



AGENDA

**Carbondale Planning Commission
November 8, 2017
City Hall / Civic Center
200 South Illinois Avenue, Room 108
6:00 p.m.**

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes:** Minutes of October 18, 2017
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**

None
- 5. Public Hearings**

PC 18-08-Southern Illinois Healthcare, R-2, Medium Density Residential, to PA, Professional Administrative Office, for property located at the 300 block of North University Avenue
- 6. Old Business**

None
- 7. New Business**

A. City Council Agenda from November 7, 2017.
- 8. Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, October 18, 2017
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:00 p.m.

Members Present: LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, Litecky, and Bradshaw (ex-officio)

Members Absent: Miller

Staff Present: Taylor

1. Approval of Minutes:

Mr. Love moved, seconded by Mr. Sheffer, to approve the minutes for August 2, 2017.

The motion to approve the minutes passed with a unanimous voice vote.

2. Citizen Comments or Questions

There were none

3. Report of Officers, Committees, Communications

There were none

4. Public Hearings

There were none.

5. Old Business

There was none.

6. New Business

- A. Planning Commissioner training-Mr. Taylor stated that there was a video from the American Planning Association that gives information about public hearings and serving on Planning Commission boards. Mr. Taylor then started the video for the

Commissioners to watch. Mr. Taylor then covered the Planning Commission Hearing and Voting Procedures. There was then discussion about the procedures and how the procedures affect the Planning Commission meetings.

- B.** Discussion regarding Neighborhood Outreach Committee-Mr. Taylor brought forward a discussion regarding forming a Neighborhood Outreach Committee. Mr. Taylor stated that the City would like to hold an open house in the near future and invite the community into the meeting to discuss the breakdown of neighborhoods within the city. They would discuss what their neighborhoods mean to them and what the wants/needs of those neighborhoods are. Mr. Taylor stated that he is hoping to form a committee of three or four members to hold meetings/forums for this outreach committee. Mr. Taylor asked if anyone would like to volunteer for the committee, Ms. Litecky, Mr. Henson, Mr. Love and Dr. Le Beau all stated that they would like to be in the committee. Ms. Bradshaw asked if other cities were forming these committees and Mr. Taylor stated that he has found that many larger cities do have these types of committees and associated neighborhood plans. There was then a discussion regarding the benefits and challenges with neighborhood planning. Ms. Lilly asked if the Planning Commission could have copies of the agendas for the Neighborhood Outreach committee. Mr. Taylor stated that the agendas would be available for the Commissioners.

- C.** City Council Agenda from August 29, September 19, October 3, and October 17, 2017

Ms. Bradshaw reviewed the City Council meetings as they related to Planning.

7. Adjournment

Ms. Litecky adjourned the meeting at 7:18 p.m.

M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Planning Commission

FROM: Megan Brightharp, Planner

RE: PC 18-08; Southern Illinois Healthcare, R-2, Medium Density Residential, to PA, Professional Administrative Office, for property located in the 300 block of North University Avenue

DATE: October 31, 2017

(Planning Commission Public Hearing on Wednesday, November 8, 2017, 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant/Owner:
Southern Illinois Healthcare
405 West Jackson Street
Carbondale, IL 62901
2. Requested Action/Background: Southern Illinois Healthcare (SIH) is requesting the rezoning of property located in the 300 block of North University Avenue from an R-2, Medium Density Residential, district to a PA, Professional Administrative Office, district. SIH has requested this rezoning in order to facilitate the future construction of the SIH Family Medical Clinic and SIU School of Medicine teaching facility (Please refer to Exhibit A: Applicant's Brief).

The proposed area is a part of the 300 block of North University Avenue and is currently zoned R-2, Medium Density Residential. The applicant is proposing to rezone the selected parcels within this block to PA, Professional Administrative Office, in order to expand the existing SIH Campus to the south that is also zoned PA. The remaining nine parcels of the block will remain zoned R-2.

Several of the parcels within the subject property area previously held residential dwellings that had not been properly maintained and had accumulated numerous code violations. Over the past several years, SIH has been purchasing parcels and demolishing structures in anticipation of this project.

