

Tuesday, August 13, 2024

Local Liquor Control Commission and Regular City Council Meeting August 13, 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 :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject :	2.1 Citizen Comments for the Liquor Commission
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	

Public Content

Citizens comments for the Local Liquor Control Commission

3. General Business of the Local Liquor Control Commission

Subject :	3.1 Local Liquor Control Commission Meeting Minutes from July 23, 2024
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action
Recommended Action :	Approve the minutes from the Local Liquor Control Commission Meeting of July 23, 2024

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Local Liquor Control Commission Meeting Minutes 23 July 2024.pdf \(133 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Application from Dada Gurudev, LLC d/b/a Bombay Olive for an On-Premises Secondary Restaurant Liquor License with Video Gaming Rider
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action
Recommended Action :	1. Approve the issuance of the On-Premises Secondary Use Restaurant liquor license with video gaming rider, contingent upon receipt of all outstanding items; or 2. Approve the issuance of the On-Premises Secondary Use Restaurant liquor license without the video gaming rider, contingent upon receipt of all outstanding items; or 3. Deny the On-Premises Secondary Use Restaurant liquor license based on one or more of the provisions of the Liquor Code.

Public Content

Originating Department:

City Clerk's Office

Background:

Attached is a liquor license application from Dada Gurudev, LLC dba Bombay Olive located at 518 South Illinois Avenue, Suite B; the entity is seeking an On-Premises Secondary-Use Restaurant Liquor License with a Video Gaming Rider. The prior owner of Bombay Olive sold the business to the current applicant effective June 1. The prior owner of Bombay Olive acknowledged the surrender of his license effective June 1 by notification to the City by email on August 8, 2024. One of the two members of Dada Gurudev LLC holds Video Gaming Parlor licenses for Reel Lucky and Key West.

Liquor Code Provisions:

On-Premises Secondary Use Restaurant: Sales of alcohol and/or video gaming revenues are ancillary to the operation of the business. The principal source of revenue shall come from the sale of nonalcoholic beverages and food. There is no minimum age for entry.

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 criminal history check did not reveal anything which would preclude the applicant from holding a liquor license. The pro-rated liquor license fee is the sole outstanding item.

Staff Recommendation: Approve

License classification is appropriate for the operation

The location was previously and is currently operating as a restaurant. The prior owner held the same liquor classification at this premises. The applicant has been advised about the minimum percentage requirements for the classification as it relates to the addition of video gaming terminals.

File Attachments

[Bombay Olive Revised Aug 8 2024 - 12-52 PM_Redacted.pdf \(7.952 KB\)](#)

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

[2-4-4 Ineligibility for License - State Liquor Code Section 235 ILCS 5.6.2 - Issuance of licenses to certain persons prohibited.pdf \(91 KB\)](#)

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

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.1 Roll Call
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.2 Citizens' Comments and Questions
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
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 :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
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.

7. Consent Agenda of the City Council

Subject :	7.1 Regular City Council Meeting Minutes from July 23, 2024
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of July 23, 2024

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 23 July 2024.pdf \(310 KB\)](#)

Administrative File Attachments

[Regular City Council Meeting Minutes 23 July 2024.docx \(17 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Warrant for the Period Ending: 07/19 /2024 for the FY 2025 Warrant 1490 in the Total Amount of \$2,709,057.13
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 07/19/2024 totaling \$2,709,057.13
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1490 2024-08-13.pdf \(388 KB\)](#)

Administrative File Attachments

[Warrant 1490 2024-08-13.xlsx \(69 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Approval of Wells Fargo Warrant for the Period Ending 05/31/2024 FY 2025 Warrant # WF 05/2024 in the amount of \$178,310.99
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)

Recommended Action :	Accept the following report of payments made for the period ended: 05/31/2024 totaling \$178,310.99
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 05-2024 2024-08-13.pdf \(211 KB\)](#)

Administrative File Attachments

[Wells Fargo 05-2024 2024-08-13.xls \(1,105 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 Approval of Warrant for the Period Ending: 08/02 /2024 for the FY 2025 Warrant 1491 in the Total Amount of \$1,687,310.81
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 08/02/2024 totaling \$1,687,310.81
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1491 2024-08-13.pdf \(332 KB\)](#)

Administrative File Attachments

[Warrant 1491 2024-08-13.xlsx \(57 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
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:

Board of Fire and Police Commissioners: May 16, 2024

Library Board of Trustees: April 10 and May 8, 2024 and the 2024 Illinois Public Library Annual Report

Sustainability Commission: May 16, 2024

File Attachments

[Board of Fire and Police Commissioners Meeting Minutes 2024-05-16.pdf \(228 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2024-04-10.pdf \(34 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2024-05-08.pdf \(19 KB\)](#)

