

Tuesday, January 14, 2025

Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
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 : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission
Meeting : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
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 of December 11, 2024
Meeting : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type : Action
Recommended Action : Approve the minutes of the Local Liquor Control Commission meeting of December 11, 2024

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 11 December 2024.pdf \(10 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Application for an On-Premises Secondary Restaurant Liquor License from Yan Buffet, Inc. d/b/a Qin Guan Restaurant at 1285 East Main Street
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action
Recommended Action :	Approve the issuance of an On-premises Secondary Use Restaurant liquor license with a Catering Rider, contingent upon receipt of all outstanding items; or Approve the issuance of an On-premises Secondary Restaurant liquor license without the license 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: Yan Buffet, Inc d/b/a Qin Guan Restaurant, located at 1285 East Main Street, has submitted an application for an On-Premises Secondary Use Restaurant liquor license with a catering liquor license rider. This is a restaurant that has been in business for some years.

Liquor Code Provisions:

On-Premises Secondary Use Restaurant: The sales of alcohol and/or video gaming revenues should be 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 Liquor 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. All other items are outstanding.

Staff Recommendation: Approve

License classification is appropriate for the operation

The location is currently operating as a restaurant and no changes to the operations are anticipated.

File Attachments

[Qin Guan Restaurant \(Yan Buffet, Inc.\) - New Liquor License App._Redacted.pdf \(5.584 KB\)](#)

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

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.1 Roll Call
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.2 Citizens' Comments and Questions
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Meeting : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025

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 : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025

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 PLAN Carbondale - Comprehensive Plan Update

Meeting : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025

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 #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services
- Goal #5: Provide high-quality City infrastructure
- Goal #6: Enhance residential development/rehabilitation
- 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 is currently updating its Comprehensive Plan for 2025 through 2040. The final document is designed to describe what our community wants and needs for the future and provide a critical framework that will guide our growth and development. The goal is for Plan Carbondale to help guide and inform decisions made by elected officials, community organizers, business owners, school officials, residents, and visitors. We are now about half-way through the process, assembling an existing conditions report, identifying guiding principles, and compiling public input to identify key opportunities within Carbondale.

A second round of public engagement is set to happen in February/early March, and final drafts of the Plan will be presented to the Planning Commission and City Council soon after.

Attached for Council's consideration are the following:

- 1) Presentation Council Update Slideshow
- 2) Detailed Key Opportunities Definitions, to go along with the Key Opportunities Map
- 3) PLAN Carbondale Schedule

File Attachments

[PLAN Cdale Key Opportunities Definitions 2025-01-14.pdf \(73 KB\)](#)
[PLAN Carbondale Presentation Council Udate 2025-01-14.pdf \(5.025 KB\)](#)
[PLAN Cdale Schedule 2025-01-14.pdf \(58 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.1 Regular City Council Meeting Minutes from December 10, 2024 and Special City Council Meeting Minutes from January 8, 2025
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of December 10, 2024 and the special City Council meeting from January 8, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 10 December 2024.pdf \(421 KB\)](#)
[Special City Council Meeting Minutes 08 January 2025.pdf \(186 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Warrant for the Period Ending: 12/06 /2024 for the FY 2025 Warrant 1500 in the Total Amount
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of \$1,099,168.46

Meeting : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 12/06/2024 totaling \$1,099,168.46

Goals : [Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services](#)

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1500 2025-01-14.pdf \(273 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.3 Approval of Warrant for the Period Ending: 12/20 /2024 for the FY 2025 Warrant 1501 in the Total Amount of \$3,201,431.56

Meeting : Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 12/20/2024 totaling \$3,201,431.56

Goals : [Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services](#)

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1501 2025-01-14.pdf \(403 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.4 Approval of Warrant for the Period Ending: 01/03 /2025 for the FY 2025 Warrant 1502 in the Total Amount of \$1,560,388.60

Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 01/03/2025 totaling \$1,560,388.60
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1502 2025-01-14.pdf \(276 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Approval of Wells Fargo Warrant for the Period Ending 10/31/2024 FY 2025 Warrant # WF 10/2024 in the amount of \$165,684.85
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 10/31/2024 totaling \$165,684.85
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 10-2024 2025-01-14.pdf \(214 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.6 Approval of Wells Fargo Warrant for the Period Ending 11/30/2024 FY 2025 Warrant # WF 11/2024 in the amount of \$103,773.64
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025

Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 11/30/2024 totaling \$103,773.64
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 11-2024 2025-01-14.pdf \(194 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.7 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
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: August 15 and September 18, 2024

Library Board of Trustees: August 14, September 11, and October 9, 2024

Firefighters Pension Board: July 16, 2024

Police Pension Board: April 23 and July 16, 2024

File Attachments

- [Board of Fire and Police Commissioners Meeting Minutes 2024-08-15.pdf \(225 KB\)](#)
- [Board of Fire and Police Commissioners Meeting Minutes 2024-09-18.pdf \(230 KB\)](#)
- [Carbondale Public Library Board Meeting Minutes 2024-08-14.pdf \(47 KB\)](#)
- [Carbondale Public Library Board Meeting Minutes 2024-09-11.pdf \(47 KB\)](#)
- [Carbondale Public Library Board Meeting Minutes 2024-10-09.pdf \(60 KB\)](#)

[Firefighters Pension Board Meeting Minutes 2024-07-16.pdf \(406 KB\)](#)

[Police Pension Fund Meeting Minutes 2024-04-23.pdf \(3,618 KB\)](#)

[Police Pension Fund Meeting Minutes 2024-07-16.pdf \(565 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.8 Appointment to Boards and Commissions
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with the Mayor's recommended appointment to Boards and Commissions.

Public Content

Originating Department: Mayor's Office

Background: Mayor Harvey recommends the following appointment to Boards and Commissions:

Planning Commission - Zoning Board of Appeals: Appointment of Brandon Brown to a term ending January 31, 2029.

7. Consent Agenda of the City Council

Subject :	7.9 Resolution Dedicating \$8400 from the Local Improvement Fund to Cover the City's Portion of Right of Way Costs for CIP ST1502 - Pleasant Hill Road Construction (McLafferty Road to Union Hill Road)
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Dedicating \$8400 from the Local Improvement Fund to Cover the City's Portion of right of way costs for CIP ST1502 - Pleasant Hill Road Construction (McLafferty Road to Union Hill Road)

Public Content

Originating Department: Public Works-Engineering

Background:

In 2021, the City was awarded \$1,010,000 in Federal Surface Transportation - Urban (STU) grant funds to improve the portion of Pleasant Hill Road from McLafferty Road to Union Hill Road. This project will include the reconstruction of the existing road, a new aggregate base with asphalt surface, and bike lanes that will match the current road design on Union Hill Road. In addition, this improvement will complement the work that Jackson County is working on which will improve Union Hill Road from the unimproved section at Green Ridge Road to Cedar Creek Road.

In September 2022, the City requested and was approved for an early start on the project to begin preliminary engineering. The project is now at the right of way acquisition phase it is estimated that right of way cost will be \$33,600 with the City's portion being \$8,400. The Illinois Department of Transportation (IDOT), which administers the funds, requires a formal resolution appropriating funds along with an agreement between the City and IDOT. The Federal Highway agreement will be executed by the Mayor pending City Council approval.

File Attachments

[Resolution Authorizing use of local improvement funds for pleasant hill right of way CIP1502 2025-01-14.pdf \(204 KB\)](#)

[IDOT Joint Funding Agreement ST1501 Right of Way Acquisition 2025-01-14.pdf \(958 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.10 Award of Contract for Southeast Wastewater Treatment Plant Equalization Basin Slope Stabilization to B.C. Contracting of Carbondale, Illinois in the amount of \$125,000.00
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Award the Contract for Southeast Wastewater Treatment Plant Equalization Basin Slope Stabilization to B.C. Contracting of Carbondale, Illinois in the Amount of \$125,000.00
Goals :	Goal #5: Provide high-quality City infrastructure Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Public Works - Utilities

Background:

The Equalization Basin at the Southeast Wastewater Treatment Plant (SEWWTP) stores raw sewage from storm surge for treatment at a later time. The eastern slope of this earthen detention basin was restored eight years ago, and currently the western slope is in need of restoration due to erosion. This basin is essential to store excess sewage and maintain compliance with the Illinois Environmental Protection Agency (IEPA).

Funds are provided in the FY2025 CIP budget for this restoration (WW 2504). The project is slightly overbudget, but savings from other projects in the same budget will cover the cost.

The bids were advertised in the *Southern Illinoisan* on Saturday, November 9, 2024, and the Invitation to Bid was provided to fifteen (15) firms and three (3) plan houses as shown on the attached Certificate. Bid documents were purchased by nine (9) firms and bids were received from three (3) firms listed on the Bid Tabulation.

