AGENDA

Carbondale Planning Commission
June 20, 2018
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 May 2, 2018

3. **Citizen Comments and Questions**

4. **Report of Officers, Committees, Communications**

5. **Public Hearings**

   PC 19-01- Steven Batchelder has proposed a text amendment to Title 15-2.29 of the Carbondale Revised Code, commonly referred to as the Nonresidential Districts Use Table, relative to Fraternities and Sororities in the BPR, Primary Business, zoning district.

6. **Old Business**

   None

7. **New Business**

   A. FY 2018 Annual Report
   B. City Council Agenda from May 8, 2018, May 22, 2018, and June 12, 2018.

8. **Adjournment**

MINUTES

Carbondale Planning Commission
Wednesday, May 2, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:03 p.m.

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

Members Absent: Miller, Burnside, and Love

Staff Present: Taylor and Lawrence

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1. **Approval of Minutes:**

   Dr. LeBeau moved, seconded by Dr. Hamilton, to approve the minutes for March 21, 2018.

   The motion to approve the minutes passed with a unanimous voice vote. Mr. Sheffer abstained from the vote.

2. **Citizen Comments or Questions**

   There were none

3. **Report of Officers, Committees, Communications**

   There were none

4. **Public Hearings**

   PC 18-13, 6:05 pm- Regions Bank is requesting the rezoning of properties located at 814, 816, and 818 West Main Street from a PAR, Professional Administrative Office, Residential District to a PA, Professional Administrative Office, District

   Ms. Litecky declared Public Hearing PC 18-13 open and asked Mr. Taylor to read the legal notice.

   Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Ms. Lawrence to present the staff report.

Sarah Lawrence, Planner for the City of Carbondale, was sworn in and read parts A and B of the staff report.

Ms. Litecky asked if there were any questions of staff.

Mr. Sheffer asked if there was a mistake in the staff report with its reference to PA district instead of the PAR. Ms. Lawrence stated that there was a mistake that will be corrected.

Dr. LeBeau asked when the data of traffic counts for that location was last updated. Ms. Lawrence stated that she obtained the information from IDOT's website and Mr. Henson stated that he thinks it is updated every few years. Mr. Henson also asked Ms. Lawrence if she was aware of the ADT (Average Daily Traffic) on Poplar Street. Ms. Lawrence stated she was not aware of that number.

Ms. Litecky asked if the applicant was present and wished to speak.

Lovell Foushee of the Roberts Group in Lexington, Kentucky came forward to speak on behalf of Regions Bank. Mr. Foushee stated that Regions Bank wanted to acquire the property on Main Street to construct a 3,600 square foot banking facility with a drive thru. The location will have 25 parking spaces.

Ms. Litecky asked if there were any questions of the applicant.

Dr. Hamilton asked Mr. Foushee what would happen with the current Regions banking location on Main Street. Mr. Foushee stated that at this time he was unsure of what would happen at that location.

Mr. Henson asked Mr. Foushee where the egress and ingress would be located for the facility. Mr. Foushee stated that there would be an access off of the one way of Main Street and an access off of Oakland Avenue. The access off of West Main will be located at 814 West Main and the current access on North Oakland is going to be reused. Mr. Henson asked about how far the access will be from the current intersection on Oakland. There was discussion that it is at least a half a block from the Main Street/Oakland intersection.

Ms. Litecky asked if anyone wished to speak in favor.

There was no one.

Ms. Litecky asked if anyone wished to speak in opposition.

There was no one.

Ms. Litecky asked Ms. Lawrence to read the analysis.

Ms. Lawrence read Parts C and D of the staff report for PC 18-13, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

Ms. Litecky asked what kind of signage the facility could have. Mr. Taylor stated that the PA district is limited to residential signage. Mr. Henson asked about upgrades to the sidewalks and if it would be required. Ms. Lawrence stated that it would be required.

Ms. Litecky asked if there were questions from anyone to anyone.

There were none.

Ms. Litecky declared PC 18-13 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A and B of the staff report for PC 18-13, the applicant was present, and no one spoke in favor or opposition, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the rezoning and send PC 18-13 to City Council, seconded by Mr. Henson.

Roll Call Vote:

Yes – 6 (LeBeau, Sheffer, Hamilton, Henson, Lilly, Litecky)
No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval of PC 18-13 and that the item would be on the City Council agenda for discussion at their meeting on May 22, 2018.

5. Old Business

There was none.

6. New Business

A. Mr. Taylor stated that City Planning would like to submit a request to initiate a text amendment relative to allowed retail uses in the PAR, Professional Administrative Office, Residential Zoning District. Mr. Taylor stated that it was initiated last year but never moved forward with and it was discussed to open the request back up.

Mr. Sheffer asked if this would add more retail space in residential areas. Mr. Taylor stated that it is open-ended and that it would be exploring what retail uses are allowed

in PAR districts. There was then discussion about what would take place if the initiation would pass and what would happen in the PAR districts. Mr. Taylor stated that the table that was provided would be reviewed and discussed in staff's report. Ms. Litecky asked if more retail space is needed within the City of Carbondale since there are already so many vacancies within the City.

