

Tuesday, August 26, 2025

Local Liquor Control Commission and Regular City Council Meeting August 26, 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**

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Subject : 1.1 Roll Call  
Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025  
Type : Procedural

## **Public Content**

## **2. Citizens' Comments for the Local Liquor Control Commission**

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Subject : 2.1 Citizen Comments for the Liquor Commission  
Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025  
Type :

## **Public Content**

Citizens comments for the Local Liquor Control Commission

## **3. General Business of the Local Liquor Control Commission**

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Subject : 3.1 Local Liquor Control Commission Meeting Minutes from August 12, 2025  
Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025  
Type : Action  
Recommended Action : Approve the minutes from the Local Liquor Control Commission meeting of August 12, 2025

## **Public Content**

Originating Department:

## File Attachments

[Local Liquor Control Commission Meeting Minutes 12 August 2025.pdf \(121 KB\)](#)

### 3. General Business of the Local Liquor Control Commission

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Subject :	3.2 Application for an On-Premises Primary Liquor License with Beer Garden, Amplified Sound, and Live Entertainment Riders for Still Woods Bar, LLC dba Stillwoods at 300 South Oakland Avenue
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action
Recommended Action :	Approve the issuance of an On-Premises-Primary Liquor License with beer garden, amplified sound, and live entertainment liquor license riders, contingent upon receipt of all outstanding items, including the approval of a Special Use Permit by the City Council; 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, including the approval of a Special Use Permit by the City Council; or Deny the issuance of the On-Premises-Primary liquor license to Still Woods Bar, LLC dba Stillwoods at 300 South Oakland Avenue, based on one or more provisions of the liquor code.

## Public Content

### **Background:**

Still Woods, LLC has submitted an application for an On-Premises-Primary liquor license with beer garden, amplified sound, and live entertainment liquor license riders at 300 South Oakland Avenue, the former Fire Station #2. Two Special Use Permits are being requested and considered by the City Council that are listed under General Business of the City Council. The first is for operating as a drinking establishment in a Neighborhood Business District, and the second is to operate a food truck park.

### **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.

### **Carbondale Revised Code - Procedure for Issuing a License**

The Local Liquor Control Commission may require evidence it deems necessary to make its 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 determines that a change in the applicant's plans is necessary 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. All other items remain outstanding.

**Staff Recommendation: Approve**

- If the Special Use Permits are approved by the City Council, there is no prohibition to operating as a neighborhood bar.
- Limited parking is available, but that is a challenge experienced by several licensed establishments. It is a factor to consider, but not necessarily a deterrent. The City Council will determine the maximum seating permissible as part of the Special Use application process.
- Staff suggests that the Commission consider the amplified sound license rider and its potential impact on the homes in the neighborhood. This rider may be approved at the time of issuance, but denied at the time of renewal or revoked at any time should the issue of sound become too much of a nuisance to the neighborhood. The Commission is also authorized to establish any specific requirements it deems appropriate, given the location, nature of operation, and public safety, health, and welfare, as a condition of the issuance of the rider (e.g., modified hours for amplified sound).
- If the Special Uses are not approved by the City Council, the liquor license will not be issued, as the Special Use approval is considered an "outstanding item".

**File Attachments**

- [Determinants for Granting or Denying Application for a Liquor License.pdf \(21 KB\)](#)  
[2-4-8 Special Conditions and License Riders.pdf \(452 KB\)](#)  
[New Liquor License Application Fillable - 2025 Stillwoods Redacted.pdf \(1,867 KB\)](#)

**3. General Business of the Local Liquor Control Commission**

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Subject :	3.3 Application for an On-Premises Secondary Restaurant Liquor License from Bandana's Missouri, LLC dba Bandana's BBQ at 309 East Main St.
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action
Recommended Action :	Approve the issuance of an On-premises Secondary Restaurant liquor license with a Catering Rider contingent upon receipt of all outstanding items; or Approve the issuance of an On-premises Secondary Restaurant liquor license without the license rider contingent upon receipt of all outstanding items; or Deny the issuance of the liquor license based on one or more provisions of the Liquor Code.