[Sustainability Commission Meeting Minutes 2024-05-16.pdf \(145 KB\)](#)

[Carbondale Public Library Board - 2024 Illinois Public Library Annual Report_Redacted.pdf \(254 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.6 Approve a Resolution Dedicating \$169,296 in Motor Fuel Tax (MFT) Funds to Pay for the Replacement of a Bridge on Rowden Rd (CIP ST2105)
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Dedicating \$169,296 in Motor Fuel Tax (MFT) Funds to Pay for the replacement of a bridge on Rowden Rd (CIP ST2105)

Public Content

Originating Department: Public Works-Engineering

Background:

This project is budgeted in the FY2025 Community Investment Program (CIP) as ST2105. The justification for this project is that the existing structure is failing, including the wood wing wall and steel girders. This wood structure will be replaced with a culvert and concrete wing walls. The FY2025 CIP is programmed to use Motor Fuel Tax (MFT) funds to fund this project. To utilize MFT funds, the Illinois Department of Transportation requires the City to pass a resolution committing said funds to the construction of the project. It is recommended that the City Council pass a resolution committing \$169,296 in MFT funds for the replacement of the Rowden Road Bridge

File Attachments

[BLR-09110 Rowden Road Resolution 2024-08-13.pdf \(243 KB\)](#)

Administrative File Attachments

[blr-09110 Rowden Road Construction Resolution 2024-08-13.pdf \(110 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.7 Resolution Extending the Hours of Public Possession and Consumption of Alcohol During 2024 SIU Homecoming
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution extending the hours of public possession and consumption of alcohol in the Downtown Entertainment District on October 12 during the 2024 SIU Homecoming Parade

Public Content

Originating Department:

City Clerk's Office

Background:

Attached is a letter from SIU requesting the extension of hours for public possession and consumption of alcohol in the Downtown Entertainment District for SIU's Homecoming parade on October 12. Similar requests have been granted in 2021, 2022, and 2023, and even prior to establishing the Downtown Entertainment District. Approval of the Resolution would allow open containers in the designated location as shown in the attached Entertainment District Map beginning at 9:00 a.m. instead of starting at noon.

File Attachments

[SIU Request for Extension of Open Container Policy for 2024 Homecoming Parade.pdf \(79 KB\)](#)
[Cdale Entertainment District Map.pdf \(1.184 KB\)](#)
[Resolution Extending the Hours of Public Possession and Consumption of Alcohol During 2024 SIU Homecoming 13 August 2024.pdf \(114 KB\)](#)

Administrative File Attachments

7. Consent Agenda of the City Council

Subject :	7.8 Award of Purchase of a 31 Cubic Yard Dual Arm Fully-Automated Refuse Truck to Key Equipment & Supply of Bridgeton, MO in the amount of \$465,552.13
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Award of Purchase of a 31 Cubic Yard Dual Arm Fully-Automated Refuse Truck to Key Equipment & Supply of Bridgeton, MO in the amount of \$465,552.13

Public Content

Originating Department: Public Works- Refuse and Recycling

Background:

The Refuse and Recycling division runs two (2) refuse routes with fully automated refuse trucks, and dumpster routes, four (4) days a week with a rear load refuse truck. The refuse division currently owns four (4) refuse trucks: truck two (2), a 2006 Freightliner; truck four (4), a 2012 Freightliner; two (2) fully automated side load trucks (Truck 3 & 9). Truck three (3) and nine (9) are primary route trucks and truck four (4) is a backup for both routes and recycling route. Trucks two (2) & four (4) are nearing the end of their useful service life and with the switch to fully automated service it is believed best course of action is to purchase another fully automated truck and take pressure off the 2012 and 2006 rear loads (Trucks 2 & 4).

Specifications were prepared and the bid was advertised in the *Southern Illinoisan* on Sunday, July 6, 2024. Bid invitations were sent to seven (7) vendors and one (1) bid packet was received on August 1, 2024, as shown on the attached Bid Tabulation. A total bid of \$465,552.13 was the only bid received. This is \$85,552.13 over the budgeted amount of \$380,000.

Funds will be borrowed from a local bank on an eight (8) year term and budget adjustment prepared at the time of truck delivery (Estimated March 2025) in anticipation of securing a lower interest rate.

File Attachments

[25-04 2025 Refuse Truck Bid Tab 2024-08-13.pdf \(17 KB\)](#)

[25-04 Refuse Truck Certificate 2024-08-13.pdf \(15 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.9 2025 Calendar of City Council Meetings
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Adopt the proposed 2025 Calendar of City Council Meetings

Public Content

Originating Department:

City Clerk's Office

Background:

The Illinois Open Meeting Act (5 ILCS 120/2.02) requires that each public body give public notice of the annual schedule of the regular meetings. Adopting the attached calendar does not preclude the City Council from holding special meetings or canceling or rescheduling regular meetings with appropriate notice as required by the Open Meetings Act.

