's Office

Background:

Attached for City Council review and acceptance are approved meeting minutes from the following Boards, Commissions, and Committees:

Planning Commission: February 7 and May 15, 2024

Preservation Commission: January 8, February 12, March 18, and May 20, 2024

Zoning Board of Appeals: September 20, 2023, April 17, May 1, and May 15, 2024

File Attachments

[Planning Commission Meeting Minutes 2024-02-07.pdf \(217 KB\)](#)

[Planning Commission Meeting Minutes 2024-05-15.pdf \(220 KB\)](#)

[Preservation Commission Minutes 2024-01-08.pdf \(228 KB\)](#)

[Preservation Commission Minutes 2024-02-12.pdf \(113 KB\)](#)

[Preservation Commission Minutes 2024-03-18.pdf \(224 KB\)](#)

[Preservation Commission Minutes 2024-05-20.pdf \(223 KB\)](#)

[Zoning Board of Appeals Meeting Minutes 2023-09-20.pdf \(156 KB\)](#)

[Zoning Board of Appeals Meeting Minutes 2024-04-17.pdf \(154 KB\)](#)

[Zoning Board of Appeals Meeting Minutes 2024-05-01.pdf \(27 KB\)](#)

[Zoning Board of Appeals Meeting Minutes 2024-05-15.pdf \(158 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 Accept and Approve the Bylaws of the Planning Commission
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)
Recommended Action :	Approve the amended bylaws of the Planning Commission
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Community Development Department

Background:

On December 22, 2020, the City Council adopted an Ordinance that amended multiple Code sections governing the City's Boards, Commissions, and Committees (B/C/Cs). Section 1-14A-4 of the Carbondale Revised Code which governs the operation of B/C/Cs requires Council approval of changes to bylaws. In an effort to have uniform and consistent bylaws for advisory boards, a general template for bylaws was developed which is consistent with the City Code, the rules of conduct adopted by the City Council in 2020, and which incorporates the functions of said B/C/Cs that have been established by the City Council. This two-step adoption process ensures that the City Council is apprised of needed changes to the roles of the varied boards and prevents the gradual broadening of board objectives beyond the purpose for which the board was established.

The Planning Commission's bylaws which are currently in effect were last adopted/amended in 2019. At the meeting held on July 3rd, 2024, the attached amended bylaws were approved. Council approval is requested so that they can be enacted.

File Attachments

[Planning Commission Bylaws as amended 02-20-2019, 2024-07-23.pdf \(44 KB\)](#)

[Planning Commission Bylaws For Adoption July 3 2024, 2024-07-23.pdf \(205 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Resolution Granting Fair Days at the Washington Street Venue for the Off The Rails Concert Series
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)
Recommended Action :	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.

Public Content

Originating Department:

Attached is a letter from Carbondale Main Street requesting the declaration of Fair Days for the Off The Rails Concert Series at the Washington Street Venue, 100-200 Block of South Washington Street, on August 10, August 24, September 7, September 28, October 11, and October 26 between the hours of 7:00 p.m. through 10:00 p.m. While public possession and consumption of alcohol is permitted in the

Downtown Entertainment District, a Fair Days designation is still required if attendees are to be allowed to bring their own alcohol. The use of glass containers is prohibited in the Fair Days area.

File Attachments

[Carbondale Main Street Off The Rails BYOB Request 23 July 2024.pdf \(116 KB\)](#)
[Resolution Establishing Fair Days Designation for the 2024 Off The Rail Concert Series at the Washington Street Venue 23 July 2024.pdf \(13 KB\)](#)

7. Consent Agenda of the City Council

Subject :	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
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)
Recommended Action :	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
Goals :	Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities

Public Content

Originating Department: Economic Development

Background:

The SIU Office of Innovation and Economic Development (OIED) and the City of Carbondale have a history of collaborating and fostering economic growth and business development in the region. This collaboration is important as it leverages the expertise and resources of both entities to support local businesses effectively.

The OIED has submitted grant applications funded through Illinois Climate and Equitable Jobs Act, and has asked the City to assist with the two following projects:

Clean Energy Contractor Incubator Program: This program will provide eligible contractors with access to low-cost capital, support for obtaining insurance, assistance registering to become vendors for state incentive programs, connections with firms hiring contractors and subcontractors, and other vital services. Participating contractors will receive training, mentoring, and support to build their businesses, connect to projects, compete for capital, and execute clean energy-related project installations and subcontracts.

Clean Energy Primes Contractor Accelerator Program: This program will provide multi-year one-on-one coaching to assist contractor participants in developing 5-year business plans and growing their businesses. This will include a review of monthly metrics and advice on achieving participants goals. Participating contractors will also be eligible for operational support grants and will have access to capital for upfront project costs and pre-development funding.

The emphasis of both programs will be to focus on DBE/Minority contractors in the region.

The two attached Memorandums of Understanding outline the terms and understanding between SIU and the City.

It is recommended that the City Council 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

File Attachments

[City of Carbondale Accelerator MOU 2024-07-23.pdf \(154 KB\)](#)
[City of Carbondale Incubator MOU 2024-07-23.pdf \(151 KB\)](#)
[Resolution Authorizing Interim CM to Enter into Memorandums of Understanding with SIU 2024-07-23.pdf \(90 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.7 Approval of Consent Agenda Items
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

Public Content

8. General Business of the City Council

Subject :	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.
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	Adopt An Ordinance Approving a Text Amendment to Title 15 of the Carbondale Revised Code Reducing the the Minimum Floor Area of Primary Structures in R-1-5, Low-Density Residential, Districts from 800 square feet to 500 square feet.
Goals :	Goal #6: Enhance residential development/rehabilitation Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department: Community Development

Background:On May 15, 2024, The City of Carbondale Planning Commission discussed the current Carbondale Revised Code requirements regarding primary structure size, or the minimum floor area as outlined in Title 15 for R-1-5, Low-Density Residential, Districts. The Planning Commission discussion focused on the need to update the size requirements to allow smaller primary structure sizes for a variety of reasons on the Citys smaller lots, which are mainly located in the R-1-5 districts. The Planning Commission voted unanimously (5-

0) to approve a memorandum to the City Council recommending City Staff propose a Text Amendment lowering minimum floor area requirements for primary structures in R-1-5, Low-Density Residential, Districts. On May 28, 2024, the Carbondale City Council unanimously approved a Resolution authorizing staff to initiate this Text Amendment.