Mr. Sheffer asked if this is something that the City Staff needs to be working on right now with all of the other items that need attention at this time. There was then discussion about the time that would be spent gathering this information. Ms. Litecky also discussed those areas being buffers for the residential areas and if that would cause issues in the future. Mr. Henson asked if this would cause residential structures to come down and business structures to go up. Mr. Taylor stated that would depend on the type of business within the district, but the PAR requires all structures remain residential in appearance. Mr. Henson then went on to discuss the possible need for mixed structures within neighborhoods to promote walkable communities. Ms. Litecky also expressed concern about all of the vacancies currently within the City at the current strip malls located close to residential areas.

Mr. Taylor stated that even if the Planning Commission does not want to initiate a text amendment at this time, it is possible that the City Council will want it initiated at a later time. It was then discussed when and how this topic was brought up at a City Council meeting.

Dr. Hamilton asked about tabling the discussion until a later date. Mr. Sheffer stated that instead of tabling it he would rather just deny the initiation.

Mr. Sheffer moved that the Commission approve the request to initiate a text amendment, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 1 (Henson)
No – 5 (LeBeau, Sheffer, Hamilton, Lilly, Litecky)

Mr. Taylor stated that the motion to approve the request to initiate a text amendment for retail uses in the PAR district, was denied.

B. City Council Agenda from March 27, 2018 and April 10, 2018.

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

7. Adjournment

Ms. Litecky adjourned the meeting at 6:45 p.m.

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

TO: City of Carbondale Planning Commission

FROM: Travis Taylor, AICP, Senior Planner

RE: PC 19-01, Steven Batchelder is requesting a text amendment relative to allowing fraternity and sorority homes in the BPR, Primary Business, zoning district as a permitted use.

DATE: June 13, 2018

(Planning Commission Public Hearing on June 20, 2018, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Steven Batchelder
1304 Gartside Street
Murphysboro, IL 62966

2. Requested Action and Background: The applicant is requesting a text amendment relative to allowing fraternity and sorority homes within the BPR, Primary Business, zoning district as a permitted use.

The Planning Services office originally became aware that an organization, Barrister Property Management, intended to purchase property at 213 West Walnut Street for use as the Delta Chi fraternity's official house. After reaching out and discussing the possible sale with a local realtor, it was determined that Delta Chi intended to occupy the house as its official fraternity house and display the Delta Chi letters on its exterior.

Upon review, staff determined that the property located at 213 West Walnut Street is located in the BPR, Primary Business, zoning district and, as such, was not permitted to be utilized for an official fraternity or sorority house. After discussing this with the realtor and potential owner, it was determined that the applicant would apply for a text amendment to allow fraternity and sorority houses within the BPR district as a permitted use. (Please refer to Exhibit A, Applicant's Brief)

PART B. ANALYSIS

The applicant is requesting a text amendment to allow fraternity and sorority houses as a permitted use in the BPR, Primary Business, zoning district. If the proposed text amendment is approved, the applicant intends to purchase and occupy the property at 213 West Main Street as the official fraternity house of Delta Chi. While the applicant's brief outlines their specific interest in revitalizing an existing structure for Delta Chi, the Planning Commission must take into account that the proposed text amendment will affect the district as a whole.

The home located at 213 West Walnut Street is currently used as a four-plex with four, two bedroom/1 bath units. As dwelling units on the main floor within the BPR, Primary Business district, are only permitted via special use for residential structures existing on September 16, 2003, 213 West Walnut Street is considered a lawful special use. This is the case for most homes located within the BPR district. As this language currently exists within the code, Staff is proposing an additional footnote to the use table which incorporates this language and will further limit fraternities and sororities within the BPR district to only those residential structures existing on September 16, 2003. This will prevent fraternities and sororities from converting nonresidential structures or constructing new structures for their official houses within the downtown district. (Please refer to Exhibit B, Proposed Title 15 amendments).

To get a better understanding of how many homes would potentially be eligible for such a change in the zoning code, staff reviewed the existing conditions as of the date of this report. Upon review of the BPR district, staff found 27 properties within the district which, under the proposed amendment, could be utilized as fraternity or sorority houses. Most of these homes are located along Washington Street (Please refer to Exhibit C, Potentially Eligible Properties)

In 2015, the City of Carbondale considered a very similar request. The 2015 request was to allow fraternities and sororities via special use permit in the PA, Professional Administrative Office, zoning district (PC 16-04). This request was approved by the Carbondale City Council on December 22, 2015, (Ord. No. 2015-57) and, as such, the PA district is currently the only nonresidential district which allows fraternities and sororities. Beyond nonresidential zoning districts, fraternities and sororities are only allowed within two residential zoning districts, the R-2, medium-density residential, districts via special use permit and the R-3, high-density residential, zoning districts as a use permitted by right.

Unlike other forms of high-density housing, fraternity and sorority homes are regulated by additional standards and restrictions beyond the City's Mandatory Rental Inspection Program. Official fraternity and sorority houses are further regulated by both the University and the chapter's national organization. The fraternity or sorority must meet these standards to maintain their charter. The additional restrictions and requirements placed on the fraternity or sorority by the University and the national organization allow an additional avenue for enforcement if a problem were to arise. If a violation were to occur and was not resolved, the City could work with the university or the national organization to resolve the problem. It is staff's opinion that these additional avenues for will ensure that fraternities and sororities will not adversely impact the downtown district.

