

Tuesday, February 25, 2025

Local Liquor Control Commission and Regular City Council Meeting February 25, 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 : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission
Meeting : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 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 from January 14, 2025
Meeting : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type : Action
Recommended Action : Approve the minutes from the Local Liquor Control Commission meeting of January 14, 2025

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 14 January 2025.pdf \(8 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject : 3.2 Update on Application from CakeFam, LLC dba This N That

Meeting : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025

Type : Information

Public Content

Originating Department:

City Clerk/City Attorney

Background:

At the Local Liquor Control Commission meeting of July 23, 2024, an application for a Secondary Use Restaurant liquor license from This N' That was considered. The action was deferred to a date and time certain, that being October 22, 2024. This continuation was to provide time to rectify certain deficiencies with the application, clarity of ownership, and lease for the business and location.

Several factors contribute to the challenges in determining proper ownership of the business and the legality of the lease submitted (see attachment referencing lease agreement); Staff cannot readily provide any recommendations without resolution to the conflicting information. The information below is provided to bring the Commission up-to-date on the application process.

Patterson Industries, LLC and Daluxe LLC d/b/a This and That - Case 2024EV256 - Case filed July 31, 2024 - Still in progress

This is an eviction proceeding between the property owner and the lessee. The lessee is listed as Daluxe LLC - not CakeFam, LLC. City and State laws require the license holder to be the lessee. The City Attorney's office continues to monitor the status of this case, as the outcome would have a direct impact on the license application.

235 ILCS 5/6-2. Issuance of licenses to certain persons is prohibited.(a) Except as otherwise provided in subsection (b) of this Section and in paragraph (1) of subsection (a) of Section 3-12, no license of any kind issued by the State Commission or any local commission shall be issued to: (13) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued.

- Case lists Daluxe LLC d/b/a This and That, not Arelia Bradley, applicant for liquor license
- Lease is between Patterson Industries and Daluxe LLC with Ariel Farrand Keenon Farr - not CakeFam, LLC
- The most recent application is from CakeFam with Arelia Bradley as owner

2025OV35

Through Assistant City Attorney Joseph DeMond, the City Attorney's office has filed the above-referenced case concerning CakeFam, LLC failing to file food and beverage taxes with the Carbondale Revenue Office.

Communication with Applicant/Manager -

There were ongoing communications between the City Attorney's Office and Ms. Bradley and/or Ms. Bradley-Farr from April 2024 through mid-November 2024.

On November 13, 2024, at 3:15 p.m., Ebony Bradley brought in a new application with Arelia Bradley as owner and signer and Takia Holliday as additional signer. The legal entity for this application was listed as CakeFam dba This N' That. Ms. Bradley left before the initial review of the application could occur. The Clerk's Office sent the attached email to itemize some minor issues to be addressed. A background check fee, release, and identification for the new member listed on the updated application have not been received. See attachment entitled "Communication with Clerk Resubmitted Liquor License for This N That November 2024." This was the last known communication until acaller on behalf of This N'That inquired on February 14, 2025, why the license request had not been brought back before the Liquor Commission.

File Attachments

- [Secretary of State Business Entity Search April 17, 2024.pdf \(115 KB\)](#)
- [Secretary of State Business Entity Search - Registered Manager April 17, 2024.pdf \(159 KB\)](#)
- [CakeFam, LLC \(This N' That\) - Lease Agreement_Redacted.pdf \(588 KB\)](#)
- [Communication with Clerk Resubmitted Liquor License for This N That November 2024.pdf \(173 KB\)](#)
- [Illinois Secretary of State Business Entity Search for CakeFam - LLC Members - February 2025.pdf \(168 KB\)](#)
- [City Attorney Letter to Arelia Bradley May 9, 2024_Redacted.pdf \(701 KB\)](#)
- [Cake Fam LLC Letter from City Attorney's Office to Arelia Bradley 2024-09-30_Redacted.pdf \(483 KB\)](#)
- [CakeFam dba This N That - Updated Application Dropped Off 13 November 2024_Redacted.pdf \(2,198 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.3 Application for an On-Premises Secondary Use Restaurant Liquor License from KB Lentz, LLC d/b/a Pandora's Kitchen at 500 New Era Road
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action
Recommended Action :	Approve the issuance of an On-premises Secondary Restaurant liquor license contingent upon receipt of all outstanding items, including clearing up matters with the past lessee's term of lease; 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:KB Lentz, LLC d/b/a/ Pandora's Kitchen, to be located at 500 New Era Road, has submitted an application for an On-Premises Secondary Restaurant use liquor license.

