

Tuesday, June 10, 2025

Local Liquor Control Commission and Regular City Council Meeting June 10, 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 : Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission
Meeting : Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 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 Minutes from April 22, 2025
Meeting : Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type : Action
Recommended Action : Approve the Local Liquor Control Commission meeting minutes from April 22, 2025

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 22 April 2025.pdf \(10 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Application for an On-Premises-Primary Liquor License from Hangar 9, LLC d/b/a Hangar 9 at 511 South Illinois Ave.
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action
Recommended Action :	Approve the issuance of a license for an On-Premises-Primary Liquor License from Hangar 9, LLC d/b/a Hangar 9 at 511 South Illinois Avenue, with the beer garden, amplified sound, live entertainment, package sales, and age 16+ events liquor license riders, contingent upon receipt of all outstanding items; or Approve the issuance of a license for an On-Premises-Primary liquor license, without one or more of the specified riders, contingent upon receipt of all outstanding items; or Deny the issuance of the On-Premises-Primary liquor license to Hangar 9, LLC based on one or more provisions of the liquor code.

Public Content

Originating Department:

City Clerk's Office

Background:

Hangar 9, LLC has submitted an application for an on-premises-primary liquor license with beer garden, amplified sound, live entertainment, package sales, and age 16+ events liquor license riders. The former Hangar 9 location held this same classification and liquor license riders except for package sales. Illinois Public Act 103-0004 extended the State's "cocktails to go" delivery and carryout of mixed drinks from January 3, 2024, until August 1, 2028; the package sales classification would apply to these sales, as well as other non-single-serving package sales.

Liquor Code Provisions

The On-Premises Primary classification permits the sale of alcohol for consumption on the business premises with sales of alcohol as the principal source of revenue. The minimum entry age for the establishment shall be eighteen (18) unless a special condition or license rider is issued to modify such entry age.

Sixteen Plus Live Event Rider: This rider allows minors sixteen years of age and older to be present during a live instrumental, vocal, musical, theatrical, dance performance, live poetry reading, or similar live performance under certain conditions itemized in the CRC.

Carbondale Revised Code - Procedure for Issuing a License

The Local Liquor Control Commission may require evidence it deems necessary to make findings based upon the standards and factual criteria for issuing or denying a license as set out below. Following the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the approval of the license would not be detrimental to the general welfare of the City. If the Commission finds that a change in the applicant's plans is needed in order to create grounds for the issuance of the license, the Commission may require such change(s) as a condition. The failure of the applicant at any time to adhere to or perform such condition shall be considered a violation of the Carbondale Liquor Code title.

Criteria for denying an application for a liquor license:

- 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 that would preclude the applicant from holding a liquor license. The outstanding items are the pro-rated liquor license fee, the Illinois Business Authorization Certificate, a Jackson County Health Department permit, a certificate of insurance, and a valid lease or deed to the property.

Staff Recommendation: Approve

The requested license classification is appropriate for the proposed operation.

The location previously operated under this classification for a number of years.

File Attachments

[Hangar 9, LLC - New Liquor License Application Redacted.pdf \(1,942 KB\)](#)

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

[Sixteen Plus Live Events - Carbondale Revised Code Language.pdf \(412 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.1 Roll Call
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject : 5.2 Citizens' Comments and Questions
Meeting : Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 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 : Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 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.

5. Preliminaries to the City Council Meeting

Subject : 5.4 Proclamation for Gun Violence Prevention Month
Meeting : Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type : Procedural

Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring June 2025 as Gun Violence Prevention Month

File Attachments

6. Public Hearings and Special Reports

Subject :	6.1 A Public Hearing on the Proposed Vacation of a Portion of Walnut Street
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action, Discussion
Recommended Action :	It is recommended that the City Council conduct the Public hearing for the proposed vacation of a portion of Walnut Street at the intersection of Eason Street.

Public Content

Originating Department: Legal

Background: The City of Carbondale is seeking the vacation of a portion of Walnut Street at the intersection of Eason Street. This portion of Walnut Street was permissibly encroached upon per a signed agreement between the owner of 300 S. Eason and the City of Carbondale in 1986. This described property consists of a driveway and land access to adjacent city-owned property to maintain drainage at the intersection of Walnut and Eason Streets. The property includes right-of-way from Walnut Street that is no longer necessary for the City to maintain and best legally records and resolves the 'spirit of agreement' contained in the City street file, although never recorded in the Jackson County's Recorder's Office. The separation of the right-of-way will allow the city to maintain access to the drainage system.

To provide an opportunity for public input, the Carbondale City Council will hold a hearing on this matter. A notice of the public hearing was published in the *Southern Illinoisan* on May 27, 2025. An Ordinance vacating the street will be considered later on the Council Agenda.