Chapter 4 of the 2010 Carbondale Comprehensive Plan includes Focus Area 4.1 entitled "Rehabilitating Existing Housing Stock" which contains several items which relate to this request. This focus area states, "the community must remain cognizant of its older housing stock as rehabilitation and reinvestment will become increasingly important to the integrity and vitality of neighborhoods within the original City core. There are distinct neighborhood differences as housing in the central neighborhood is older and may warrant reinvestment." The proposed text amendment would allow for the reinvestment into the older housing located within the BPR, Primary Business, zoning district. Many of these homes have historically been and are currently being used as rooming houses as their size and age can be cost prohibitive for single family use. For a fraternity or sorority, a chapter house is a symbol of the organization. As such, the chapters often choose to invest and make improvements to the home as it is used as a tool for recruitment and a location for Alumni to return. For example, in June 2015 the Sigma Kappa sorority invested $140,000 in their house located at 308 West Cherry Street. Likewise, in April 2014 the Alpha Tau Omega fraternity invested $333,500 into their house located at 805 West Freeman Street. In 2012, the Phi Kappa Tau fraternity also invested $28,000 into their house located at 502 South University Avenue and in 2009, the Alpha Gamma Rho fraternity invested $20,000 into their house located at 408 West Freeman Street.

The proposed text amendment, if approved, will allow for continued investment into the existing housing options within the BPR district. Staff believes that the potential impact of this change will be minimal. As proposed, placing fraternities and sororities into existing multi-family residential structures will not alter the intensity of the use at these locations. The use will remain multi-family in nature, meaning the same occupancy restrictions and mandatory inspections will apply. One of the only differences between these multi-family structures and their fraternity and sorority counter-parts is that the latter will be allowed to display signage promoting their chapter. With this small difference between the existing and potential uses of these structures, coupled with the fact that additional code and nuisance enforcement tools will be at the disposal of the City, it is staff's opinion that allowing fraternities and sororities within existing residential structures within the BPR district will not adversely affect the area.

PART C. RECOMMENDATION

Based on the above analysis, staff recommends approval of the proposed text amendment for PC 19-01 with the change to Title 15 of the Carbondale Revised Code as outlined in the attached Exhibit B.

Exhibit A - Applicant's Brief

May 30, 2018
Dear Planning Commission and City Council:

Barrister Property Management has the intention of purchasing the property at 213 W. Walnut if the requested zoning text amendment is approved. The biggest change we wish to make is to proudly post our organization's most recognizable symbol, our Greek letters. We firmly believe that our purchase of the property will bring lasting value to property itself, the neighboring properties, and the community of Carbondale. Our goal is to own the property long term and invest significantly into the facility to improve it. In the first two years, we plan to make the following changes to the property:

1) Redesign and maintain the landscaping to give a welcoming curb appeal
2) Replace the roof and fix all leaks
3) Provide a facelift on the exterior and interior with a fresh paint scheme
4) Seal and finish the basement
5) Improve the safety of the building with a commercial grade sprinkler system
6) Install a biometric entry system

We believe these investments, along with continued future developments, will improve the value of the neighboring properties by simply increasing our property value. We desire the building to become a source of pride for the chapter rather than simply a source of income as it currently stands. 213 W. Walnut will become an example of what fraternity housing should be, and our diligence will put pressure on the neighboring properties to improve as well.

Our investment in the 213 W. Walnut property will also encourage students to attend SIU. Being located on one of the main thoroughfares, as new perspective students come to visit SIU, we believe the building will show them that there is a strong student life in Carbondale who care about the quality of their housing. This will excite prospective students to be a part of SIU. Also, as undergraduates start to live at 213 W. Walnut, it will give them somewhere to come back to. Having a permanent chapter house helps to keep alumni engaged and supporting not only the chapter but the school. The house will become a source of pride that they will share with their friends and contact sphere, thus encouraging others to attend SIU too.

The current Delta Chi chapter here at SIU has been on a steady track of growth and improvement over the past 5 years. In 2013 the chapter leadership recognized that they weren't operating as a healthy chapter, so they implemented self-imposed standards and have continued to uphold them. As a result, the chapter size decreased to about a dozen men. However, those dozen men were a core group of high quality students. Since imposing these new standards, they have focused on recruiting the same caliber men to grow a chapter strong in character. Since 2014, there has been a revitalization of the local Advisory Board of Trustees, the creation and effective operation of a Housing Corporation, and the chapter has won several awards of growth and performance from both within the fraternity and SIU Student Life. In recent years, the chapter has prided itself on being one of the fraternities with the highest ranked GPAs on campus.

The local Delta Chi chapter, Advisory Board of Trustees, Housing Corporation and Barrister Property Management would like to use this house as a tool to continue to attract sound men to promote friendship, develop character, advance justice and assist in the acquisition of a sound education. We believe that this house would help in the advancement of these our core tenets.