File Attachments

[2025 City Council Meeting Calendar.pdf \(75 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.10 Acceptance of Sanitary Sewer Easements from Lakeland Hills LLC for the Maintenance of Sanitary Sewer Lines
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Acceptance of Sanitary Sewer Easements from Lakeland Hills LLC for the maintenance of Sanitary Sewer Lines

Public Content

Originating Department: Public Works-Engineering

Background:

The City has acquired six sanitary sewer easements from Lakeland Hills LLC.

These Easements will allow for the maintenance of sanitary sewers in the Lakeland Hills Subdivision.

File Attachments

[Lakeland Hills LLC Sanitary Sewer Easement 2024-08-13.pdf \(1.771 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.11 A Resolution Approving the Final Plat of the Schimpf Minor Subdivision and Subdivision Agreement with Rodney E. Schimpf for Property Located at 1300 North Reed Station Road
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Adopt the Resolution Approving the Final Plat of the Schimpf Minor Subdivision and Subdivision Agreement for

Public Content

Originating Department: Community Development

Background:

William Bollinger of Asaturian Eaton and Associates, INC. has submitted the final plat for the Schimpf Subdivision located at 1300 North Reed Station Road. The subdivision splits one parcel into two, in the SB, Secondary Business, District. Both proposed parcels are over the minimum lot size of 7,500 square feet for this district. No new development is proposed at this time. The City Staff Engineering Advisory Committee (E.A.C.) has reviewed the proposed subdivision and recommends approval of the subdivision plat and agreement.

Attached for City Council review are the following:

- 1) A Resolution containing the subdivision agreement for the Schimpf Subdivision. The Resolution approves the subdivision, instructs the City Clerk to sign the plat on behalf of the City, and authorizes the Interim City Manager to execute the subdivision agreement.
- 2) A copy of the subdivision plat
- 3) A location map

Additional Information:

- 1)*Constituent/Advisory Body Impact:*The City Staff Engineering Advisory Committee has completed its review and recommends approval of the Subdivision.
- 2)*Financial Impact:*None

File Attachments

[Location Map Schimpf Subdivision Min SD 24-01, 2024-08-13.pdf \(1,520 KB\)](#)
[Schimpf Subdivision Plat Min SD 24-01, 2024-08-13.pdf \(379 KB\)](#)
[Subdivision Resolution with Exhibit A - Subdivision Agreement, Schimpf Subdivision, Min SD 24-01, 2024-08-13.pdf \(165 KB\)](#)

Admin Content

Word Doc for Resolution is absent.

7. Consent Agenda of the City Council

Subject :	7.12 An Ordinance Amending Employee Holidays as it Relates to Juneteenth Observance
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Adopt an Ordinance amending employee holidays as it relates to Juneteenth Observance

Public Content

Originating Department: Legal

Background: On June 13, 2023, the City Council approved the observance of June 19, also known as "Juneteenth National Freedom Day." At the time that the commemoration of Juneteenth was adopted, only non-bargaining employees were given the benefit due to preexisting contractual obligations with bargaining unit employees. With the renewal of bargaining unit contracts, it is now necessary to address the holiday observance when June 19 falls on a Saturday or Sunday, as three bargaining units have seven-day operations. To ensure equality in receiving the holiday benefit, it is recommended to amend the holiday observation when Juneteenth falls on a weekend in the following manner: when Juneteenth falls on a Sunday, the following Monday shall be observed as the holiday; when Juneteenth falls on a Saturday, the preceding Friday shall be observed. This policy is in line with how the federal government recognizes the holiday.

File Attachments

- [Ordinance 2022-20 Ordinance Declaring June 19 a Holiday Known as Juneteenth National Freedom Day Adopted June 13, 2024.pdf \(617 KB\)](#)
- [Ordinance Amending the Observance of Juneteenth Holiday - 2024-08-13.pdf \(288 KB\)](#)

Administrative File Attachments

- [Ordinance Amending the Observance of Juneteenth Holiday - 2024-08-13.docx \(19 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.13 A Resoultion Authorizing the Interim City Manager to enter a Purchase Service Agreement between the City of Carbondale and Jackson County Mass Transit District to Provide Break Route Bus Services
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Authorizing the Interim City Manager to enter a Purchase Service Agreement between the City of Carbondale and Jackson County Mass Transit District to provide break route bus services.
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities

Public Content

Originating Department: Community Development

Background:

The City of Carbondale has provided ongoing funding to SIU to provide break route bus services for SIU students and Carbondale residents. In the summer of 2017, SIU notified the City that it was terminating its break route service at the end of the 2017 Summersemester. RIDES Mass Transit District agreed to take over the service beginning in the 2017 Fallsemester and in early 2018, the City and RIDES Mass Transit District signed a Memorandum of Understanding in order for the City to compensate RIDES for providing the service. Each year since then, the City has budgeted \$14,045 to fund this service.