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. All other items are outstanding. The applicant has submitted a subletting lease for the location from the prior lessee, Carl Martin, until March 1 of this year. A lease with the property owner, Valiant Carbondale, LLC, was also been submitted beginning February 1, 2025; as part of the outstanding items, Staff need to have confirmation with the property owner about the cessation of the initial lease with Mr. Martin, and confirm the lease with the new tenant. Attempts by staff to confirm the validity of the lease have been unsuccessful and a comparison of lease documents show different names and signatures.

Staff Recommendation: Approve

License classification is appropriate for the operation.

File Attachments

[Pandora's Kitchen \(KB Lentz, LLC\) - Liquor License App. Redacted.pdf \(2,071 KB\)](#)

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

[1 - Lease for 500 New Era Rd. \(Valiant Carbondale and Chalky's\).pdf \(1,312 KB\)](#)

[2 - Sublease Agreement \(Kelsey Lentz and Valiant Carbondale\).pdf \(72 KB\)](#)

[3 - Lease for 500 New Era Rd. \(Chalky's and Kelsey Lentz\).pdf \(855 KB\)](#)

[LEASE - Valiant Carbondale, LLC and KB Lentz, LLC.pdf \(381 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject : 4.1 Time of Adjournment for Local Liquor Control Commission

Meeting : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025

Type : Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject : 5.1 Roll Call

Meeting : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025

Type : Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject : 5.2 Citizens' Comments and Questions

Meeting : Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 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 :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 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.

7. Consent Agenda of the City Council

Subject :	7.1 Regular City Council Meeting Minutes from February 11, 2025
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of February 11, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 11 February 2025.pdf \(138 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Wells Fargo Warrant for the Period Ending 12/31/2024 FY 2025 Warrant # WF 12/2024 in the amount of \$131,635.33
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 12/31/2024 totaling \$131,635.33
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 12-2024 2025-02-25.pdf \(201 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Approval of Warrant for the Period Ending: 02/14 /2025 for the FY 2025 Warrant 1505 in the Total Amount of \$1,605,065.65
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 02/14/2025 totaling \$1,605,065.65
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1505 2025-02-25.pdf \(356 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 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:

Firefighters Pension Board - October 15, 2024

Carbondale Public Library Board - November 13, December 11, 2024, and January 15, 2025

Police Pension Board - October 15, 2024 and the special meeting held on December 16, 2024

Sustainability Commission - October 17, November 21, December 19, 2024

File Attachments

[Firefighters Pension Board Meeting Minutes 2024-10-15.pdf \(479 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2024-11-13.pdf \(59 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2024-12-11.pdf \(59 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-01-15.pdf \(67 KB\)](#)

[Police Pension Fund Meeting Minutes 2024-10-15.pdf \(3,463 KB\)](#)

[Police Pension Fund Meeting Minutes 2024-12-16.pdf \(295 KB\)](#)

[Sustainability Commission Meeting Minutes 2024-10-17.pdf \(316 KB\)](#)

[Sustainability Commission Meeting Minutes 2024-11-21.pdf \(332 KB\)](#)

[Sustainability Commission Meeting Minutes 2024-12-19.pdf \(331 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Resolution Authorizing the City Manager to Enter into a Contract for the Purchase of a Voice Over Internet Protocol (VOIP) Phone System to Mayer Networks in the amount of \$4,428.90 Monthly (Plus Taxes and Fees)
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Authorizing the City Manager to execute a five-year contract in the amount of \$4,428.90 per month, plus taxes and fees, to Mayer Networks for a VOIP system
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #5: Provide high-quality City infrastructure

Public Content

Originating Department: Finance

Background:

On January 10, 2023, the City Council approved the award of a VOIP system to Professional Communications Systems to provide VOIP services throughout the municipality. Since that time all facilities, with the exception of the public safety center and some fire department lines, were converted over to VOIP from the previous standard POTS telephone system.

