

Tuesday, March 11, 2025

Local Liquor Control Commission and Regular City Council Meeting March 11, 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 : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 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 February 25, 2025

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action

Recommended Action : Approve the minutes from the Local Liquor Control Commission meeting of February 25, 2025

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 25 February 2025.pdf \(100 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Acceptance of Hearing Officer's Report and Recommendation for LLC Case 2024-3
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025
Type :	Action, Reports
Recommended Action :	Accept Recommendation of Hearing Officer and impose costs of proceedings and letter of reprimand to Licensee

Public Content

Originating Department: Legal

Background:

Officers with the Carbondale Police Department requested on-duty Assistant Fire Chief D.W. Presley to the scene of Indigo Event Space and Lounge, LLC on October 14th, 2024, for an occupancy check. This occurred after calls to police in reference to patrons standing in State Route IL 13 outside the establishment. During an on-scene investigation it was determined that Indigo Event Space and Lounge, LLC had exceeded its posted occupancy. The establishment voluntarily closed down for the night to address the occupancy concerns.

A complaint was filed with the Carbondale Local Liquor Commission by the City Attorney's Office on November 22nd, 2024. Parties entered into a stipulation of facts and all relevant documents and evidence was submitted to the Hearing Officer for review and recommendation. The Commission should accept, reject, or modify the Hearing Officer's Report and Recommendation in whole or in part.

Attached is the Report and Recommendation, a signed stipulated agreement from Unree Westley, and a proposed order. As this is the first violation within the License period for Indigo Event Space and Lounge, LLC, Staff's recommendation, per standard policy, is to pay costs of proceedings and a letter of reprimand.

File Attachments

[Indigo.LL.pdf \(286 KB\)](#)

[Hearing Officer's Report and rec..pdf \(264 KB\)](#)

[LLC.Complaint&Summons.Indigo.pdf \(898 KB\)](#)

[Stipulated Agreement \(Signed\).pdf \(324 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.3 Update on Application from CakeFam, LLC dba This N That
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 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 \(2,198 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject : 4.1 Time of Adjournment for Local Liquor Control Commission

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject : 5.1 Roll Call

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject : 5.2 Presentation of Illinois Law Enforcement Accreditation Program Plaque

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Procedural

Public Content

Originating Department: City Manager's Office

Background:

Accreditation is the ongoing process through which agencies assess their policies and procedures against established criteria, ensuring compliance with those criteria verified by an independent and authoritative body, the Illinois Law Enforcement Accreditation Council. The criteria, or standards, serve as policy development guidelines representing high-quality service delivery. However, the true indicator of compliance lies with an evaluation by trained, independent professional peers. Establishing meaningful and professional standards and evaluating compliance with those standards are the two fundamentals of an accreditation program.

The Tier II accreditation program is the most comprehensive, consisting of 181 standards, including administrative, operational, personnel, and training requirements. An ILEAP official carried out an onsite assessment over two days in December 2024, and the ILEAP Council awarded the accreditation to CPD in January 2025.

Currently, 65 law enforcement agencies in Illinois are ILEAP-accredited agencies. Carbondale is now among only 22 law enforcement agencies in the state to have achieved Tier II accredited status.

O'Fallon Public Safety Director and Illinois Law Enforcement Accreditation Program (ILEAP) Board Officer Kirk Brueggeman will present a plaque to Mayor Harvey for the Carbondale Police Department's achievement of Tier II accreditation.

5. Preliminaries to the City Council Meeting

Subject :	5.3 Citizens' Comments and Questions
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 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 :	5.4 Council Comments, General Announcements, and Proclamations
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 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 City Council Meeting Minutes from February 25, 2025

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)

Recommended Action : Approve the minutes from the regular City Council meeting of February 25, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 25 February 2025.pdf \(163 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.2 Approval of Warrant for the Period Ending: 02/28 /2025 for the FY 2025 Warrant 1506 in the Total Amount of \$1,302,114.66

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 02/28/2025 totaling \$1,302,114.66

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

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1506 2025-03-11.pdf \(337 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.3 Resolution Authorizing the Submission of a DCEO Grant Application for Community Development, Violence Prevention, and Administrative Cost

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)

Recommended Action : Approve a resolution authorizing the submission of a DCEO grant application for violence prevention and administrative costs

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](#)

Public Content

Originating Department: Violence Prevention Programs

Background:

On October 21, 2024, the City of Carbondale was notified of its eligibility to apply for \$500,000 in funding through the DCEO Grant Opportunity DG250163. This General Revenue Fund (GRF) grant is designated for community development, violence prevention, and administrative costs incurred from July 1, 2024, through June 30, 2025.