The City Council is requested to award a contract for SEWWTP equalization basin slope stabilization to B.C. Contracting of Carbondale, Illinois in the Amount of \$125,000.00.

File Attachments

[25-19 SEWWTP Equalization Basin Slope Stabilization Bid Tab 2025-01-14.pdf \(18 KB\)](#)

[25-19 SEWWTP Equalization Basin Slope Stabilization Certificate 2025-01-14.pdf \(23 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.11 Award of Contract for Water Treatment Plant Air Stripper Tower Replacement to Korte & Luitjohan Contracting, Inc. of Highland, Illinois in the Amount of \$505,000.00
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Award the Contract for Water Treatment Plant Air Stripper Tower Replacement to Korte & Luitjohan Contracting, Inc. of Highland, Illinois in the Amount of \$505,000.00
Goals :	Goal #5: Provide high-quality City infrastructure Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Public Works - Utilities

Background:

The Air Stripper Tower at the Water Treatment Plant (WTP) removes potentially harmful volatile organic compounds (VOC) from drinking water by aeration. This treatment equipment suffered an unexpected critical failure last year. Staff began developing plans for replacement and bidding immediately. This treatment point is not a required part of the process, but the failed unit was in service for 30 years, and was incorporated into the treatment process during design in the 1990s to ensure VOC removal to maintain compliance with the Illinois Environmental Protection Agency (IEPA). Meeting drinking water standards without it is extremely challenging and leaves little margin for public health and safety.

Because this failure was sudden, no funds are provided in the FY2025 CIP budget for this replacement, but they will be included in the upcoming FY2026 CIP budget. The City is awaiting a response from the City's insurance carrier on coverage for the equipment failure, which any proceeds will be utilized to pay for all or part of the purchase.

The bid was advertised in the *Southern Illinoisan* on Saturday, November 9, 2024, and the Invitation to Bid was provided to nine (9) firms and three (3) plan houses as shown on the attached Certificate. Bid documents were purchased by three (3) firms and bids were received from three (3) firms listed on the Bid Tabulation.

The City Council is requested to award a contract for the WTP air stripper tower replacement to Korte & Luitjohan Contracting, Inc. of Highland, Illinois in the Amount of \$505,000.00.

File Attachments

[25-18 Air Stripper Tower Replacement Bid Tab 2025-01-14.pdf \(30 KB\)](#)

[25-18 Air Stripper Tower Replacement Certificate 2025-01-14.pdf \(19 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.12 Resolution Authorizing the Interim City Manager to Submit an FY 2025 U.S. DOT RAISE Grant Application
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve the Resolution authorizing the Interim City Manager to submit an FY 2025 U.S. DOT RAISE Grant application

Public Content

Originating Department: Economic Development

Background:

On November 1, 2024, the US Department of Transportation (DOT) released the Notice of Funding Opportunity for the FY 2025 Rebuild American Infrastructure with Sustainability and Equity (RAISE) grant program. The Infrastructure Investment and Jobs Act appropriated \$1.5 billion to be awarded by DOT to local and regional infrastructure projects.

Previously, the City of Carbondale applied for the FY 2024 RAISE grant, seeking funds to improve/resurface various City streets including West Mill Street, West Chautauqua Street, East Fisher Street, North and South Marion Street, East and West Oak Street, North Oakland Street, North and South Poplar Street, North and South Washington Street, and West Willow Street.

This project was deemed a Project of Merit by the Department of Transportation; however, due to the abundance of funding requests, the project was not awarded during this round.

In FY25, the U.S. Department of Transportation has taken a new approach with the RAISE grant and has split the funding into two rounds. Round 1 will be solely the unfunded Projects of Merit from FY 2024, such as the City's FY 2024 Project. This moves the City's FY 2024 Project automatically into the senior review level of the grant review process. The City will know by January 13, 2025, if the FY 2024 Project was chosen to be funded in FY 2025 Round 1.

If the FY 2024 Project is not funded, then the City will apply again for Round 2, due January 30, 2025.

The FY 2025 Round 2 Project differs from the FY 2024 Project in that Oak Street will be removed (due to funding being secured from a different source) and replaced with East/West Jackson Street and West Monroe Street.

This project, if awarded, will bring the Project's roads into a state of good repair. The roads will also be upgraded to a "complete street" style of road that includes upgraded ADA-curb ramps and cycling lanes where they currently do not exist. All sections of streets that are currently brick will remain brick, with repairs to the brick portions included in the cost estimate.