The upgrade at City Hall and other facilities has reduced monthly phone bills substantially and provided additional features that were not available to our users via the standard phone system. However, the conversion of the public safety center has been problematic and in our opinion needs to be completed by a provider that has additional experience with other governmental entities including public safety and 911 network requirements; Mayer Networks has the required expertise and experience.

The proposal from Mayer Networks includes new hardware provided for all users. Costs would not be anticipated to begin until the beginning of the fiscal year and would be included in the FY 2026 budget.

The purchase of telecommunications and interconnect equipment, software, or services is specifically exempt from the formal contract procedure (1-6-13-E-5) and quotes were requested from Mayer Networks and Professional Communications Systems. Mayer Networks provided a quote for the contract amount above for an on-site system that provided new phone equipment at no cost.

File Attachments

[City of Carbondale VoIP - Hardware Provided.pdf \(3.732 KB\)](#)

[Resolution Authorizing the City Manager to Enter Into an Agreement with Mayer Network for VOIP Services 2025-02-25.pdf \(9 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.6 Ordinance Increasing the FY 2025 Budget for the Police Department for Youth Camp Donations
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action (Consent)
Recommended Action :	Approve an ordinance increasing the Police Department FY 2025 budget by \$17,530

Public Content

Originating Department: Carbondale Police Department

Background: The Carbondale Police Department has partnered with the Illinois State Police for the past two summers to provide a youth camp (Illinois Police Youth Camp) at Touch of Nature for at-risk teens from Carbondale and the surrounding area. The camp is exclusively funded by donations, which were entered into the restricted revenue account of the City. The Police Department used operating funds at the time of the camp as more donations were collected and the overall costs were determined. The Department seeks to increase its budget by \$17,530 and transfer the donated money for the camp from the restricted fund balance into the Operating Supplies and Materials line (40101-273) to replace funds expended for the camp that were not previously budgeted.

Over fifty youth have successfully participated in the camp that focuses on violation prevention, confidence building, life skills and workforce education. The week-long residential camp includes meals and activities at no cost to the participants.

File Attachments

[An Ordinance Providing for a Budget Adjustment for the CPD FY25 Budget to Provide Funds for the ISP Youth Camp at Touch of Nature 2025-02-25.pdf \(263 KB\)](#)

[Exhibit A - Budget Adjustment CPD Youth Camp 2025-02-25.pdf \(408 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.7 Resolution Authorizing the City Manager to Execute a Contract with Mayer Networks to Convert to Microsoft 365 for All Municipal Users
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Authorizing the City Manager to execute a contract with Mayer Networks to convert to Microsoft 365 for all municipal users
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #5: Provide high-quality City infrastructure

Public Content

Originating Department: Finance

Background:

The City of Carbondale currently utilizes Microsoft Office products for desktop users and Microsoft Exchange for our email servers. The version of Microsoft Exchange that we currently utilize will reach its end of life (no continued support) in October 2025. Additionally, certain departments utilize Microsoft Sharepoint for internal documentation and communication with members of those departments. The version of Sharepoint that we utilize has the same end-of-life date. The version of Microsoft Office that is utilized by all office staff will reach the end of life in October 2025.

Upgrading to newly purchased versions of these programs is a large one-time cash outlay that will inevitably once again have end-of-life dates in just a few years. In addition, new editions of Exchange and Sharepoint are not currently available. Updated versions have been announced for July 2025, however, the updates include monthly subscription fees in addition to the one-time up-front cost.

Moving to Microsoft 365 for all staffing needs eliminates the current purchase, end-of-life, and upgrade purchase cycle with a standard monthly/annual subscription. We have actively pushed against the annual subscription model for many years. But, more and more software, including Adobe, have moved to this model, making it the only option. We feel as if we have reached the point in time where we have limited options and the best alternative is to move to this model with Microsoft. This change allows the City to more easily communicate and work with many other state and county entities including SIU who have already switched to the Microsoft 365 model.