On November 6, 2024, the Director of Violence Prevention Programs and the Finance Director met with DCEO grant managers, who clarified that the grant funds should be allocated to City of Carbondale departments for operational and program expenses, including salary and equipment.

If awarded, this grant will cover eligible expenses incurred by the Director of Violence Prevention Programs, Mental Health Advocates, Victim Advocate, and the Animal Control Officer from July 1, 2024, through June 30, 2025. The application deadline is the first quarter of 2025.

File Attachments

[Resolution Approving the Submission of a DCEO Grant Opportunity DG250163 2025-03-05.pdf \(88 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.4 Resolution Authorizing the City Manager to Enter into 5-Year Engineering Consultant Contracts with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL to Assist with Federally Funded Projects in an Amount Not to Exceed \$1,000,000 Each

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)

Recommended Action : Approve Resolution Authorizing the City Manager to Enter into 5-Year Engineering Consultant Contracts with

Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL
to Assist with Federally Funded Projects in an Amount Not
to Exceed \$1,000,000 Each

Public Content

Originating Department: Public Works Engineering

Background:

The Engineering Division prepared a Request for Qualifications (RFQ) to select engineering firms through the Illinois Department of Transportation's (IDOT's) Quality Based Selection (QBS) process. Having now completed the QBS selection process, it is necessary to enter into contracts with the top consulting firm so that the City can contract with them for Design Services as needed on IDOT and federally funded projects. The RFQ and QBS Policy are included for reference below; the advertisement and summary sections of the RFQ are as follows:

ADVERTISEMENT:

The City of Carbondale is seeking a qualified Consulting Engineering Firm(s) to enter into a contract for the performance of services On Call or Indefinite Delivery/Indefinite Quantity (IDIQ) under task or work orders issued on an as-needed or on-call basis. The established contract period for this IDIQ is five (5) years, with a maximum total dollar amount of \$1,000,000.00. The City may execute multiple IDIQ contracts should it be deemed in the best interest of the City. Sealed Statement of Qualification (SOQ) submittals were due to the City's Director of Public Works by noon on January 17, 2025. All interested parties had the opportunity to download the Request for Qualifications (RFQ) and Quality Based Selections (QBS) Policy from the City's website at: www.explorecarbondale.com/bids.aspx. Should you require a copy to be emailed to you, please contact City's Engineering Division at (618) 457-3720 to request one.

RFQ SUMMARY:

The City of Carbondale is seeking a qualified Consulting Engineering Firm to enter into a contract for the performance of services On Call or Indefinite Delivery/Indefinite Quantity (IDIQ) under task or work orders issued on an as-needed or on-call basis. The City at times receives Federal funds, which are used to fund some engineering and design-related consulting services. Over the recent years, the City has received Surface Transportation Program (STU) funds for numerous projects including 3R and New Construction/Reconstruction projects and Illinois Transportation Enhancement Program (ITEP) fund for several bicycle/pedestrian projects. Currently the City has several STU funded projects through the Southern Illinois Metropolitan Planning Organization (SIMPO) in various states of design/project readiness, and one ITEP project that is currently under design contract with a consultant. The City anticipates that they will continue to apply for and receive STU and ITEP funding, as well as other Federal funding sources including, but not limited to, Motor Fuel Tax (MFT), Safe Routes to Schools (SRTS), Highway Safety Improvement Program (HSIP), Surface Transportation Block Grant: Bridge (STPG: Bridge) and other funds that may become available. The City is in need of professional Phase I and Phase II (preliminary design and design engineering) and limited Phase III (construction engineering) services for various federally funded projects from the funding sources listed above. The typical types of projects funded by those sources include, but are not limited to, Local Agency Functional Overlay (LAFO) roadway resurfacing projects, roadway widening or reconstruction projects, intersection improvements, round-a-bouts, pedestrian/bicycle facilities, bridge replacement or rehabilitation, and engineering studies. The City reserves the right to perform a separate Qualifications Based Selection (QBS) process on any given project, depending on the complexity of the assignment and if the City determines it is in their best interest. The established contract period for this IDIQ shall be five (5) years, which is the time from execution of the IDIQ contract to when all work orders are issued. The maximum total dollar amount which may be awarded under this IDIQ is \$1,000,000.00. The City may execute multiple IDIQ contracts should it be deemed in the best interest of the City.