**Public Content**

Originating Department: City Clerk's Office

Background: Bandana's Missouri, LLC d/b/a/ Bandana's BBQ, to be located at 309 East Main Street, has submitted an application for an On-Premises Secondary Restaurant liquor license with a catering license rider. Bandana's Missouri, LLC previously operated at this location until the end of 2024.

**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.

### **Carbondale Revised Code - Procedure for Issuing a License**

The Local Liquor Control Commission may require evidence it deems necessary to make its 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 determines that a change in the applicant's plans is necessary 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. All other items are outstanding.

### **Staff Recommendation: Approve**

The applicant has held this same classification in Carbondale previously.

The location has been utilized in the same manner by the same operator.

## **File Attachments**

[Bandana's BBQ - Liquor License App. CORRECTED\\_Redacted.pdf \(3,603 KB\)](#)

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

## **4. Adjournment of the Local Liquor Control Commission**

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Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Procedural

## **Public Content**

## **5. Preliminaries to the City Council Meeting**

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Subject :	5.1 Roll Call
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Procedural

## **Public Content**

## 5. Preliminaries to the City Council Meeting

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Subject : 5.2 Citizens' Comments and Questions  
Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 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

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Subject : 5.3 Council Comments, General Announcements, and Proclamations  
Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 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

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Subject : 5.4 Proclamation for Quatro's Deep Pan Pizza Day  
Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025  
Type : Procedural

### Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring August 26, 2025, as Quatro's Deep Pan Pizza Day

### File Attachments

## 6. Public Hearings and Special Reports

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Subject :	6.1 PLAN Carbondale - Comprehensive Plan Presentation
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Information
Goals :	<p>Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</p> <p>Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice</p> <p>Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</p> <p>Goal #4: Encourage progressive economic development, tourism, arts, and entertainment</p> <p>Goal #5: Provide high-quality City infrastructure</p> <p>Goal #6: Enhance residential development/rehabilitation</p> <p>Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities</p> <p>Goal #8: Use the downtown master plan as a guide to revitalize the City Center</p>

## Public Content

Originating Department: Community Development

Background:

PLAN Carbondale, the City's comprehensive plan update for 2025, was recommended for adoption by the Carbondale Planning Commission at their August 13 meeting. We will now hear a presentation of the Plan from Planning NEXT consultants and City staff. The draft Plan can be found at [PLANCarbondale.com/Resources](http://PLANCarbondale.com/Resources).

An Ordinance to adopt the Plan will be considered during the General Business portion of tonight's meeting.

## 6. Public Hearings and Special Reports

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Subject :	6.2 A Public Hearing on the Proposed Exchange of Land Between the City of Carbondale and the Southern Illinois University Board of Trustees
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Public Hearing
Goals :	<p>Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities</p> <p>Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</p>

# Public Content

Originating Department: Legal

Background:

The City of Carbondale published notice of a proposed exchange of land between the City of Carbondale and the Southern Illinois University Board of Trustees in the *Southern Illinoisan*. While publication and a public hearing are not required under Section 1-13-10(B) of the Carbondale Revised Code for intergovernmental transfers of property, the City elected to provide public notice in the interest of transparency. Accordingly, legal notification was published in the *Southern Illinoisan* beginning on August 12, 2025, for three consecutive weeks, announcing a public hearing on the proposed exchange of land.

The purpose of the public hearing is to receive public comment regarding the proposed exchange. Under the terms of the proposed agreement, the City will transfer Parking Lot #4 to the University. In exchange, the University will convey to the City property commonly known as Washington Square, together with other vacant land adjacent to Washington Square located between South Washington Street and South Marion Street.

Maps of the proposed land exchange, together with legal descriptions of the parcels, are attached to this agenda item.