§2.29. PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS

NONRESIDENTIAL DISTRICTS USE TABLE

Use Categories	Use Types	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	Use Standard
	Residential Uses											
Household Living (See §3.1.7.A)	Single-family dwellings					P					P[7]	
	Single family dwellings, except mobile homes		P	S	S	P					P[7]	§3.3.1.N
	Two-family houses (duplex)					P					P[7]	
	Corner lot duplexes					P					P[7]	
	Condominiums residential			S	S	P						§3.3.1.N
	Condominium buildings (residential) with four or fewer units		P	S	S	P					P[7]	§3.3.1.N
	Dwelling units above the main floor							P				
	Dwelling units on the main floor of residential structures existing on September 16, 2003, including rooming houses, excepting dormitories, fraternity/sorority houses, group homes, and mobile homes							S				
	Two-unit dwellings, except mobile homes		S	S	S	P					P[7]	§3.3.1.N
	Three-unit dwellings, except mobile homes		S	S	S	P					P[7]	§3.3.1.N
	Four-unit dwellings, except mobile homes		S	S	S	P					P[7]	§3.3.1.N
	Single-unit dwellings, including townhouses, but except mobile homes		P	S	S	P						§3.3.1.N
	Multi-Unit Dwellings			S	S	P						§3.3.1.N
	Dormitories or apartments for students residing on site										P[7]	
	Dwelling units as permitted in the lowest density adjoining residential district and subject to the same occupancy restrictions as said residential district	P										
	Dwelling units other than those permitted in the preceding row	S										§3.3.1.N
Group living (See §3.1.7.B)	Boarding or rooming houses			S	S							§3.3.1.N
	Fraternities and sorority homes			S				P				§3.3.1.N
	Public and Civic Uses											
Community service (See §3.1.8.A)	Business associations	S		P	P						P	
	Civic, social and fraternal	S		P	P		P	P			P	
	Community centers	S		P	P		P					
	Libraries	S		P	P			P				
	Museums	S		P	P	P		P				
Day care (See §3.1.8.B)	Adult day care		S	P	S		S		S	S	P	§3.3.1.I
	Day care centers for children	S	P	P	S	S[1]	S		S	S	P	§3.3.1.I
	Day care homes I		P	S								§3.3.1.J
	Day care homes II		S	S								§3.3.1.J
	Day care homes III		S	S								§3.3.1.J

NONRESIDENTIAL DISTRICTS USE TABLE

Use Categories	Use Types	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	Use Standard
	Day care centers including child care centers, adult day care centers, day nurseries, nursery schools, kindergartens, play groups, and centers or workshops for mentally or physically handicapped.	S										§3.3.1.I
	Family day care homes		P	P								
	Nursery education or school	S		P	S		S		S	S		
Educational facilities (See §3.1.8.C)	Primary (elementary) schools	S		P							S	
	Secondary schools	S		P							S	
	Art and music schools	P		P	P			P			S	
	Barber and beauty schools	S		P	P		P	P			S	
	Dancing schools	P		P	P			P			S	
	Driving schools	S		P	P						S	§3.3.1.M
	Vocational or trade schools			P	P		P				P	
	Other special training and schools, NEC	S		P	P			P			S	
	University, college, junior college and professional school education	S		P							P	
	Junior colleges	S		P							P	
	University and colleges	S		P							P	
Government facilities and services (See §3.1.8.D)	Executive, legislative, and judicial functions			P	P	P	P	P			P	
	Postal services			P	P	P	P	P			P	
	Civil defense and related activities			P	P		P				P	
	Fire stations and related activities		S	S	P	P	P				P	
	Governmental maintenance facilities and services						P		P	P	P	
	Police protection and related activities	S		P	P		P	P			P	
	Other protective functions and related activities, NEC			P	P		P				P	
Medical facilities (See §3.1.8.E)	Hospital			P		P					P	
	Emergency and walk-in medical clinics			P	P	P		P			P	
	Medical laboratory services			P	P	P		P			P	
	Nursing, convalescent and rest homes			P	P	P					P	
	Outpatient surgical centers			P	P	P						
	Blood/Plasma Donation Center			P	P	P		P				
	Note: medical and dental offices without surgical facilities are listed under "office" uses											
Parks and open space (See §3.1.8.F)	Parks and playgrounds		P	P	P	P		P			P	
Passenger terminals and services (See §3.1.8.G)	Transportation terminals, passenger and freight						P		P	P	P	
	Transportation terminals, passenger				P	P		P				
	Airport or heliport										P	
Religious Institution (See §3.1.8.H)	All religious institutions	S		P	P			S			P	