In total, ten (10) firms responded to the RFQ; these were independently evaluated and ranked by three (3) City staff members according to the attached QBS Ranking Sheet. The highest ranked firm was Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL. Staff has prepared a Master Task Order IDIQ contract that meets IDOT and Federal Requirements; this master contract enumerates the overall agreement and conditions per IDOT and Federal Standards, but does not detail any project specific tasks or costs. Actual project-specific agreements will be executed on a per-project basis as the need arises. Per the City's purchasing guidelines, all contracts in excess of \$20,000 will be placed on a future City Council Agenda for individual consideration and approval.

The advantage of approving this Master Task Order IDIQ contract is that when federal transportation funds become available in the future, the City can begin design work immediately through this approved consultant, which saves months of time for each individual project. If the City elects not to award an engineering consultant contract for the designated time period, a QBS process must be completed for each individual project where grant funds will be used for project design, which will lengthen the timeline of each project from application to completion. Staff followed IDOT and Federal standards for evaluating and scoring during the QBS selection process. By utilizing the QBS process, the City can save time in applications for State and Federal grants and on City capital projects.

Recommended Action:

It's recommended that the City Council approve resolutions authorizing the City Manager to enter into a 5-year master task order contract with TWM to provide engineering design services on federally funded transportation projects.

File Attachments

[City of Carbondale QBS Policy-Request for Qualification and advertisement 2025-03-11.pdf \(566 KB\)](#)
[Transp Engr Master Services Agreement 2025-03-11.pdf \(885 KB\)](#)
[TWM Ins Cert - Carbondale - combined 2025-03-11.pdf \(190 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Approve the Purchase of Rock Salt through the State of Illinois Joint Purchasing Program for FY2026
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025
Type :	Action (Consent)
Recommended Action :	Approve the Purchase of Rock Salt through the State of Illinois Joint Purchasing Program for FY2026

Public Content

Originating Department: Public Works - Street Department

Background:

The Procurement Services Division of the State of Illinois Department of Central Management Services (CMS) has notified the City that it will be soliciting bids for the purchase of rock salt sometime during May/June 2024. The State of Illinois is now using an online registration /response system for joint purchasing. The City was notified via email on February 24, 2025, of the solicitation. In order to participate in the joint purchase of bulk rock salt this year, the City is required to submit an electronic requisition to CMS by April 7, 2024.

In an effort to meet the demands of small and large communities, CMS is offering two options for committing to the purchase of rock salt for FY2024:

Option 1 - The City is required to purchase not less than 80% of the requested amount, with the vendor agreeing to supply a maximum of 120% of the requested amount (if needed) by March 1, 2024.

Option 2 - The City is required to purchase 100% of the requested amount, with the vendor agreeing to supply a maximum of 120% of the requested amount (if needed) by March 1, 2024.

Either option allows the City to purchase up to 50% of the requested amount by November 30, 2025. The State strongly encourages governmental units to order early and store as much salt as possible in order to prevent potential salt shortages during the winter. Staff responded to the solicitation by selecting purchasing commitment Option 2 for 350 Tons of rock salt, which is consistent with the proposed FY2025 Budget.