## File Attachments

[City Board Parking Lot 4 Exchange 2025-08026.pdf \(295 KB\)](#)

[Publication Notice of Land Exchange 2025-08-26.pdf \(71 KB\)](#)

[Quitclaim Deed - - SIU to City all parcels 2025-08-26.pdf \(216 KB\)](#)

[Quitclaim Deed - City Parking Lot to SIUC. 2025-08-26.pdf \(124 KB\)](#)

[City Property to SIU 2025-08-26.pdf \(2,667 KB\)](#)

[SIU Property to the City 2025-08-26.pdf \(2,233 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.1 City Council Meeting Minutes from August 12, 2025
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of August 12, 2025

# Public Content

Originating Department:

City Clerk's Office

## File Attachments

[Regular City Council Meeting Minutes 12 August 2025.pdf \(148 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.2 Approval of Warrant for the Period Ending: 08/01 /2025 for the FY 2026 Warrant 1517 in the Total Amount of \$1,639,820.74

Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 08/01/2025 totaling \$1,639,820.74

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

## Public Content

Originating Department: Finance

Background:

### File Attachments

[Warrant 1517 2025-08-26.pdf \(300 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.3 Approval of Warrant for the Period Ending: 08/15 /2025 for the FY 2026 Warrant 1518 in the Total Amount of \$1,206,977.83

Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 08/15/2025 totaling \$1,206,977.83

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

## Public Content

Originating Department: Finance

Background:

### File Attachments

[Warrant 1518 2025-08-26.pdf \(368 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.4 2026 Calendar of City Council Meetings

Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025

Type : Action (Consent)

Recommended Action : Adopt the proposed 2026 calendar of City Council meetings

## Public Content

Originating Department:

City Clerk's Office

Background:

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

### File Attachments

[2026 City Council Calendar - Draft - 26 August 2025.pdf \(73 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.5 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees

Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025

Type : Action (Consent)

Recommended Action : Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file

## Public Content

Originating Department: City Clerk's Office

Background:

Attached for City Council review and acceptance are approved meeting minutes from the following Boards, Commissions, and Committees:

Board of Fire and Police Commissioners - June 26, July 17, and August 8, 2025

Carbondale Public Library Board - June 11 and July 9, 2025

Sustainability Commission - May 15, 2025

### File Attachments

[Board of Fire and Police Commissioners Meeting Minutes 2025-06-26.pdf \(228 KB\)](#)  
[Board of Fire and Police Commissioners Meeting Minutes 2025-07-17.pdf \(225 KB\)](#)  
[Board of Fire and Police Commissioners Meeting Minutes 2025-08-08.pdf \(127 KB\)](#)  
[Carbondale Public Library Board Meeting Minutes 2025-06-11.pdf \(60 KB\)](#)  
[Carbondale Public Library Board Meeting Minutes 2025-07-09.pdf \(62 KB\)](#)  
[Sustainability Commission Meeting Minutes 2025-05-15.pdf \(299 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.6 Ordinance Approving a Budget Adjustment to Increase the Information Systems FY 2026 Budget in the Total Amount of \$12,200

Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025

Type : Action (Consent)

Recommended Action : Approve an Ordinance for a Budget Adjustment to Increase the Information Systems FY 2026 Budget in the Total Amount of \$12,200 for the purchase of an Agenda Management System

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

## Public Content

Originating Department: Finance

Background:

The City Council adopted a Resolution authorizing the City Manager to enter into an Agreement with CivicPlus for an Electronic Agenda Management System to replace the current system powered by BoardDocs on July 22, 2025. BoardDocs is being phased out by its parent company, and a replacement is needed for future agenda management. During the workup of the FY 2026 Budget, the licensing fees for an agenda management system were included (BoardDocs). However, funds were not included for two systems to operate simultaneously during the year for the required implementation. Future budgets will only require the fees for one system.