Due to utilizing a mixture of monthly vs annual user commitments, the cost will be between \$50,568 and \$60,682 for all Microsoft 365 products mentioned above. In addition, due to State-mandated retention requirements, a \$10,704 subscription fee will be required to ensure all information that is required to be retained by statute is secured. An optional \$16,056 firewall/spam/anti-virus protection subscription is recommended to maintain the security and integrity of the operating system. This agreement would be an exception to the formal bidding requirements 1-6-13 of the CRC under Section E Paragraph 5.

These costs will reduce or eliminate some current costs paid by the Information Systems department for server maintenance, licensing, etc. The funding for this conversion will be included in the FY 2026 budget.

File Attachments

[Resolution Authorizing the City Manager to Enter Into an Agreement with Mayer Network for Microsoft 365 Services 2025-02-25.pdf \(9 KB\)](#)

[Mayer Network - City of Carbondale - Microsoft 365 Hosting & Support Revised.pdf \(452 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.8 Approval of Consent Agenda Items
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 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 City Council Discussion and Recommendation of Community Agency Funding Requests for the FY 2026 Budget
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action, Discussion
Recommended Action :	Discuss and recommend funding for community agencies for the FY 2026 budget
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

In FY 2025, the City received thirty-two (32) applications for funding requests totaling \$772,849 in funding. The City Council made the decision to fund agencies with a combination of general fund and ARPA fund revenues. In total, the City Council funded thirty-one (31) organizations with a combination of general fund (\$224,544) and ARPA (\$302,112) revenues. These amounts include funding for Jackson County (JAX) Mass Transit, Saluki Express (now operated by RIDES Mass Transit), and Sunset Concerts which have previously been exempt from submitting a formal application.

For the FY 2026 funding year, City Staff opened the application process in January and received thirty-five (35) applications requesting \$1,035,640. This year's funding request is an increase of \$508,984 from what was approved for funding in FY 2025. Attached is a table that outlines the FY 2024 and FY 2025 funded amounts per agency, the FY 2026 requested amounts, variances from last year, and Staff's funding recommendations. Staff recommendations are based on holding FY 2025 levels flat and eliminating amounts that were approved during previous council discussions as "one-time" funding.

Additional information for council consideration, in FY 2021 prior to the inclusion of ARPA monies the portion of this budget dedicated to outside agencies was \$240,285. ARPA funding is not an option for FY 2026 and beyond, all contracts would be funded with General Fund monies.

Pending Council discussion, Staff will make the necessary changes to the Division 40425 (Community Agencies and Organizations) to present at the April 8th budget hearing.

It is important to also note that although applications for funding have been received, there is no guarantee of funding at this time. Funding decisions will not be final until the City Council approves the budget on April 22, 2025.

Recommended Action:

It is recommended that the City Council discuss the FY 2026 funding requests from community agencies and organizations and provide direction to Staff as to recommended funding amounts.

File Attachments

[FY 2026 Community Agency Funding Memo 2025-02-25.pdf \(114 KB\)](#)
[FY 2026 Community Organization Funding Services Matrix - 2025-02-25.pdf \(97 KB\)](#)
[FY 2026 Community Organization Funding Spreadsheet - 2025-02-25.pdf \(93 KB\)](#)
[A Gift of Love.pdf \(156 KB\)](#)
[Attucks Community Services - After School.pdf \(159 KB\)](#)
[Attucks Community Services - Summer Food.pdf \(160 KB\)](#)
[Carbondale Community Arts ArtsSpace 304.pdf \(191 KB\)](#)
[Carbondale Food Autonomy.pdf \(162 KB\)](#)
[Carbondale Junior Sports.pdf \(169 KB\)](#)
[Carbondale Main Street.pdf \(154 KB\)](#)
[Carbondale New School.pdf \(155 KB\)](#)
[Carbondale United.pdf \(155 KB\)](#)
[Eurma Hayes.pdf \(153 KB\)](#)
[Food Works.pdf \(164 KB\)](#)
[Good Samaritan.pdf \(159 KB\)](#)
[Greater Life Outreach Ministry.pdf \(154 KB\)](#)
[Green Earth.pdf \(156 KB\)](#)
[Hopewell Missionary Baptist Church.pdf \(161 KB\)](#)
[I Can Read.pdf \(158 KB\)](#)
[Larry Chico Jackson Foundation.pdf \(155 KB\)](#)
[Presbyterian Preschool.pdf \(157 KB\)](#)
[Rainbow Cafe LGBTQ Center.pdf \(157 KB\)](#)
[Rainbow Community Health & Wellness.pdf \(159 KB\)](#)
[RBF Dome NFP.pdf \(159 KB\)](#)
[Senior Adult Services.pdf \(147 KB\)](#)
[SI Coalition for the Homeless.pdf \(161 KB\)](#)
[SI Irish Festival.pdf \(156 KB\)](#)
[SI Music Festival.pdf \(161 KB\)](#)
[SI Collaborative Kitchen.pdf \(157 KB\)](#)
[Survivor Empowerment Center.pdf \(152 KB\)](#)
[Tisdale-Woods Foundation.pdf \(159 KB\)](#)
[Titans Foundation.pdf \(158 KB\)](#)
[Toys for Tots.pdf \(153 KB\)](#)
[Victory Dream Center.pdf \(154 KB\)](#)
[WDBX.pdf \(153 KB\)](#)
[Women for Change.pdf \(465 KB\)](#)
[Yall Rock Community.pdf \(159 KB\)](#)