Carbondale Revised Code Section 1-6-16 allows cooperative purchasing with other government units when the best interests of the City would thereby be served. The purchase of rock salt through the State of Illinois' bid is in the City's best interests. The State secures a contract bond from the vendor to guarantee delivery of the requisitioned amount, and the price remains firm up to the 120% guaranteed limit for the duration of the contract. Historically, the purchase of this commodity through Joint Purchasing has benefited the City with below open market prices and guaranteed availability and delivery.

The proposed requisition is for 700 tons (minimum purchase of 660 tons) with an estimated cost through the State Bid of \$63,000. Sufficient funds have been included in the FY 2025 Budget for the purchase of rock salt for highway snow and ice control from Motor Fuel Tax Funds.

Carbondale Revised Code Section 1-6-13.E.7 allows exceptions to the formal contract procedure when it is determined to be in the best interests of the City. This would require an affirmative vote of two-thirds (2/3) of those Council members present, but at least four (4) votes are required. (If all Council members are present, five (5) votes are required for approval.)

Further, the state is now requiring a Certificate of Authority by vote to be turned in with the Rock Salt solicitation. All city purchasing rules will be followed with all purchases.

File Attachments

[Certificate of Authority 2025-03-11.pdf \(596 KB\)](#)

[FY2026 Rock Salt Survey 2025-03-11.pdf \(1,020 KB\)](#)

[CMS CY2025-CY2026 Rock Salt Contract Joint Participation Agreement 2025-03-11.pdf \(127 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.6 Resolution Naming the State Route 13 West Multi-Use Path the Saluki Greenway
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025
Type :	Action (Consent)

Recommended Action : Adopt a Resolution Naming the State Route 13 West Multi-Use Path the Saluki Greenway

Goals :
Goal #1: Provide a high quality-of-life and foster a sense of community for all residents
Goal #4: Encourage progressive economic development, tourism, arts, and entertainment
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 nearing completion of the construction of a 2-mile-long, 10-foot wide paved multi-use bike path that will connect existing bike paths at Old Murphysboro Road and Wood Road. In 2020, the City of Carbondale applied for and was awarded an Illinois Transportation Enhancement Program (ITEP) grant from the Illinois Department of Transportation (IDOT) to fund the construction of this segment of bike path. The same year, Jackson County was awarded ITEP funding to continue the path west toward Murphysboro. These projects are part of a regional effort to connect Murphysboro, Carbondale, Carterville, and Marion with an off-road path that will enhance transportation and recreation opportunities between and within these towns.

City staff and other regional planning staff have referred to the west Carbondale/east Murphysboro path segment as 'Saluki Greenway' since the inception of the project. Staff recommend formally naming the path Saluki Greenway. This would be a reference, of course, to Southern Illinois University as a regional landmark and institution, and also to the region being known as Little Egypt. Cyclists from all over the country and world pass through Southern Illinois throughout the year, traveling the Transamerica Trail. Aligning our recreational facilities with our unique cultural assets will help instill name recognition for our region as we continue to attract visitors and future residents to our area. The reference to the SIU Salukis will also help to create a more welcoming environment for SIU students off-campus and even outside of Carbondale.

Specifically, this Resolution would name the path beginning at Emerald Lane, continuing west along State Route 13 to Airport Road, the 'Saluki Greenway.'

City staff and Jackson County staff have coordinated on this project since the grant applications were submitted to ensure that there would be a seamless transition on the bike path between the 'City segment' and the 'County segment.' City staff recommends that City Council direct staff to propose to the Jackson County Board the continuation of the naming of the Saluki Greenway until their project's terminus at Country Club Road.

File Attachments

[SR 13 West Bike Path Map 2025-03-11.pdf \(121 KB\)](#)

[Resolution Naming the Route 13 West Multi-Use Path the Saluki Greenway 2025-03-11 \(1\).pdf \(119 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.7 A Resolution Authorizing City Staff to Initiate Discussions Regarding the Establishment of the 1.5 Mile Zoning Boundary for the 2025 Comprehensive Plan

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)

Recommended Action : Adopt a Resolution Authorizing City Staff to Gather Recommendations from the Planning Commission Regarding the Establishment of the 1.5 Mile Zoning Boundary for the 2025 Comprehensive Plan.