### File Attachments

[An Ordinance Adopting a BA for an Agenda Management System 2025-08-26.pdf \(116 KB\)](#)  
[BA Agenda Management System 2025-08-26.pdf \(139 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.7 Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$123,060.00 for Biosolids Management

Meeting : Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025

Type : Action (Consent)

Recommended Action : Approve an Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$123,060.00 for Biosolids Management

Goals :

Goal #5: Provide high-quality City infrastructure  
Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

# Public Content

Originating Department:Public Works - Utilities

Background:

Additional funds are needed to pay for increased biosolids management costs at the Northwest Wastewater Treatment Plant (NWWWTP) and Southeast Wastewater Treatment Plant (SEWWTP) for a total amount of \$123,060.00.

Industrial sewer usage has risen substantially in recent years, resulting in more sludge production. In addition to the Water & Sewer rate increases adopted by the Council last year, staff presented and Council approved substantially higher surcharge fees, which only apply to industrial sewer users. These industrial charges are in addition to the standard per gallon costs included in monthly Water & Sewer bills, which industries pay at the same rate as residents and businesses.

In response to increased sludge production, staff issued a Request for Proposals (RFP) in November 2024. A provider was selected by staff and approved by Council in late March of this year. Additional funds for biosolids management are included in the FY 2026 budgets, however the budgetary development process concluded prior to the selection of a provider and funding was based on limited information. Future budgets will be adjusted accordingly.

More than \$600,000 in revenue from industrial sewer surcharges is projected to be collected in 2025 (in addition to industrial monthly Water & Sewer bills). The industrial sewer fee increase took effect January 1, 2025. The funding requested represents catch up expenses for excessive sludge removal that had built up over time and been placed in storage until the RFP process was complete.

The City Council is requested to approve an ordinance authorizing a budget adjustment to the FY 2026 Water and Sewer Fund Budget in the amount of \$123,060.00 for biosolids management.

## File Attachments

[Inv\\_2966\\_from\\_Metro\\_Ag.\\_Inc.\\_2025-08-26.pdf \(288 KB\)](#)

[Exhibit A Budget Adjustment for the Waterworks and Sewerage Fund 2025-08-26.pdf \(15 KB\)](#)

[Ordinance Authorizing a Budget Adjustment for the Waterworks and Sewerage Fund for FY2026 2025-08-26.pdf \(105 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.8 An Ordinance Authorizing the City Manager to Execute a Land Exchange Between the Southern Illinois University Board of Trustees and the City of Carbondale
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action (Consent)
Recommended Action :	Approve an ordinance authorizing the City Manager to execute a land exchange between the Southern Illinois University Board of Trustees and the City of Carbondale
Goals :	Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

# Public Content

Originating Department: Legal

Background:

Southern Illinois University Foundation began construction of the Tedrick Welcome Center in the spring of 2025. As a result, the University lost a substantial amount of parking on the east side of the main campus. To address this issue, SIU approached the City regarding the acquisition of a City-owned parking lot adjacent to campus on the east side of South Illinois Avenue, commonly known as Lot #4.

Following discussions, the City and the University determined that a land exchange would be the most beneficial arrangement for both parties. Under this agreement, the City will transfer Lot #4 to the University, and in return, the University will transfer to the City, the vacant property formerly known as Washington Square in the 700 block of South Washington Street.

The City published a notice of the intent to exchange property, although such notice is not a legal requirement, as this transaction constitutes an intergovernmental transfer, pursuant to Section 1-13-10 of the Carbondale Revised Code. Additionally, the City conducted a public hearing earlier during this meeting.

In order for the exchange to be approved, the City Council must approve the ordinance by a two-thirds (2/3) vote of those Council Members present, but at least four (4) votes are required.