3. Number of Notices Sent to Property Owners within 250 feet: There were 28 notices sent to property owners located within 250 feet of the subject property.
4. Size and Location: The subject property is approximately 1.8 acres, represents 11 parcels, and contains two residential dwellings. (Please refer to Exhibit B: Photos of Subject Property)
5. Existing Zoning: The subject property is currently zoned R-2, Medium Density Residential, as is property to the immediate west. Property to the north is zoned R-1-5, Low Density Residential. Property to the east is zoned as BWA, Wholesale and Automotive, and BPR, Primary Business. Property to the South is zoned PA, Professional Administrative Office. (Please refer to Exhibit C: Existing Zoning)
6. Existing Land Use: The subject property along the 300 Block of North University Avenue contains two single family residential structures. Property to the north and west also maintain residential dwellings, while property to the east contains a funeral home and crematorium, a contractor's yard, and American Towing. The property to the south is the site of Memorial Hospital of Carbondale. (Please refer to Exhibit D: Existing Land Use.)
7. Comprehensive Plan: The 2010 Comprehensive Plan's Future Land Use Plan designates the subject property as Public and Institutional. (Please Refer to Exhibit E: Comprehensive Plan Future Land Use)
8. Zoning History: The subject property was zoned R-2, Medium Density Residential, with the adoption of the 1974 zoning ordinance.
9. Applicable Regulations:

Statement of Intent of Existing Zoning District:

§15.2.13.1. R-2 Medium Density Residential

Statement of Intent:

- A. This district is established to provide areas for single-, two-, three-, and four-unit residential purposes. Persons and families residing in this district are entitled to protection from the encroachment of other types of uses which are not appropriate to medium density residential areas.
- B. In relation to R-1 (low density residential) districts, the R-2 district is intended to provide for higher traffic flow; maintain a relatively quiet atmosphere; discourage incompatible uses; provide less, but adequate open space. Care has been taken and shall be taken in the delineation and expansion of this district to assure that adequate public water is available and that individual sewage disposal systems will not be required.

Statement of Intent for Proposed Zoning District:
§15.2.19.1. PA Professional Administrative Office

Statement of Intent:

This district is created to reserve appropriately located areas for harmonious intermediate uses to serve as buffers between residential districts and nonresidential districts; to create a suitable environment for professional and administrative office buildings, specially designed for such purposes and located on sites large enough to provide room for landscaping, open spaces, and off-street parking facilities; to minimize traffic congestion and to avoid the overloading of utilities.

PART B. SPECIAL INFORMATION

1. **Public Utilities:**

Water: The property is served by six (6) inch City of Carbondale waterlines located along West Pecan Street and West Oak Street and a ten (10) inch waterline located along North University Avenue.

Sanitary Sewer: The subject property is served by an eight (8) inch City of Carbondale sanitary sewer system that runs along the east and north side of the subject property.

Storm Sewer: Storm water is handled via a City of Carbondale managed storm sewer located along North University Avenue and West Oak Street.

2. **Public Services:** The subject property is located within the City of Carbondale and is served by the City of Carbondale's Police and Fire Departments.

3. **Traffic Counts:** The current Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

	<u>Average Daily Traffic</u>
West Pecan Street	275 ADT
North University Avenue	7500 ADT
West Oak Street	2250 ADT

4. **Correspondence Received:** As of the writing of this report, staff has not received any correspondence regarding this rezoning request.

PART C. ANALYSIS

The applicant has requested to rezone a 1.8 acre area of 11 parcels located in the 300 block of North University Avenue from R-2, Medium Density Residential, to PA, Professional Administrative Office. This request has been made to facilitate the construction of the SIH Family Medical Clinic and SIU School of Medicine teaching facility. The proposed building is a two story structure of approximately 42,000 sf. Patient parking, for the facility, will be constructed near the building and staff parking will be located across the street, on the east side of University Avenue.

Staff's review of The City of Carbondale's Comprehensive Plan found two focus areas that support this rezoning proposal, Focus Area 2.1: Managing Future Growth and Focus Area 2.5: Enhanced Community Character. Focus Area 2.1 calls for the development, redevelopment, renovation, and preservation of Carbondale in ways that promote future growth. This includes Strategy 3: Direct future growth to occur in areas most suitable for development. The subject property's highly visible location along North University Avenue, a major highway traveling into the city, makes it suitable for rezoning and future development into professional facilities. In addition, the Comprehensive Plan designates the 300 block of North University Avenue as an area to be redeveloped for public and institutional land use in the future. As such, the rezoning of the residentially zoned subject property to Professional Administrative Office is aligned with the current Comprehensive Plan.