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: Community Development

Background:

Carbondale, like many other home-rule municipalities in Illinois, maintains the authority to enforce its zoning and subdivision regulations up to 1.5 miles outside the city limits. This allows the City to manage the type, pattern, and character of development in areas where the City may eventually expand. Traditionally, the 1.5-mile boundary is re-drawn during the Comprehensive Plan update process to account for the city's growth since the previous update (please see attached 2010 Plan Future Land Use Map).

As the City is currently undergoing its Comprehensive Plan update, slated to be completed by June 2025, formal recommendation from the City Council is needed as to where this boundary line will be drawn. This will determine how the City's zoning is administered outside of city limits for the next 10+ years.

The Planning Commission discussed this topic, among others, during their February 26, 2024, PLAN Carbondale work session. A renewed agreement between Murphysboro and Carbondale needs to be established as to where the boundary between the two zoning authorities lies. And on Carbondale's east side, Staff suggests the consideration of ending the zoning jurisdiction at the Williamson County line. The Planning Commission recommended that the City Council seek the Commission's input on where the zoning boundary will be drawn for the new Comprehensive Plan.

Attached is a Resolution directing Staff to compile a finding of facts for the Planning Commission and to begin necessary conversations with neighboring jurisdictions regarding the City's new 1.5-mile zoning boundary. This item would then come back to City Council to make the final decision, ideally ahead of the final drafting of PLAN Carbondale.

File Attachments

[2010 Future Land Use Map 2025-03-11.pdf \(1,102 KB\)](#)

[Resolution Authorizing Staff to Initiate Discussions Regarding the 1.5 Mile Zoning Jurisdiction for Comp Plan Update 2025-03-11.pdf \(89 KB\)](#)

7. Consent Agenda of the City Council

Subject : 7.8 Resolution Approving an Amendment to a Tax Increment Financing Redevelopment Agreement For Property at 200 West Elm Street

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)

Recommended Action : Approve resolution approving an amendment to a Tax Increment Finance Redevelopment Agreement for property at 200 W. Elm Street

Goals :

Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

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

Public Content

Originating Department: Economic Development

Background:

In March 2016, the City entered into a TIF agreement with Sai Krishna LLC for eligible costs associated with the construction of the Homes2 Suites by Hilton at 200 W. Elm Street. The agreement allowed for a maximum TIF reimbursement of \$350,000 and a rebate Hotel room tax not to exceed \$1.5 million. See Redevelopment Agreement Sai Krishna 2025-03-11.pdf attached.

The Homes2 Suites by Hilton opened in October 2018, with 55 marked parking spaces. However, according to their franchise agreement with Hilton, the hotel needed one parking space per room for a total of 97 spaces. The City agreed to temporarily provide parking permits for Lot 6 for \$1,000/year, with a 12 month term. In May of 2023, Lot 6 was closed for the construction of SIMMS, reducing the number of available parking spots below the required threshold for the hotels franchise agreement. To temporarily accommodate the hotels parking needs, the City allowed their guest to use the metered parking lot behind City Hall at no charge.

To address the hotels parking needs, Sai Krishna, LLC purchased 209 W. Walnut Street, 211 W. Walnut Street, and 203. W. Elm Street to construct additional parking lots to provide sufficient parking to meet the franchises parking requirements.

Sai Krishna, LLC wishes to amend their current TIF Redevelopment Agreement to include the new adjacent parcels and any additional TIF eligible expenses associated with them, including property acquisition, professional services, and demolition costs.

Recommended Action:

It is recommended that the City Council approve the Resolution approving an amendment to a Tax Increment Finance Redevelopment Agreement for property at 200 W. Elm Street.

