



MINUTES
Carbondale Zoning Board of Appeals
Wednesday, January 13, 2016
Room 108, 6:00 p.m.
200 South Illinois Avenue

MEMBERS PRESENT: LeBeau, Sheffer, Anz, Field, Litecky, Love

MEMBERS ABSENT: Barke, Schachel, Lilly

STAFF PRESENT: Taylor, Sergeev

1. Call to Order and Roll Call

Roll call was completed and the determination of a quorum was made.

2. Approval of Minutes:

Ms. Litecky moved, seconded by Mr. Love, to approve the minutes of September 23, 2015.

The motion was approved by a unanimous voice vote.

3. Citizen Comments or Questions:

None

4. Hearing:

ZBA 16-02 – Brunton Properties Inc., is requesting a variance from Section 15-4.8.7.A of the Carbondale Revised Code, which requires rooming houses to provide 1 parking space per bedroom, for property located at 815 West High Street.

Mr. LeBeau opened the Public Hearing at 6:40 p.m. and asked Mr. Taylor to read the Legal Notice.

Mr. Taylor, Planner for the City of Carbondale, read the Legal Notice. Mr. Taylor also read into the record two letters in opposition.

Mr. LeBeau asked Mr. Taylor to present the staff report.

Mr. Taylor was sworn in and presented the staff report for ZBA 16-02.

Mr. LeBeau asked if there were any questions for staff.

Mr. LeBeau asked staff for clarification as to the Carbondale Police Department letter of opposition.

Mr. Taylor stated that the letter referenced multiple rental properties in the neighborhood, but there had not been issues specific to this property. The Carbondale Police Department was in opposition to the request due to the number of complaints regarding rental properties in the area.

Ms. Litecky noted that this property is located next to a new TIF district and the request may be detrimental to the TIF district.

Mr. LeBeau asked if the applicant was present and would like to step forward and present their case.

Mr. Michael Brunton, owner of 815 W. High St., came forward and presented his case.

Mr. LeBeau asked if there were any questions for the applicant.

There were none

Mr. LeBeau asked if there was anyone in support.

There were none

Mr. LeBeau asked if anyone would like to speak in opposition.

Mr. James Pope, 809 W. High St., came forward to speak in opposition.

Ms. Lori Allen, 1008 W. Sycamore, came forward to speak in opposition.

Mr. Laurence Rennis, 817 W. High St., came forward to speak in opposition.

Mr. Navreet Kang, 613 S. Terrace Dr., came forward to speak in opposition.

Mr. LeBeau asked Mr. Taylor to read the conclusion of the staff report.

Mr. Taylor read the conclusion of the staff report with recommendation that the Zoning Board of Appeals Deny ZBA 16-02.

Mr. LeBeau asked if there were any questions the Board had for staff.

There were none.

Mr. LeBeau asked if there were any questions from anyone to anyone.

Mr. Preston, 606 S James Street, inquired if High Street could return to a one way street.

Mr. Taylor stated that it was a conscious decision to convert the street to a two way street when the Carbondale High School moved to its new location. There are no plans to return the street to one way traffic.

Mr. Henson, 703 N. Springer Street, inquired as to why the parking was changed to parallel parking.

Mr. Taylor stated that there is not enough aisle space to have perpendicular parking.

Mr. Kang asked if there is a provision limiting the variance to only be valid while Mr. Brunton owned the property.

Mr. Taylor confirmed it would be an option to place such conditions on the variance.

Mr. LeBeau asked if the number of residents could be limited to the number of parking space provided.

Mr. Taylor confirmed that the Zoning Certificate would specify the allowed occupancy as to the number spaces provided.

Mr. LeBeau asked for closing statements from the applicant.

Mr Brunton provided his closing statement with a short discussion regarding which conditions would be viable to place on the variance.

Mr. LeBeau declared Public Hearing 16-02 closed at 7:45 p.m.

Mr. Sheffer moved, seconded by Mr. Love, that the City has jurisdiction over this case.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved, seconded by Mr. Love, that the applicant has standing to bring the case to the Board.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved, seconded by Ms. Litecky, of finding of facts.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved, seconded by Mr. Love, to vote on criteria as one.

Roll Call Vote

Yes – 6 (LeBeau, Sheffer, Anz, Field, Litecky, Love)

No – 0

Mr. Love moved, seconded by Ms. Litecky, that the applicant meets all 5 criteria.

Roll Call Vote

Yes – 0

No – 6 (LeBeau, Sheffer, Anz, Field, Litecky, Love)

Ms. Litecky moved, seconded Mr. Love, to Deny ZBA 16-02.

Roll Call Vote:

Yes – 6 (LeBeau, Sheffer, Anz, Field, Litecky, Love)

No – 0

Mr. Taylor thanked Brunton Properties Inc., for their application and stated that they would receive written notification within 10 days.

5. Old Business:

None

6. New Business:

Mr. Taylor reviewed changes to the Rules and Procedures for the Zoning Board of Appeals. The changes were a result of the most recent revision of Title 15 of the Carbondale Revised Code in 2013.

Mr. Sheffer moved, seconded by Ms. Litecky to adopt the amended Rules and Procedures.

The motion was approved by a unanimous voice vote.

7. Adjournment:

Mr. LeBeau adjourned the meeting at 7:49 p.