Focus Area 2.5 calls for the enhancement of the appearance of development and the compatibility between districts. The PA, Professional Administrative Office, district achieves this, in part, through its district intent which is to create a buffer between residential and nonresidential districts. It creates this buffer by placing modest land uses on large sites that include space for "landscaping, open space, and off-street parking facilities, to minimize traffic congestion and to avoid the overloading of utilities" (Title 15.2.19.1). Examples of land uses permitted in the PA District that would help mediate the boundary between the commercial uses to the east of North University Avenue and the residential uses to the west include, but are not limited to, community service, daycare, and educational facilities, art galleries, apparel stores, and professional medical offices such as the one proposed.

Staff expects the rezoning to have marginal negative impacts on the surrounding area because the proposed rezoning and use coincides with the existing SIH structures within the vicinity which are also zoned Professional Administrative Office. In the event that this specific development proposal does not come to fruition, the rezoning will remain; however, this is not anticipated to have ill effect because of the requirements placed on the PA, Professional Administrative Office, district as outlined in the Carbondale Revised Code. In addition to limiting the land use to compatible functions as discussed above, when adjacent to residential zoning districts, developments in the PA district are required to install a Type B Buffer to provide visual screening, separation, and some sound buffering (Title 15.4.1.7.C) that must be at least 15 feet in width and include a visual screen of 5 feet with evergreen plantings, fences, or a wall (Title 15.4.1.7.B).

Although the subject property is currently part of a larger residential community, north of West Pecan Street, the proposed development isn't expected to overtly impose upon the neighborhood. In particular, it will operate during standard business hours, times where many individuals are not home, making it unlikely that the neighborhood will experience inconvenience from higher traffic counts, congestion, automobile lights or sounds, or the increased presence of pedestrians. Furthermore, parking entrances and exits are required to be located in a manner that minimizes traffic congestion and directs vehicles to and from public roads (Title 15.4.8.6.F).

As time progresses, one might reasonably anticipate that SIH may continue to acquire properties in this area for future redevelopment. In fact, the subject property under consideration occupies

nearly half of the block on which it is located. While preserving the integrity of residential areas is an important consideration, future redevelopment endeavors would also be required to undergo the rezoning process in order to be utilized for professional medical office purposes. As such, the Planning Commission has the opportunity to review and ultimately deny future rezoning applications if the pattern of development begins to heavily encroach upon the community North of West Pecan Street.

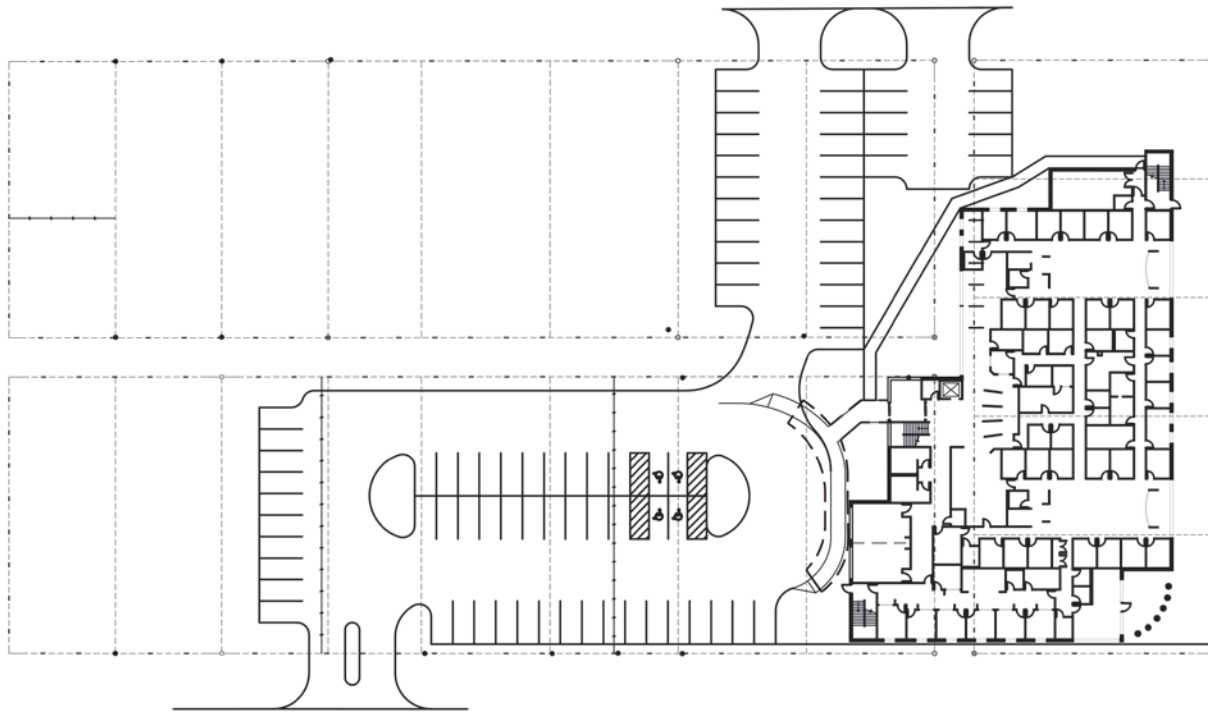
New buildings and new businesses or operations have the capacity to encourage new development in surrounding areas or at least inspire the rehabilitation of what may currently exist nearby. SIH's expansion of their medical campus has the potential to influence the growth in the area by creating educational, employment, and healthcare opportunities for the City of Carbondale.