NONRESIDENTIAL DISTRICTS USE TABLE

Use Categories	Use Types	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	Use Standard
Social service institutions (See §3.1.8.I)	Welfare and charitable services			P	P			S			P	
	Transient lodging or shelter			S	S			S				
Telecommunications facilities	Wireless communications facilities	S	S	S	S	S	S	S	S	P	P	§3.6.1.I
Utilities, major (See §3.1.8.J)	Electrical public utility substation with eight foot minimum screen or fence.		S	S	S	S	S		S	S	S	
	Electrical transmission lines of 30 kilovolts or larger		S	S	S		S		S	S	P	
	Public utility substation with eight foot screen or fence, except electrical public utility substation.				P		P		P	P	P	
	Railroads		S	S	S	S	S		P	P	P	
	Sewage treatment plant											
	Wastewater treatment facilities											
	Renewable energy production (solar, wind, etc)								S	S		
	Commercial Uses											
Eating and drinking establishments (See §3.1.9.A)	Drinking places (alcoholic beverages)	S			P[2]	P[2]	S	P[2]			S	
	Restaurants	S			P	P	P	P	P	P	P	§3.3.1.W
	Restaurants with drive-through				P	P	P	S	P	P		§3.3.1.K
	Micro-brewery	S			P[2]	P[2]		P[2]	P[2]	P[2]		
	Winery	S			S	S		S	P[2]	P[2]		
	Micro-distillery	S			S	S		S	P[2]	P[2]		
	Commercial Kitchen/Catering	P			P	P	P	P	P	P		
Entertainment, indoor (See §3.1.9.B)	Adult uses											
	Bars or nightclubs				P[2]	P[2]		P[2]			S	
	Bowling alleys and other similar recreational activities				P	S					P	
	Pool Halls				P	S	P	P				
	Dance halls				P[2]	S	P[2]	P[2]				
	Gambling facilities				S	S		S				
	Health clubs	S			P	P		P			P	
	Indoor sports facilities, including, but not limited to, racquetball, handball, tennis, basketball and other court games, gymnasiums; soccer; hockey;	P			P	P			P	P	P	
	Roller and ice skating				P	S	P		P	P		
	Theaters and auditoriums				P	P		P			P	
Entertainment, outdoor (See §3.1.9.B)	Country clubs, golf courses, swimming clubs and similar recreational uses										P	
	Miniature golf , batting cages, driving ranges	S			P	S						3.3.1.T
Offices (See§3.1.9.C)	Banking and financial institutions, without drive-through		P	P	P	P		P			P	
	Banking and financial institutions, with drive-through			P	P	P		S			P	§3.3.1.K
	Business, administrative, and professional offices except those listed separately	S	P	P	P	P	P	P	P	P	P	

NONRESIDENTIAL DISTRICTS USE TABLE

Use Categories	Use Types	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	Use Standard
	Credit services (other than banks), including pay-day loan and check cashing services			S	S	P		P				
	Educational and scientific research	S	P	P	P	P			P	P	P	
	Employment services		P	P	P	P		P				
	Dental offices and dental labs	S	P	P	P	P		P			P	
	Medical offices without surgical facilities	S	P	P	P	P		P			P	
	Printing services				P	P	P	P				
	Professional offices	P										
	Professional schools				P				P	P		
	Studios, television and radio	S			P		P	P			P	
	Studios, recording	S			P	P		P			P	
	Telecommunications offices and exchanges				P			P				
Overnight accommodations (See§3.1.9.D)	Bed and breakfast establishment.	S	P[3]	P[3]	P			P				§3.3.1.F
	Inn	S	S	S	P		P	P			P	§3.3.1.Q
	Hotels and motels				P	P		P			P	
	Travel trailer parks or campground											
Parking, commercial (See §3.1.9.E)	Automobile parking public and commercial, for uses on adjoining parcels or in adjacent districts		S	P	P	P	P	P			P	
	Public or commercial parking						P		P	P		
	All other commercial parking				P		P					
Retail sales and service, sales-oriented (See §3.1.9.F)	Retail, general, except as otherwise listed	P[8]			P	P	S	P			P	
	Retail, groceries, except as otherwise listed	P[8]			P	P		P			P	
	Apparel and accessories	P[8]		P	P	P		P				
	Art galleries	P[8]	P	P	P	P		P			P	
	Auto parts and accessories				P		P				P	
	Building supplies and lumber, including electrical, plumbing, HVAC and other	P[8]			P[4]	P[4]	P		P	P	P	
	Antiques and secondhand merchandise	P[8]			P			P			P	
	Computers and accessories	P[8]			P	P		P			P	
	Convenience stores with gasoline service /gasoline service station				P	P	P				P	
	Convenience store without gasoline service	P[8]			P	P		P				
	Electronics, including audio, video and other				P	P		P			P	
	Fuel and ice dealers, including coal, bottled gas						P		P			
	Furniture, home furnishings and equipment				P	P		P			P	
	Hardware without lumber and building supplies				P[4]	P[4]	P	P[4]	P	P	P	
	Hay, grain and feeds						P					
	Household appliances				P	P	P				P	
	Liquor				P[2]	P[2]		P[2]			P[2]	
	Medical appliances and supplies			P[4]	P	P		P			P	
	Garden supplies				P	P		P			P	
	Office supplies and equipment				P	P		P			P	
	Optical goods	P[8]		P[4]	P	P		P			P	
	Outdoor recreation equipment and vehicles				P	P	P		P	P	P	
	Pets				P	P		P			P	
	Pharmacy			P[4]	P	P		P			P	