File Attachments

[Resolution Approving an Amendment to a Tax Increment Financing Agreement for 200 West Elm Street 2025-03-11.pdf \(88 KB\)](#)

[Exhibit A - Addendum to SAI Krishna TIF Redevelopment Agreement 2025-03-11.pdf \(1,566 KB\)](#)

[Redevelopment Agreement SAI Krishna 2025-03-11.pdf \(7.536 KB\)](#)

[Exhibit B - Eligible Project Expenses Sai Krishna 200 W Elm 2025-03-11.pdf \(126 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.9 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Quatro Holdings, LLC for a Redevelopment Project at 218 West Freeman Street
Meeting :	Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025
Type :	Action (Consent)
Recommended Action :	Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Quatro Holdings, LLC for a Redevelopment Project at 218 West Freeman Street

Goals :

Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

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

Public Content

Originating Department: Economic Development

Background:

On December 27, 2012, the City Council approved an ordinance adopting tax increment financing (TIF) for Illinois-University Corridor TIF #2. This ordinance allows property tax revenue created by new development within the project area to be held in a special City fund to pay for certain redevelopment expenses. One use of the increment funds is to reimburse private developers for eligible redevelopment project costs. The State statutes governing TIF specify eligible redevelopment project costs that include property acquisition, demolition, site preparation, environmental cleanup, remodeling and rehabilitation of existing buildings, and a portion of interest costs from financing. The cost of new building construction is not an eligible expense.

On April 25, 2023, the City Council approved a resolution creating TIF-Funded Downtown Property Code Compliance Incentive Program. The intent of this program is to encourage commercial property owners to improve downtown buildings, in an effort to develop a revitalized downtown.

The reimbursement terms for this project are specified in the attached redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a redevelopment agreement between the City and Quatro Holdings, LLC for reimbursement of a portion of the costs to redevelop property at 218 West Freeman Avenue. The developer is in the process of expanding the popular Quatros Deep Pan Pizza into the adjacent vacant spots, east of the current operating space. Renovations include additional ADA-accessibility upgrades, as well as additional restrooms to accommodate for increased capacity.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$346,000. A portion of this total includes an upfront reimbursement of up to \$50,000 to cover the expense of bringing the building up to code. The remaining amount represents the developers cost of the purchase of the existing structures. Costs related to any new construction of the property will not be eligible and are not included in this estimate.

Objectives of the TIF Redevelopment Plan include reduction or elimination of blighting conditions, enhancing the real estate tax base, and encouraging private investment in the redevelopment project area. Development of the subject property as proposed by Quatro Holdings, LLC represents a substantial contribution to all of these objectives.

Recommended Action:

It is recommended that the City Council approve a resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with Quatro Holdings, LLC for a Redevelopment Project at 218 West Freeman Street.

File Attachments

[Quatro Holdings Code Compliance Redevelopment Agreement 2025-03-11.pdf \(458 KB\)](#)

[Resolution Approving a Code Compliance TIF Redevelopment Agreement at 218 West Freeman 2025-03-11.pdf \(89 KB\)](#)

7. Consent Agenda of the City Council

Subject :

7.10 Approval of Consent Agenda Items

Meeting :

Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action (Consent)
Recommended Action : Approve all Consent Agenda items not pulled for separate consideration

Public Content

9. Executive Session

Subject : 9.1 Executive Session to Discuss the Purchase or Lease of Real Property for the Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should Be Acquired

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action

Recommended Action : Enter into Executive Session to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired, as permitted by the Illinois Open Meetings Act, 5 ILCS 120/2(c)(5).

Public Content

Originating Department:
City Clerk's Office

Background:

Discussion by the public body in Executive Session of the below-listed exception is permitted by the Illinois Open Meetings Act (5 ILCS/120.) 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.

5 ILCS 120/2(c)(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

9. Executive Session

Subject : 9.2 Return to Open Session

Meeting : Mar 11, 2025 - Local Liquor Control Commission and Regular City Council Meeting March 11, 2025

Type : Action

Recommended Action : Return to Open Session

Public Content

Originating Department:

City Clerk's Office

Background:

The Council is asked to take action to return to the open session.

10. Adjournment of the City Council Meeting

Subject : 10.1 Adjourn meeting
Meeting : Mar 11, 2025 - Local Liquor Control Commission and
Regular City Council Meeting March 11, 2025
Type : Procedural

Public Content

The Mayor will declare the meeting adjourned.