## File Attachments

[Legal Notice 2025-08-26.pdf \(18 KB\)](#)

[City Board Parking Lot 4 Exchange 2025-08026.pdf \(295 KB\)](#)

[City Board Parking Lot 4 Exchange 2025-08026.pdf \(295 KB\)](#)

[City Property to SIU 2025-08-26.pdf \(2.667 KB\)](#)

[SIU Property to the City 2025-08-26.pdf \(2.233 KB\)](#)

[Publication Notice of Land Exchange 2025-08-26.pdf \(71 KB\)](#)

[Exhibit B Quitclaim Deed - - SIU to City all parcels 2025-08-26.pdf \(216 KB\)](#)

[Exhibit A Quitclaim Deed - City Parking Lot to SIUC. 2025-08-26.pdf \(124 KB\)](#)

[Ordinance Approving a Real Estate Exchange with SIU 2025-08-26.pdf \(122 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.9 Award of Purchase of a Vertical Solids Handling Pump Rotating Assembly to Municipal Equipment Company, Inc. of Earth City, MO in the amount of \$51,510.87
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action (Consent)
Recommended Action :	Award the Purchase of a Vertical Solids Handling Pump Rotating Assembly to Municipal Equipment Company, Inc. of Earth City, MO in the amount of \$51,510.87
Goals :	<a href="#">Goal #5: Provide high-quality City infrastructure</a> <a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a> <a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a>

# Public Content

Originating Department: Public Works - Utilities

Background:

The City's Southeast Wastewater Treatment Plant operates six (6) vertical solids handling pumps. One of these pumps has been rebuilt or replaced each year for the past several years as they have reached the end of their useful service life.

The FY 2026 budget includes funding to complete this pump rebuild. At the time of construction, this set of pumps was competitively bid. Since this is a partial replacement for a single unit of the set, only the original equipment manufacturer can provide the necessary parts to work with the remaining components.

CRC 1-6-13-E-4 allows an exception to the formal bidding process.

"Contracts for the maintenance, servicing, or provision of repair parts for equipment which are made with the manufacturer or authorized service agent of that equipment where the provision of parts, maintenance or servicing can be best performed by the manufacturer or authorized service agent or when such contract would otherwise be advantageous to the city."

The City Council is requested to award the purchase of a vertical solids handling pump rotating assembly to Municipal Equipment Company, Inc. of Earth City, MO in the amount of \$51,510.87.

## File Attachments

[Vertical Solids Handling Pump Quote 2025-08-26.pdf \(292 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.10 Award of Purchase of a Replacement Blower to Power Supply Industries of Fenton, MO in the amount of \$40,935.00
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action (Consent)
Recommended Action :	Award the Purchase of a Replacement Blower to Power Supply Industries of Fenton, MO in the amount of \$40,935.00
Goals :	<a href="#">Goal #5: Provide high-quality City infrastructure</a> <a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a> <a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a>

# Public Content

Originating Department: Public Works - Utilities

Background:

The City's Northwest Wastewater Treatment Plant operates five (5) cyclone blowers. One of these blowers has been rebuilt or replaced every 1-2 years for the past several years as they reach the end of their useful service life.

The FY 2026 budget includes funding to replace one of these blowers. At the time of construction, this set of blowers was competitively bid. Since this is a partial replacement for a single unit of the set, only the original equipment manufacturer can provide the necessary replacement to match the remaining units.

CRC 1-6-13-E-4 allows an exception to the formal bidding process.

"Contracts for the maintenance, servicing, or provision of repair parts for equipment which are made with the manufacturer or authorized service agent of that equipment where the provision of parts, maintenance or servicing can be best performed by the manufacturer or authorized service agent or when such contract would otherwise be advantageous to the city."

The City Council is requested toward the purchase of a replacement blower to Power Supply Industries of Fenton, MO in the amount of \$40,935.00.