Attached for City Council review are the following:

1. Location Map (Exhibit A)
2. Copy of the Notice of Public Hearing

File Attachments

[Eason Street - Walnut Street Vacation.pdf \(358 KB\)](#)

[Published Notice.pdf \(8 KB\)](#)

[Jackson County, IL - Reach Parcel Viewer.pdf \(4,428 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.1 City Council Meeting Minutes from May 27, 2025
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of May 27, 2025

Public Content

Originating Department: City Clerk's Office

Background:

File Attachments

[Regular City Council Meeting Minutes 2025-05-27.pdf \(188 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Warrant for the Period Ending: 05/23 /2025 for the FY 2025 & FY 2026 Warrant 1512 in the Total Amount of \$4,462,692.28
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 05/23/2025 totaling \$4,462,692.28
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1512 2025-06-10.pdf \(317 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Resolution Appropriating \$655,482.11 of Motor Fuel Tax Funds for the Construction of and Award of the Contract for CIP Project ST2503 - Rehabilitation of North Marion and Old West Main - to E.T. Simonds Construction Company of Carbondale, Illinois
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Appropriating \$655,482.11 of MFT Funds for the construction of and award the Contract for CIP Project ST2503 - North Marion and Old West Main Rehabilitation to E.T. Simonds Construction Company of Carbondale, Illinois

Public Content

Originating Department: Public Works-Engineering

Background:

This CIP project will rehabilitate North Marion Street from Main Street to Fisher Street and Old West Main Street from Main Street to Glenview Drive (CIP ST2503). The pavement joints and asphalt on these sections of road are failing and in need of repair.

Bid documents were prepared for CIP No. ST2503 and the bid was advertised in the *Southern Illinoisan* Tuesday, May 6, 2025. Bid invitations were sent to six (6) contractors and seven (7) plan houses as shown on the attached Certificate. Two (2) bids were received on May 29, 2025, as shown on the attached Bid Tabulation. The low bid was submitted by E.T. Simonds Construction Company of Carbondale, IL in the amount of \$655,482.11 which is under the planned FY 2026 Construction budget of \$715,000 of Motor Fuel Tax funding. Staff recommends approving a Resolution appropriating MFT Funds in the amount of \$655,482.11 for the construction of and awarding the contract for CIP Project ST2503 to E.T. Simonds Construction Company of Carbondale, Illinois.

File Attachments

- [Resolution N Marion and Old West Main Construction Funds 2025-06-10.pdf \(249 KB\)](#)
- [26-02 N Marion & Old West Main Rehab MFT Certificate 2025-06-10.pdf \(16 KB\)](#)
- [26-02 N Marion & Old West Main Rehab Bid Tab 2025-06-10.pdf \(311 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 Appointment to Boards and Commissions - Library Board of Trustees
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with Mayor Harvey'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:

Library Board of Trustees: Appointment of Aimee Trojnar to fill an unexpired term ending June 30, 2027.

7. Consent Agenda of the City Council

Subject :	7.5 Resolution Declaring a 2009 International Recycling Truck (VIN 1HTWCAAR69J091161) as Surplus to Be Used as Trade-in
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Declaring the 2009 International Recycling Truck (VIN 1HTWCAAR69J091161) as Surplus to be used as trade-in

Public Content

Originating Department: Public Works-Refuse and Recycling

Background:

On August 13, 2024, the City Council approved the purchase of a new automated side-load refuse truck. Bid documents were prepared and the 2009 Freightliner recycling truck was included as a trade-in. To trade in the vehicle, the City Council must first declare it as surplus. This item was left off of the agenda on August 13, 2024.

The City Council is asked to adopt a Resolution declaring the 2009 International Recycling Truck (VIN 1HTWCAAR69J091161) as Surplus to be used as a trade-in.

File Attachments

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

[A Resolution Declaring a 2009 Freightliner Recycling truck \(VIN 1HTWCAAR69J091161\) as Surplus 2024-05-14.pdf \(8 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.6 Conditionally Award the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Section 26-00000-01-GM Groups A,C, E and G to Russell Forby Trucking of Makanda, IL, in the Amount of \$28,926 Group F to Illini Asphalt of Benton, IL, in the amount of \$16,720; and, Approve the Purchase of Non-MFT Maintenance Materials to be Awarded to Russell Forby Trucking of Makanda, for Groups B and D in the amount of \$33,220
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Conditionally Award the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Section 26-00000-01-GM Groups A,C, E and G to Russell Forby Trucking of Makanda, IL, in the Amount of \$28,926 Group F to Illini Asphalt of Benton, IL, in the amount of \$16,720; and, Approve the Purchase of Non-MFT Maintenance Materials to be Awarded to Russell Forby Trucking of Makanda, for Groups B and D in the amount of \$33,220

Public Content

Originating Department: Public Works-Engineering

Background:

On April 22, 2025, the City Council approved Resolution No. 2025-R-22 authorizing \$527,060 of Motor Fuel Tax (MFT) funds for street maintenance for Fiscal Year 2026. This amount falls within the City's approved Motor Fuel Tax Operations and Maintenance budget (41013). The MFT maintenance materials included in this bid utilize only a portion of the previously approved funds.