On July 18, 2024, The Planning Commission unanimously (7-0) approved the Text Amendment proposed by City Staff to reduce the minimum floor area of primary structures in R-1-5 districts from 800 square feet to 500 square feet. The Planning Commission recognizes that urban planning policies, such as minimum square footage requirements, play a crucial role in shaping the development and livability of cities. However, there is a growing recognition that these requirements can inadvertently hinder housing affordability, diversity, and sustainability. One of the ways that cities can reverse these housing trends is to update their zoning laws to allow a more practical and equitable approach to housing for all.

Attached are the following documents:

- 1. Staff report PC 25-03
- 2. Exhibit A-Proposed Text Amendment
- 3. Exhibit B- Map of R-1-5 Zoning Districts
- 4. Ordinance Approving the Text Amendment to Title 15

File Attachments

[Exhibit A - Proposed Text Amendment for Minimum Sq. Ft. Requirements, 2024-07-23.pdf \(295 KB\)](#)
[Staff Report TA Reduction in Sq. Footage Min. Requirements in R-1-5 Districts w attachments, 2024-07-23.pdf \(3.140 KB\)](#)
[Exhibit B-Map of R-1-5 Zoning Districts.pdf \(1.340 KB\)](#)
[Ordinance Approving a TA to Title 15 Relative to the Reduction of the Minimum Floor Area w Exhibit A, 2024-07-23.pdf \(459 KB\)](#)

8. General Business of the City Council

Subject :	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
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	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

Public Content

Originating Department: Community Development Services -> Planning

Background:

Matt Marjanovich, owner of SI Pawn, LLC is requesting a Special Use Permit to operate retail services within the Wholesale and Automotive District (BWA). This would allow the Applicant to relocate his business from 217 West Walnut Street to the property he purchased and restored at 319 North Illinois Avenue. (Please Refer to Exhibit A - Applicant's Brief)
Attached for City Council review are the following:

1) A Resolution approving and a Resolution denying the request for a Special Use Permit to allow SI Pawn, LLC to operate retail services within the Wholesale and Automotive Zoning District (BWA) at 319 North Illinois Avenue.

2) A copy of the staff report to the Planning Commission and its attachments. (PC 25-02)

Additional Information:

1)*Constituent/Advisory Body Impact:*The Planning Commission conducted a public hearing on July 3, 2024, and voted (5-yes, 0-no) on a motion to recommend approval of the Special Use Permit. A notice of public hearing was published in the *Southern Illinoisan* newspaper on July 15, 2024, and eleven (11) property owners within 250 feet of the subject property were notified of the hearing by certified mail. The applicant was present, no one spoke in favor or opposition, and no communication was received by staff regarding the request.

2)*Financial Impact:*None

3)*Staff Impact:*Staff will be responsible for issuing all permits and completing all necessary property inspections.

File Attachments

[Resolution to Approve Special Use Permit for Matt Marjanovich at 319 N Illinois Ave., PC 25-02, 2024-07-23.pdf \(121 KB\)](#)

[Resolution to Deny Special Use Permit for Matt Marjanovich at 319 N Illinois Ave., PC 25-02, 2024-07-23.pdf \(121 KB\)](#)

[PC 25-02 Staff Report.pdf \(246 KB\)](#)

[PC 25-02 Exhibit A - Applicant's Brief.pdf \(10 KB\)](#)

[PC 25-02 Exhibit B - Aerial Location Map.pdf \(513 KB\)](#)

[PC 25-02 Exhibit C - Photos & Survey of Subject Property.pdf \(730 KB\)](#)

[PC 25-02 Exhibit D - Existing Zoning.pdf \(323 KB\)](#)

[PC 25-02 Exhibit E - Existing Land Use.pdf \(317 KB\)](#)

[PC 25-02 Exhibit F - Future Land Use.pdf \(315 KB\)](#)

9. Executive Session

Subject :	9.1 Enter into Executive Session to Discuss Pending or Imminent Litigation
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	Enter Into Executive Session to Discuss Pending or Imminent Litigation as Permitted by the Illinois Open Meetings Act 5 ILCS 120/2(c)(11)

Public Content

Originating Department:

City Clerk's Office

Background:

Discussion by the public body in Executive Session of the below-listed exception is permitted by the Illinois Open Meetings Act (5 ILCS/120.) If any action is to be taken as a result of the discussions held in the Executive Session, final action will be taken only upon return to open session and will be preceded by a public recital of the nature of the matter being considered and other information that will inform the public of the business being conducted.

5 ILCS 120/2(c)

(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is

probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

9. Executive Session

Subject :	9.2 Return to Open Session
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Action
Recommended Action :	Return to Open Session

Public Content

Originating Department:

City Clerk's Office

10. Adjournment of the City Council Meeting

Subject :	10.1 Adjourn meeting
Meeting :	Jul 23, 2024 - Local Liquor Control Commission and Regular City Council Meeting July 23, 2024
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.