NONRESIDENTIAL DISTRICTS USE TABLE

Use Categories	Use Types	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	Use Standard
	Schools, trade and business				P	P			P	P	P	
Retail sales and service, personal service- oriented (See §3.1.9.F)	Art, music, and dancing schools	P[8]			P	P	P	P				
	Art, music, and photographic studios	P[8]	P	P	P	P		P				
	Beauty and barber services	P[8]	P	P	P	P		P				
	Funeral services without crematorium				P							
	Funeral services with crematorium				S							
	Laundering and dry cleaning (self-service)	P[8]			P			P				
	Pressing, alteration and garment repairs	P[8]			P			P				
	Radio and television repair	P[8]			P		P					
	Shoe repair	P[8]			P			P				
	Small animal hospital or clinic with boarding			P	P	P		P			P	
	Tattoo Parlor				P			P				
Retail sales and service, repair- oriented (See §3.1.9.F)	Armature rewinding						P		P	P	P	
	Apparel repair, alteration and cleaning pickup; shoe repair services	P[8]			P		P	P	P	P	P	
	Electrical repair (except radios and TV)	P[8]			P		P		P	P	P	
	Fur repair and storage services	P[8]					P		P	P	P	
	Pressing, alteration, and garment repair; laundry and dry cleaning pickup only	P[8]			P			P	P	P	P	
	Shoe repair, shoe shining, and hat cleaning services	P[8]			P			P	P	P	P	
	Radio and television repair	P[8]			P		P		P	P	P	
	Re-upholstery and furniture repair	P[8]			P		P		P	P	P	
	Watch, clock and jewelry repair	P[8]			P		P		P	P	P	
	Other repair services, NEC	S					P		P	P	P	
Self-service storage (See§3.1.9.G)	Commercial storage of recreational vehicles	P[4]							P	P	P	
	Mini-warehouses				S[4]		P		P	P	P	§3.3.1.S
Vehicle and similar sales and service (See §3.1.9.H)	Aircraft and accessories						P		P	P	P	
	Automobile repair and service	S			S[4]	P[5]	P		P	P	P	§3.3.1.E
	Auto service, including quick and minute lube drive through (except repair/wash), NEC				P[4]	S[4]	P				P	
	Automobile wash	S			S	S	P					
	Automobile and truck rental services			S	S		P		P	P	P	
	Farm and industrial equipment and supplies								P	P		
	Marine craft and accessories				P	P	P				P	
	Mobile homes and accessories				S		P		P	P		
	Motorcycle and all-terrain vehicle (ATV) sales				P	P	P	S				§3.3.1.C
	Motor vehicles (new and used cars)				P	P	P					
	Motor vehicles (used cars only				P	S	P					
	Tires, batteries and accessories				P[4]	P[4]	P				P	
	Truck stops						P		P	P		

NONRESIDENTIAL DISTRICTS USE TABLE

Use Categories	Use Types	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	Use Standard
	Industrial Uses											
Light industrial service (See §3.1.10.E)	Building services, including janitorial, exterminating, general maintenance						P		P	P	P	
	Contractors, general and specialty, without outdoor storage	P[8]					P		P	P	P	
	Contractors, general and specialty, with outdoor storage						P		P	P	P	
	Concrete services						P		P	P	P	
	Coating engraving and allied services						P		P	P	P	
	Drugs, chemicals and allied products								P	P	P	
	Laboratories, including film processing								P	P	P	
	Laundering, dry cleaning and dyeing plants						P		P	P	P	
	Linen supply and industrial laundry services	S					P		P	P	P	
	Manufacturing, fabricating, processing, or assembling of products or materials								P	P	P	
	Low-Impact Manufacturing	P					P		P	P	P	
	Newspaper distribution services				P		P				P	
	Research, development and/or testing services	S		P[4]	P[4]		P		P	P	P	
	Transportation equipment								P	P	P	
	Other special construction trade, NEC						P		P	P	P	
Heavy industrial (See §3.1.10.F)	Acid manufacturing									S		
	Ammunition manufacturing									S		
	Blast furnace, steelworks, or the rolling and finishing of ferrous metals									S		
	Glue manufacturing									P		
	Iron and steel foundry									S		
	Meatpacking plant or slaughterhouse									S		
	Nonferrous metal foundry									S		
	Smelting and refining of nonferrous metals									S		
	Stockyards or livestock sales barns									S		
	Tannery									S		
	Wood preserving operation								S	S		
Warehouse and freight movement (See §3.1.10.B)	Equipment rental and leasing services				S		P		P	P	P	
	Farm products warehousing	S			S[4]		P		P	P	P	
	Food lockers (with or without food preparation facilities)						P		P	P	P	
	Freight forwarding service						P		P	P	P	
	General warehousing and storage	S			S[4]		P		P	P	P	
	Parcel services				P						P	
	Railroad and motor freight salvage						P		P	P		
	Refrigerated warehousing (except food lockers)						P		P	P	P	
Waste-related service (See§3.1.10.C)	Junkyard or auto wrecking yard, or storage								S	S		§3.3.1.R
Wholesale trade (See §3.1.10.D)	Beer, wine, and distilled alcoholic beverages						P		P	P	P	
	Commercial and industrial machinery and equipment									P	P	