This bid also includes 2,000 tons of CA-10 and CA-11 rock to be used by the Water and Sewer Divisions. That use is ineligible for MFT funds and will be purchased through the Water and Sewer inventory account and charged to the respective divisions. The bid specifications for the MFT Maintenance Materials were prepared and the bid was advertised in the *Southern Illinoisan* on Tuesday, May 13, 2025, and in the IDOT Bulletin. Fourteen (14) bid packets were sent to the firms listed on the attached Certificate as well as to four (4) plan houses. Three (3) bids were received on June 3, 2025, from the firms shown on the attached Bid Tabulations.

Section 26-00000-01-GM:

Group A -CA-10 Rock: Russell Forby Trucking \$9,816

Group C - CA-11 Rock: Russell Forby Trucking \$5,103

Group E - RR-4 Rock: Russell Forby Trucking \$6,603

Group F - Emulsified Asphalt: Illini Asphalt \$16,720

Group G - CA-16 Rock: Russell Forby Trucking \$7,404

Group B - CA-10 (non-MFT): Russell Forby Trucking \$19,620

Group D - CA-11 (non-MFT); Russell Forby Trucking \$13,600

It is recommended that City Council Conditionally Award the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Section 26-00000-01-GM Groups A,C, E, and G to Russell Forby Trucking of Makanda, IL, in the Amount of \$28,926 Group F to Illini Asphalt of Benton, IL, in the amount of \$16,720; and, Approve the Purchase of Non-MFT Maintenance Materials to be Awarded to Russell Forby Trucking of Makanda, for Groups B and D in the amount of \$33,220.

File Attachments

[26-03 MFT Bid Tab 2025-06-10.pdf \(25 KB\)](#)

[26-03 MFT Certificate 2025-06-10.pdf \(23 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.7 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Hangar 9 LLC for a Redevelopment Project at 511 S Illinois Avenue
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Hangar 9 LLC for a Redevelopment Project at 511 S Illinois Avenue
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

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 Hangar 9 LLC for reimbursement of a portion of the costs to redevelop the property at 511 South Illinois Avenue. Developers recently purchased the long-time bar Hangar 9 with plans to reopen the establishment later in 2025 with expanded capacity. Developers will utilize Code Compliance funds to install a new sprinkler system required for increased occupancy. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$530,000. 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 structure and additional renovation costs. 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 Hangar 9 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 Hangar 9 LLC for a Redevelopment Project at 511 South Illinois Avenue.

File Attachments

[Hangar 9 LLC Code Compliance Redevelopment Agreement 2025-06-10.pdf \(322 KB\)](#)
[Resolution Approving a TIF Agreement at 511 South Illinois Avenue 2025-06-10.pdf \(89 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.8 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Dayemi Organization, Inc. for a Redevelopment Project at 200 East Jackson Street
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Dayemi Organization, Inc. for a Redevelopment Project at 200 East Jackson Street
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

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 Dayemi Organization, Inc., for reimbursement of a portion of the costs to redevelop the property at 200 East Jackson Street, the location of Branch Café and Market. Developers will utilize Code Compliance funds for masonry work to repair significant damage to the aged exterior walls (pictures attached), in addition to roof work to stop water penetration. Completion of this work will help extend the life of this 100+ year-old building. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF. Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$50,000. 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 Dayemi Organization, Inc. 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 Dayemi Organization, Inc. for a Redevelopment Project at 200 East Jackson Street.

File Attachments

[Dayemi Organization Inc Code Compliance Redevelopment Agreement 2025-06-10.pdf \(238 KB\)](#)

[Resolution Approving a TIF Agreement at 100 E Jackson St 2025-06-10.pdf \(89 KB\)](#)

[Branch Cafe and Market - East Facing Wall 2025-06-10.jpg \(7,290 KB\)](#)

[Branch Cafe and Market - North Facing Wall 1 2025-06-10.jpg \(4,098 KB\)](#)

[Branch Cafe and Market - North Facing Wall 2 2025-06-10.jpg \(5,227 KB\)](#)

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 Rahim's Beauty Supply for a Redevelopment Project at 110 East Oak Street
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Rahim's Beauty Supply for a Redevelopment Project at 110 East Oak Street
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

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 Rahims Beauty Supply for reimbursement of a portion of the costs to redevelop property at 110 East Oak Street. Long time business Rahims Beauty Supply will address code compliance issues related to roof repairs, restrooms, lighting, and ADA-accessibility within the establishment. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$30,000. 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 Rahims Beauty Supply 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 Rahims Beauty Supply for a Redevelopment Project at 110 East Oak Street.