8. General Business of the City Council

Subject :	8.2 A Resolution Approving and a Resolution Denying a Special Use Permit to East Walnut Street Community Energy Initiative LLC to Construct and Operate a 3.6 Megawatt (MW) Solar Farm on Parcel 15-13-300-026 off East Walnut Street, Which is Zoned LI - Light Industrial
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action
Recommended Action :	Adopt a Resolution Approving a Special Use Permit for East Walnut Street Community Energy Initiative LLC to Construct, Operate, and Maintain a 3.6 Megawatt (MW) Solar Farm Within the LI - Light Industrial Zoning District on East Walnut Street With Two Conditions
Goals :	Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department: Community Development

Background: Applicant, East Walnut Street Community Energy Initiative, submitted an application requesting a Special Use Permit to develop a 3.6 Megawatt (MW) solar farm on Parcel 15-13-300-026 on East Walnut Street within the LI - Light Industrial Zoning District. The property is within a U.S. Opportunity Zone, the Jackson County Enterprise Zone, and is part of the Carbondale Business Park East. The property is currently owned by the Carbondale Business Development Corporation, which has a Memorandum of Purchase agreement to sell the property to Greenpath East Walnut Street LandCO LLC, which would then lease the property to the applicants for construction and operation of the solar array.

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 East Walnut Street Community Energy Initiative to develop a 3.6 Megawatt solar farm within the LI - Light Industrial Zoning District on East Walnut Street
2. A copy of the staff report to the Planning Commission and its attachments (PC 25-08)
3. A copy of the unapproved minutes from the Public Hearing held by the Planning Commission (PC 25-08)

Additional Information:

1)*Constituent/Advisory Body Impact:*The Planning Commission conducted a public hearing on February 12, 2025, and voted (7-yes, 0-no) on a motion to recommend approval of the Special Use Permit with the following condition:

1. The developer shall submit a copy of the executed Agricultural Impact Mitigation Agreement (AIMA) prior to obtaining a building permit from the Community Development Department.

The developer provided a copy of the executed AIMA agreement on February 18, 2025, satisfying one of the recommended conditions for approval of the Special Use Permit.

In the staff report, staff also made a recommendation for a second condition:

2. The development and operation of the site adhere to the application package submitted.

However, this condition failed to be stated in the motion recommending approval of the Special Use Permit. **Staff recommends that the City Council include this condition in the final Resolution approving the Special Use Permit.**