NONRESIDENTIAL DISTRICTS USE TABLE												
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD
	Construction equipment								P	P		
	Drugs, chemicals and allied products						P		P	P	P	
	Dry goods and apparel						P		P	P	P	
	Electrical and electronic goods						P		P	P	P	
	Farm equipment						P		P	P		
	Farm and grain mill products								P	P		
	Furniture and home furnishings						P		P	P	P	
	Groceries and related products						P		P	P	P	
	Hardware, plumbing, and heating equipment and supplies				P[4]		P		P	P	P	
	Lumber and other building materials				S		P		P	P	P	
	Machinery, equipment and supplies						P		P	P	P	
	Mail-order house				S		P		P	P		
	Merchandise vending machine operators				S		P		P	P		
	Motor vehicles, equipment, parts and accessories						P		P	P	P	
	Paint, glass and wallpaper				P[4]		P[4]		P	P		
	Paper and paper products						P		P	P	P	
	Professional equipment, instruments and supplies						P		P	P	P	
	Transportation equipment									P		
	Welding equipment and supplies						P		P	P		
	Wholesale trade of products produced on the premises						P		P	P		
	Other Uses											
Agriculture (See §3.1.11.A)	Plant nursery or greenhouse	S			S		P		P	P	P	
	All agricultural uses										P	
Resource Extraction (See§3.1.11.B)	All resource extraction except hydraulic fracturing[6]								S	S		
Vehicles and access	Private access roads or streets to or from a permitted use in an adjoining zoning district	S	S	S	S		S		S	S	S	§3.3.1.V
	Motorized recreational vehicle use				S		S		S	S		
Accessory Uses	Vacation Rental Units							P				§3.4.2.C

[1] In BPL, day care centers for children including child care centers, day nurseries, nursery schools, kindergartens, play group and centers or workshops for mentally or physically handicapped children shall be permitted as a permitted use only when they are approved as part of the development plan.

[2] Within 250 feet of property owned by a public school agency and used for elementary or secondary school educational purposes, uses identified with this footnote shall be considered as special uses in the respective districts.

[3] In PAR and PA, Bed and Breakfasts are subject to the Special Use Standard detailed in §3.3.1.F.

[4] Only if within completely closed buildings.

[5] In BPL, automotive repair services are permitted only as accessory uses to: a) the retail sale of motor vehicles, or b) the retail sale of automotive accessories.

[6] Hydraulic fracturing (fracking) shall not enter or infringe upon the City of Carbondale's zoning jurisdiction from a location outside of the zoning jurisdiction.

[7] Airport related residential uses with maximum FAR of .566 for the land designated for residential uses.

[8] No outdoor storage allowed. No more than 4 employees on the premises at any one time on a regular basis. Hours of operation shall not exceed 7 AM to 10 PM. The following uses shall require a Special Use Permit: Railroad and Motor Freight Salvage; Sporting Goods, including firearms and ammunitions sales; and Welding Equipment and Supplies.

[9] Shall only apply to residential structures existing on September 16, 2003.

Exhibit C- Potentially Eligible Properties
Potentially Eligible Properties
Parcels
NORTH
0
150
300 Feet
W. OAK ST
N. UNIVERSITY AVE
N. ILLINOIS AVE
W. JACKSON ST
W. MAIN ST
E. MAIN ST
E. MONROE ST
W. MONROE ST
E. WALNUT ST
W. WALNUT ST
S. UNIVERSITY AVE
S. ILLINOIS AVE
S. WASHINGTON ST
S. MARION ST
E. ELM ST
W. ELM ST
S. GAY DR
W. CHERRY ST
W. HOSPITAL DR
E. COLLEGE ST
S. ASH ST
S. THOMPSON ST
CARBONDALE
All Ways Open

FY 2018 Annual Report
Carbondale Planning Commission

This report is a review of the activities of the Carbondale Planning Commission during the 2018 Fiscal Year occurring May 1, 2017 - April 30, 2018. This report summarizes the Commission's total case load, each examined and broken down by type of case. The annual report compares this information with data from previous years and includes a summary of the Planning Commission's non-case activities. An attendance record (Attachment I) and a Planning Commission Case Record (Attachment II) are also included with the report.

Planning Commission Cases

FY 2018

The Planning Commission Case Record (Attachment II) lists the thirteen Planning Commission cases brought before the Planning and Development Management Division in the 2018 Fiscal Year. Only eleven of these cases were brought before the Planning Commission, the other two having been pulled by the applicant prior to the Planning Commission meeting. The Planning Commission agreed with staff's recommendation on ten of the eleven cases voted on by the Planning Commission. Therefore, for the 2018 Fiscal Year, the Planning Commission followed staff's recommendation 91% of the time compared to 69% in FY 2017.

The City Council voted on only ten of the eleven cases that went before the Planning Commission. The one case which was not voted on by the Carbondale City Council was a result of the applicant withdrawing the request before Council could take action. City Council agreed with staff's recommendation on all ten of the cases acted on by the Council. City Council agreed with the Planning Commission's recommendation in nine of the ten cases, with the outlying case having been forwarded to the City Council with no recommendation as the motion to recommend approval tied. Therefore the City Council accepted the Planning Commission's recommendation 100% of the time, greater than FY 2017 where the Council accepted the Commission's recommendation only 86% of the time.