## File Attachments

[Replacement Blower Quote 2025-08-26.pdf \(223 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.11 Resolution Authorizing the City Manager to Enter Into an Agreement for Professional Services with Greater Egypt Regional Planning and Development Commission for Grant Application and a Resolution Committing to a 20% Grant Match, If Awarded, for a Water Main Replacement
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Authorizing the City Manager to Enter Into an Agreement for Professional Services with Greater Egypt Regional Planning and Development Commission for Grant Application and a Resolution Committing to a 20% Grant Match, If Awarded, for a Water Main Replacement

## Public Content

Originating Department:

Public Works - Utilities

Background:

Staff has been working with Greater Egypt Regional Planning and Development Commission on a number of grant applications to secure federal or state funds for various water and sewer projects. These Resolutions are for authorization to apply and to commit 20% funding for a water main replacement on East Walnut Street from Giant City Road to Kelly Rae Lane. This project is currently funded with

proposed City funds in Fiscal Year 2027; receiving these grant funds would allow the allocated City funds to be utilized for other future water and sewer infrastructure projects. The application deadline for this grant is August 30, 2025.

Staff recommends approving a Resolution Authorizing the City Manager to Enter into an Agreement for Professional Services with Greater Egypt Regional Planning and Development Commission for Grant Application and a Resolution Committing to a 20% Grant Match, If Awarded, for a Water Main Replacement.

## File Attachments

[Resolution Authorizing the CM to Enter into an IGA with GERPDC for Grant Applications 2025-08-26.pdf \(93 KB\)](#)

[Resolution Committing to a 20 Percent Grant Match for Water Main Replacement If Awarded 2025-08-26.pdf \(97 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.12 Approval of Consent Agenda Items
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 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

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Subject :	8.1 Resolution Approving, and a Resolution Denying, a Special Use Permit for a Restaurant Use and a Special Use Permit for a Drinking Place with Alcoholic Beverages at 300 South Oakland Avenue
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action
Recommended Action :	Adopt A Resolution Approving A Special Use Permit for a Restaurant A Special Use Permit for A Drinking Place with Alcoholic Beverages at 300 South Oakland Avenue.
Goals :	<a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a> <a href="#">Goal #4: Encourage progressive economic development, tourism, arts, and entertainment</a> <a href="#">Goal #6: Enhance residential development/rehabilitation</a>

## Public Content

Originating Department: Community Development

## Background:

Still Woods Bar LLC, is requesting the approval of two Special Use Permits, one for a Restaurant and one for a Drinking Place (Alcoholic Beverages), in order to carry out their business plan for a neighborhood, family-friendly hub for social interaction, cultural development, networking and business incubation to include a food truck park and bar at the old fire station building property they own at 300 South Oakland Avenue.

Still Woods successfully acquired these two Special Use Permits from the City of Carbondale in late 2022; however, a Special Use Permit expires if the work that the permit allows has not been completed within 18 months of issuance of the zoning certificate. Due to some setbacks experienced during interior renovations, work fell behind schedule, causing some delays in the project. Now, the applicants have successfully built the bar, brought the restrooms up to current state plumbing code, and completed other improvements, and indicate they will be ready to open within the next few months.

A public hearing regarding this request was held on August 13, 2025, by the Carbondale Planning Commission. During this meeting, the Planning Commission unanimously moved to recommend the two Special Use Permit requests,

with no additional conditions.

Attached for City Council review are the following:

1. A Resolution approving and a Resolution denying the Special Use Permit for a restaurant and a Special Use Permit for a drinking place with alcoholic beverages.
2. A copy of the unapproved minutes of the Planning Commission for PC 26-01.
3. A copy of the staff report to the Planning Commission for PC 26-01.

Additional Information:

1. *Constituent/Advisory Body Impact:*The Planning Commission conducted a public hearing on August 13, 2025, and voted (8-yes, 0-no) on a motion to recommend the approval of the Special Use Permit for the subject property. A notice of public hearing was published in the *Southern Illinoisan* newspaper on July 26, 2025, and twenty-eight(28) property owners within 250 feet of the subject property were notified of the hearing by certified mail. John Deas and Shelbi Ladd of Still Woods Bar, LLC (the applicant) were present, one neighbor of the subject property spoke in favor of the request, zero people spoke in opposition to the request.
2. *Financial Impact:*None.
3. *Staff Impact:*Staff will be responsible for all applicable permits and licenses.