The total project cost is estimated to be \$11,470,012. The City is requesting \$9,176,010 in federal funding, which if awarded, will provide up to 80% of the funds with the City being responsible for the 20% match of \$2,294,002. Grant awardees for Round 2 will be announced by June 28, 2025.

Recommendation: Staff recommends the approval of the resolution authorizing the Interim City Manager to submit a FY 2025 U.S. DOT RAISE Grant application

File Attachments

[Resolution Approving the Submission of a FY 2025 U.S. DOT RAISE Grant 2025-01-14.pdf \(91 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.13 Resolution Authorizing the Mayor to Negotiate a Contract with the City Manager Candidate
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action (Consent)

Recommended Action :

Approve the Resolution Authorizing the Mayor to negotiate a contract with the City Manager Candidate

Public Content

Originating Department:

City Clerk's Office

Background:

Following the departure of former City Manager Gary Williams, the City Council appointed Stan Reno as Interim City Manager. The City Council has come to a consensus on the candidate who shall fill the City Manager's position. The City Council now deems it to be in the City's interest for the Mayor and the City Attorney to negotiate a contract with the prospective candidate. Once an agreement with the Candidate has been reached the City Council will announce the Candidate who will fill the position of City Manager. Once an agreement is reached with the Candidate, the City Council will approve the agreement at the January 28, 2025, City Council meeting.

File Attachments

[Resolution Authorizing Mayor to Negotiate a Contract with City Manager Candidate 2025-01-14.pdf \(8 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.14 Approval of Consent Agenda Items
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
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 An Ordinance Amending Title Four, Chapter Four of the Carbondale Revised Code as it Relates to Housing and Landlord and Tenant Rights and Obligations
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action, Discussion
Recommended Action :	It is recommended that the City Council discuss the Ordinance Amending Title Four, Chapter Four of the Carbondale Revised Code as it Relates to Housing and Landlord and Tenant Rights and Obligations and either adopt the Ordinance or provide Staff with further direction.

Public Content

Originating Department: Legal

Background: At the February 13, 2024, City Council meeting, the Carbondale City Council held a public hearing concerning changes to how the City would regulate rental housing. This included changes to regulate the relationship between landlords and tenants and a new rental housing licensing program. Following this meeting, the City Council voted on March 26, 2024, to establish a working committee to discuss and draft a new rental housing ordinance.

Multiple attempts were made to fill this committee, but the City only received a few letters of interest in being placed on the committee. After the final attempt to get landlords and tenants and other community members involved in the committee, it was determined to move forward with a Staff-developed rewrite of Title 4, Chapter 4 to address the concerns of the City Council as it relates to rental housing and landlord-tenant relationships.

A goal with the changes to Title 4, Chapter 4 was to organize the code into multiple parts. The first part applies to the condition and maintenance of housing in general within the City of Carbondale and consists of the current language in Chapter 4. Article A applies to landlord-tenant relationships and contains a combination of the current City Code and new language that has been recommended through prior discussions with the City Council at City Council meetings. Article B incorporates the City's current rental registration and mandatory rental housing requirements, which go unchanged.

It is recommended that the City Council review and discuss the attached Ordinance and provide further guidance to Staff on how the Council wishes to proceed or adopt the attached Ordinance.

File Attachments

[An Ordinance Amending Title 4, Chapter 4 as it Relates to Housing and Landlord and Tenant Rights and Obligations 2025-01-14.pdf \(118 KB\)](#)
[Exhibit A Amendments to Title 4, Chapter 4 2025-01-14.pdf \(313 KB\)](#)

9. Executive Session

Subject :	9.1 Enter into Executive Session to Discuss the Setting of a Price for the Sale or Lease of City-Owned Properties and Pending or Imminent Litigation
Meeting :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Action
Recommended Action :	Enter into Executive Session to Discuss the Setting of a Price for the Sale or Lease of City-Owned Properties and Pending or Imminent Litigation as permitted by the Illinois Open Meetings Act 5 ILCS 120/2(c)(6) and (c)(11)

Public Content

Originating Department:

City Clerk's Office

Background:

Discussion by the public body in the Executive Session of the below-listed exceptions is permitted by the Illinois Open Meetings Act (5 ILCS /120.) No action is anticipated, but in the event that 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.

(6) The setting of a price for sale or lease of property owned by the public body.

(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 :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
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 :	Jan 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting January 14, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.