PART D. RECOMMENDATION

Based on the analysis presented in this report, Staff recommends the Planning Commission approve PC 18-08.

Exhibit A: Applicant's Brief

Southern Illinois Healthcare is requesting to rezone the attached lots from R2 to PA for the purpose of building SIH Family Medical Clinic and SIU School of Medicine teaching facility. The building will be a two story building approximately 42,000 sf. Patient parking will be constructed near the building. Staff parking will be constructed across university. We have had meetings with the neighborhood and Down Town Planning committee. Both were supportive of the project.



Preliminary Plan



Conceptual Rendering – West Façade



Conceptual Rendering – Northeast Corner

Exhibit B: Photographs of Subject Property



View from Subject Property facing east across North University Avenue



View of Subject Property from across North University Avenue

Exhibit B: Photographs of Subject Property



View facing north along North University Avenue



View facing south along North University Avenue

Exhibit C: Existing Zoning
Planning Commission Case PC 18-08

R-1-5

BWA

West Sycamore Street

West Pecan Street

R-2

Irvin

West Oak Street

PA

North University Avenue

North Illinois Avenue

BPR

West Jackson Street

Public Hearing Date & Time

November 8, 2017
6:00 p.m.

Case Description

SIH is requesting the rezoning of property located on the 300 Block of North University Avenue from an R-2, Medium Density Residential, district to a PA, Professional Administrative Office, district.

Zoning Classifications

BPR Primary Business
BWA Wholesale and Automotive
PA Professional Administrative Office
R-1-5 Low Density Residential
R-2 Medium Density Residential

Legend

 Subject Property

 Parcels

0 100 200 Feet



Exhibit D: Existing Land Use

Planning Commission Case PC 18-08

West Pecan Street

West Oak Street

North University Avenue

Public Hearing Date & Time

November 8, 2017
6:00 p.m.

Case Description

SIH is requesting the rezoning of property located on the 300 Block of North University Avenue from an R-2, Medium Density Residential, district to a PA, Professional Administrative Office, district.

Land Use Classifications

C Commercial
I Industrial
P Parking
S Single Family Housing
M Multifamily Housing
V Vacant

Legend

 Subject Property

 Parcels

0 50 100 Feet




Exhibit E: Future Land Use

Planning Commission Case PC 18-08

Neighborhood Conservation/ Restoration

Urban-Center

West Pecan Street

Public & Institutional

North University Avenue

West Oak Street

Public Hearing Date & Time

November 8, 2017
6:00 p.m.

Case Description

SIH is requesting the rezoning of property located on the 300 Block of North University Avenue from an R-2, Medium Density Residential, district to a PA, Professional Administrative Office, district.

Legend

 Subject Property

 Parcels

0 50 100 Feet