## 8. General Business of the City Council

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Subject :	8.2 Ordinance Adopting the 2018 International Fire Code (IFC)
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action
Recommended Action :	Approve an ordinance adopting the 2018 International Code Council Fire Code (IFC)
Goals :	<a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a>

## Public Content

Originating Department: Community Development

### Background:

On October 8, 2024, the City adopted the 2018 International Code Council Model Building Codes, in part to comply with Illinois State law and to update the City's residential, commercial, and property maintenance codes. At that time, it was also Staff's intention to update the fire code to the 2018 International Fire Code (IFC).

Adopting the same edition year for both the building codes and the fire code provides consistency for staff, developers, and property owners by ensuring uniform enforcement and interpretation across a wide

range of building and fire safety issues. This consistency also reduces confusion and promotes efficiency in code administration.

In order to align both codes for consistency, Staff is asking the City Council to adopt the 2018 edition of the International Fire Code.

## File Attachments

[Exhibit A Amendment to Adopted Fire Code 2025-8-26.pdf \(185 KB\)](#)

[An Ordinance Adopting the 2018 ICC Fire Code 2025-08-26.pdf \(164 KB\)](#)

## 8. General Business of the City Council

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Subject :	8.3 An Ordinance Adopting a New Comprehensive Plan for the City of Carbondale
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Action
Recommended Action :	Approve An Ordinance Adopting a New Comprehensive Plan for the City of Carbondale
Goals :	<p>Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</p> <p>Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice</p> <p>Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</p> <p>Goal #4: Encourage progressive economic development, tourism, arts, and entertainment</p> <p>Goal #5: Provide high-quality City infrastructure</p> <p>Goal #6: Enhance residential development/rehabilitation</p> <p>Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities</p> <p>Goal #8: Use the downtown master plan as a guide to revitalize the City Center</p>

## Public Content

Originating Department: Community Development

Background:

PLAN Carbondale, presented for the Council's consideration earlier in the meeting, is proposed to be the City's comprehensive plan for the next 10 to 15 years, with opportunities for updates every 5 years. The Plan sets forth a long-range vision for land use, housing, economic development, transportation, and related topics.

Attached for the City Council's consideration are the following:

1. A copy of an Ordinance adopting PLAN Carbondale as the new comprehensive plan for the City of Carbondale, with Future Land Use and Character Maps as Exhibit A.

2. A copy of the meeting minutes of the Planning Commission public hearing from May 28 (approved), June 25 (approved), and August 13, 2025 (unapproved).

Additional Information:

1. *Constituent/Advisory Body Impact*: The Planning Commission conducted a public hearing over 3 meetings, May 28, June 25, and August 13, 2025, to review the draft plan with revisions made based on feedback received during the hearing process. The Commission voted unanimously (8-yes, 0-no) on a motion to recommend approval of the comprehensive plan. 1-4 people spoke at each session of the public hearing with comments and suggestions.

## File Attachments

[Planning Commission Minutes - 05.28.25, 2025-08-26.pdf \(131 KB\)](#)

[Planning Commission Minutes - 06.25.2025, 2025-08-26.pdf \(131 KB\)](#)

[Planning Commission Minutes - 8.13.25, 2025-08-26.pdf \(149 KB\)](#)

[Exhibit A, PLAN Carbondale Comprehensive Plan, 2025-08-26.pdf \(1,108 KB\)](#)

[Ordinance Adopting the 2025 Comprehensive Plan 2025-08-26.pdf \(128 KB\)](#)

## 9. Adjournment of the City Council Meeting

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Subject :	9.1 Adjourn meeting
Meeting :	Aug 26, 2025 - Local Liquor Control Commission and Regular City Council Meeting August 26, 2025
Type :	Procedural

## Public Content

The Mayor will declare the meeting adjourned.