A notice of public hearing was published in the *Southern Illinois* newspaper on January 25, 2025, and twenty-six (26) property owners within 500 feet of the subject property were notified of the hearing by certified mail. The applicant was present, one spoke in favor of the solar, one letter of support for the solar farm was received, one person spoke in opposition, and one inquiry was received by staff regarding the special use permit 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 SUP for a 3.6 Megawatt Solar Farm on 15-13-300-026 2025-02-25.pdf \(217 KB\)](#)
[Resolution to DENY SUP for a 3.6 Megawatt Solar Farm at PP# 15-13-300-026 2025-02-25.pdf \(217 KB\)](#)
[PC 25-08 Staff Report w Attachments.pdf \(70,981 KB\)](#)
[PC 25-08 Staff Report.pdf \(248 KB\)](#)
[Exhibit A - E Walnut Street Applicant Brief.pdf \(6 KB\)](#)
[PC 25-08 Exhibit B - Location Map.pdf \(12,157 KB\)](#)
[Exhibit C - Photos of Subject Property.pdf \(3,439 KB\)](#)
[PC 25-08 Exhibit D - Existing Zoning.pdf \(12,125 KB\)](#)
[PC 25-08 Exhibit E - Existing Land Use.pdf \(12,174 KB\)](#)
[PC 25-08 Exhibit F - Future Land Use.pdf \(12,110 KB\)](#)
[PC 25-08 Exhibit G - Future Growth & Reinvestment Areas.pdf \(12,105 KB\)](#)
[Exhibit H - Delineated Wetlands.pdf \(601 KB\)](#)
[Exhibit I - Memorandum of Option to Purchase Agreement.pdf \(213 KB\)](#)
[Exhibit J - Draft Site Plan of Solar Array with Floodplain.pdf \(1,134 KB\)](#)
[Exhibit K - Rendering of the Solar Array on the Site.pdf \(25,787 KB\)](#)
[Solar Project Letter of Support-Signed Baird.pdf \(15 KB\)](#)
[Unapproved Planning Commission Minutes - 2.12.25.pdf \(161 KB\)](#)

8. General Business of the City Council

Subject :	8.3 Ordinance Approving a Text Amendment to Title 15 of the Carbondale Revised Code Permitting Vacation Rental Units in PA, Professional Administrative Office, and PAR, Professional Administrative Office Residential, Districts
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Action
Recommended Action :	Adopt an Ordinance Approving a Text Amendment to Title 15 of the Carbondale Revised Code Permitting Vacation Rental Units in PA, Professional Administrative Office, and PAR, Professional Administrative Office Residential, Districts
Goals :	Goal #6: Enhance residential development/rehabilitation

Public Content

Originating Department: Community Development

Background:

Justin Zurlinden is requesting a text amendment to Title 15 of the Carbondale Revised Code to permit Vacation Rental Units (VRUs) in the PA, Professional Administrative Office, and PAR, Professional Administrative Office Residential, districts. As proposed, the revisions to Title 15 of the Carbondale Revised Code would not require Vacation Rental Unit sites to be owner- or lessee-occupied, similar to the requirements of the BPR, Primary Business, district. Exhibit A outlines the revisions to Title 15 of the Carbondale Revised Code. Staff believes that expanding VRU allowances is one way to boost the housing market supply and quality, increase overall property values, and that VRUs should be viewed and treated as an important economic and neighborhood revitalization tool.

On February 12, 2025, the Planning Commission unanimously approved the proposed text amendment to Title 15 of the Carbondale Revised Code.

Staff recommends approval of the proposed text amendment for PC 25-07.

Attached are the following documents:

1. Staff Report for PC 25-07
2. Exhibit A - Proposed Text Amendment
3. Exhibit B - Map of PA & PAR Zoning Districts
4. Ordinance to Approve the Text Amendment to Title 15

File Attachments

[PC 25-07 Staff Report, TA for VRUs in PA & PAR, 2025-02-25.pdf \(3,208 KB\)](#)

[Exhibit A, Proposed Text Amendment, 2025-02-25.pdf \(613 KB\)](#)

[Exhibit B, Map of PA & PAR Zoning Districts, 2025-02-25.pdf \(1,088 KB\)](#)

[Ordinance Approving a Text Amendment to Title 15 Permitting VRUs in PA & PAR, 2025-02-25.pdf \(167 KB\)](#)

[Unapproved Planning Commission Minutes - 2.12.25.pdf \(161 KB\)](#)

9. Adjournment of the City Council Meeting

Subject :	9.1 Adjourn meeting
Meeting :	Feb 25, 2025 - Local Liquor Control Commission and Regular City Council Meeting February 25, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.