File Attachments

[Rahim's Beauty Supply Code Compliance Redevelopment Agreement 2025-06-10.pdf \(237 KB\)](#)
[Resolution Approving a TIF Agreement at 110 East Oak Street 2025-06-10.pdf \(90 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.10 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Sandra Mason for a Redevelopment Project at 108 East Oak Street
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Sandra Mason for a Redevelopment Project at 108 East Oak Street

Goals :

Goal #8: Use the downtown master plan as a guide to revitalize the City Center
Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

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 Sandra Mason for reimbursement of a portion of the costs to redevelop property at 108 East Oak Street. Mrs. Mason owns the building where long-time Arnettes Barber Shop is located. Code Compliance funds will be used to make repairs and improvements to the roof of the aging structure. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$10,000. 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 Sandra Mason 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 Sandra Mason for a Redevelopment Project at 108 East Oak Street.

File Attachments

[Resolution Approving a TIF Agreement at 108 East Oak Street 2025-06-10.pdf \(88 KB\)](#)
[Sandra Mason Code Compliance Redevelopment Agreement 2025-06-10.pdf \(240 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.11 An Ordinance Approving the Proposed Vacation of a Portion of Walnut Street
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Adopt the Ordinance Vacating a Portion of Walnut Street located at the intersection of South Eason Street

If, however, the Council chooses to deny the vacation request, it should pull the agenda item from the Consent Agenda for a separate vote to adopt a Resolution denying the request to vacate a Portion of Walnut Street located at the intersection of South Eason Street.

Public Content

Originating Department: Legal/Planning Services

Background:

It is recommended the City vacate a Portion of Walnut Street located at the intersection of South Eason Street. This portion of Walnut Street right-of-way has been utilized as a private driveway since 1986 when the City granted the previous property owner of 300 South Eason Street an encroachment permit. The right-of-way is bound by City property and the adjacent property of 300 South Eason Street. This property is unusable for further economic, street, or drainage development. Upon approval of the vacation, the portion of the right-of-way being vacated will be transferred to the owners of 300 South Eason Street. To approve the passage of the vacation of the right-of-way, Carbondale City Code requires a 2/3rds vote of those Council Members holding office.

Attached for City Council review are the following:

1. An Ordinance approving and a Resolution denying the request to vacate a Portion of Walnut Street.

Staff recommends vacating the described area. If, however, the Council chooses to deny the vacation request, it should pull the agenda item from the Consent Agenda for a separate vote to adopt a Resolution denying the request to vacate a Portion of Walnut Street located at the intersection of South Eason Street.

File Attachments

[Jackson County, IL - Reach Parcel Viewer.pdf \(4,428 KB\)](#)

[Ordinance Approving Walnut Street Vacation 2025-06-10.pdf \(567 KB\)](#)

[Resolution denying Walnut Street Vacation June.10.2025.pdf \(114 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.12 Ordinance Approving an Easement for Greenpath East Walnut Street LandCo LLC to Construct an Access Road Within an Easement Held by the City
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve an easement for Greenpath East Walnut Street LandCo LLC to construct an access road within a easement held by the City.
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Community Development/Public Works

Background:

Greenpath East Walnut Street LandCo LLC has been approved to construct a solar array on private property. The City maintains a 35-foot water main easement that crosses said property. Greenpath East Walnut Street LandCo LLC is seeking formal permission to construct an access road on this private property, crossing a City water main. An ordinance approving this easement must be made by a 2/3 vote of the City Council. Staff recommends granting this easement.

Details of the easement agreement are included in the attachment "Exhibit A - Water Line Easement Agreement - East Walnut Street".

File Attachments

[Ordinance Authorizing the Mayor to Grant an Easement to Greenpath East Walnut Street LandCo, LLC 2025-06-10.pdf \(131 KB\)](#)

[Exhibit A - Water Line Easement Agreement - East Walnut Street.pdf \(684 KB\)](#)

[East Walnut Street Water Main Easement Map 2025-06-10.pdf \(2,174 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.13 Approval of Consent Agenda Items
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

Public Content

9. Adjournment of the City Council Meeting

Subject :	9.1 Adjourn meeting
Meeting :	Jun 10, 2025 - Local Liquor Control Commission and Regular City Council Meeting June 10, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.