This year, Saluki Express is changing hands from RIDES Mass Transit to Jackson County Mass Transit, due to the split of the Carbondale Urbanized Area by the US Census Bureau in 2022. The attached Purchase Service Agreement outlines the services previously provided by RIDES, but would now be an agreement between the City and JCMTD. It will need to be renewed every year.

File Attachments

[Saluki Express Break Route Local Match Contract JCMTD. 2024-08-13.pdf \(1,607 KB\)](#)
[Resolution Authorizing the Interim City Manager to Enter into Purchase Service Agreement with JCMTD for Break Bus Route 2024-08-13.pdf \(13 KB\)](#)

Admin Content

This document was provided to us by JCMTD. If you'd like me to create a new document (rather than this photocopied one), I can do that. Thank you! --Molly

Given that the approval will be after August 1, 2024, we will need the original document to be corrected with another date, I would suggest September 1, 2024. Jsnyder

Administrative File Attachments

[Resolution Authorizing the Interim City Manager to Enter into Purchase Service Agreement with JCMTD for Break Bus Route 2024-08-13.docx \(20 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.14 Approval of Consent Agenda Items
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
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 A Resolution Approving and a Resolution Denying Wildcat Solar 9 LLC's Request for a Special Use Permit to Develop Production-Grade Solar within the General Agriculture Zoning District (AG) at 800 Charles Road
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public
Type :	Action
Recommended Action :	Adopt a resolution approving Wild Cat Solar 9 LLC's

Request for a Special Use Permit, allowing Erica and Harold Visser to lease their land for Production-Grade Solar within the General Agriculture Zoning District (AG) at 800 Charles Road

Public Content

Originating Department: Community Development Services -> Planning

Background: Applicant Wild Cat Solar 9 LLC has submitted an application requesting a Special Use Permit to develop a production-grade solar project at 800 Charles Road, which is zoned General Agriculture (AG). This would allow the property owners of 800 Charles Road, Erica and Harold Visser, to lease their land for this purpose. (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 Wild Cat Solar 9 LLC to develop a production grade solar array within the General Agriculture Zoning District (AG) at 800 Charles Road.
- 2) A copy of the staff report to the Planning Commission and its attachments. (PC 25-01)
- 3) A copy of the minutes from the Public Hearing held by the Planning Commission. (PC 25-01)

Additional Information:

- 1) *Constituent/Advisory Body Impact*: The Planning Commission conducted a public hearing on July 17th, 2024, and voted (7-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 June 29th, 2024, and thirty-six (36) property owners within 1000 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 site plan review.

File Attachments

[Resolution to Approve Special Use Permit for Wild Cat Solar 9 LLC at 800 Charles Road, PC 25-01, 2024-08-13.pdf \(122 KB\)](#)

[Resolution to Deny Special Use Permit for Wild Cat Solar 9 LLC at 800 Charles Road, PC 25-01, 2024-08-13.pdf \(121 KB\)](#)

[PC 25-01 Staff Report.pdf \(219 KB\)](#)

[PC 25-01 Exhibit A - Applicant's Brief.pdf \(5,439 KB\)](#)

[PC 25-01 Exhibit B - Aerial Location Map.pdf \(618 KB\)](#)

[PC 25-01 Exhibit C - Photos & Survey of Subject Property.pdf \(1,448 KB\)](#)

[PC 25-01 Exhibit D - Existing Zoning.pdf \(368 KB\)](#)

[PC 25-01 Exhibit E - Existing Land Use.pdf \(324 KB\)](#)

[PC 25-01 Exhibit F - Future Land Use.pdf \(318 KB\)](#)

[Planning Commission Minutes - 7.17.24.pdf \(165 KB\)](#)

Administrative File Attachments

[Resolution to Approve Special Use Permit for Wild Cat Solar 9 LLC at 800 Charles Road, PC 25-01, 2024-08-13.docx \(20 KB\)](#)

[Resolution to Deny Special Use Permit for Wild Cat Solar 9 LLC at 800 Charles Road, PC 25-01, 2024-08-13.docx \(20 KB\)](#)

9. Adjournment of the City Council Meeting

Subject :	9.1 Adjourn meeting
Meeting :	Aug 13, 2024 - Local Liquor Control Commission and Regular City Council Meeting August 13, 2024
Access :	Public

Type :

Procedural

Public Content

The Mayor will declare the meeting adjourned.