Types of Cases in FY 2018

The types of cases heard by the Planning Commission in FY 2018 are broken down as follows:

Type of Cases	Number	Percentage of Total
Rezoning	6	25%
Special Use	5*	44%
Text Amendments	1	31%
Total	12	100%

* One special use permit was considered as part of a rezoning case.

Type of Case by Year

During the years 2008 through 2018, the average number of cases heard by the Planning Commission each year was 11.32.

The following table breaks down the type of Planning Commission cases over the past ten years. The ten-year average for each type of case is included. Please note that one rezoning case in FY 18 also included a Special Use Permit request.

Fiscal Year	‘18	‘17	‘16	‘15	‘14	‘13	‘12	‘11	‘10	‘09	‘08*	Avg. (‘07-‘17)
Rezoning	6	4	4	4	5	6	3	9	4	5	3	4.82
Special Use	5	7	5	2	4	2	9	4	1	6	0	4
Text Change	1	5	2	6	3	2	2	0	2	2	3	2.5
Total	12	16	11	12	12	10	14	13	7	13	6	11.32

* Prior to FY 09, activities were compiled per calendar year. The 2008 numbers reflect 4 months of activity prior to the change and, therefore are not included in the average.

Rezoning Requests

The following table breaks down the rezoning cases by the zoning classification requested. Included are the cases handled in FY 2018, cases handled during the previous four years, and the percentage of instances each zoning classification was requested over the past five years.

	FY ‘18	FY ‘17	FY ‘16	FY ’15	FY ‘14	% (‘14-‘18)
AG (General Agriculture)	0	0	2	0	1	13%
RR/R-1/R-1D (Single Family Residential)	1	0	0	0	3	17%
R-2 & R-3 (Multiple Family Residential)	0	0	0	0	0	0%

PUD (Planned Unit Development)	0	1	1	0	0	9%
PA/PAR (Professional Administrative Office/PA-Residential)	2	1	0	0	0	13%
SB (Secondary Business)	2	0	0	2	0	17%
NB (Neighborhood Business)	1	0	0	1	1	13%
BWA (Business/Wholesale)	0	0	0	1	0	4%
LI/GI (General/Light Industrial)	0	0	0	0	0	0%
RMH (Mobile Home District)	0	0	1	0	0	4%
BPR (Primary Business)	0	2	0	0	0	9%
Multiple Classifications	0	0	0	0	0	0%
Total	6	4	4	4	5	99%

Special Use Requests

Five special use requests were heard by the Planning Commission in FY 2018. The Planning Commission recommended approval and City Council approved of only one of the requests. The Planning Commission recommended and the City Council agreed to approve three of these requests. On request was recommended denial by the Planning Commission and denied by the City Council. The fifth request was recommended denial by the Planning Commission and was not acted on by the City Council as it was withdrawn by the applicant prior to the City Council Meeting.

The first Special Use Permit request was initiated by Jeff Williams and it authorized his conversion of his former law office into a 2-unit dwelling in a PAR, Professional Administrative Office, Residential, zoning district. The City Council approved this request.

The second Special Use Permit request was initiated by John Deas and Alison Smith for the use of 300 South Oakland Avenue, the old fire station, as a tasting room, classified as a drinking place, in an NB, Neighborhood Business, zoning district. This Special Use request was part of the applicants' request to rezone said property to NB, Neighborhood Business. The City Council approved both requests.

The third Special Use Permit request was initiated by Dr. Ahmed Tariq to allow for a Group Home II in a R-2, Medium Density Residential, zoning district. The City Council approved this request.

The fourth request was initiated by Help at Home, LLC to allow for the conversion of a single family dwelling into a Group Home I in an R-1, low density residential, zoning district. The City

Council denied this request.

The fifth and final request was initiated by Zack Rakers to allow for Appliance Repair and Sales in an R-1, low-density residential, zoning district. The Planning Commission recommended denial of this request and the applicant withdrew this request prior to the City Council meeting.

Location of Planning Commission Cases

Of the Planning Commission cases requesting a rezoning or special use, eleven were located within Carbondale city limits and two were located outside of city limits. Locations of the cases were fairly evenly distributed within the city's residential and commercial districts.

See Attachment II for the location of all FY 2018 Planning Commission cases.

Text Amendments

The Planning Commission reviewed one zoning text amendments in FY 2018. This text amendment was initiated by the City of Carbondale and focused on expanding Carbondale's zoning code to allow for accessory dwelling units. With staff and Planning Commission's recommendation to deny, the City Council moved to deny the text amendment.

Non-Case Activities

As needed, staff provided Planning Commissioners with training on public hearing and voting procedures. The Planning Commission also organized a Neighborhood Outreach Committee with the goal of evaluating and drafting a procedure which would allow the City to formally designate neighborhoods and eventually draft small-scale neighborhood plans.

Subdivision Review

The Planning Commission did not review any subdivisions in FY 2018.