



AGENDA

Carbondale Planning Commission
September 5, 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 August 15, 2018
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**
- 5. Public Hearings**

PC 19-04- Brightfields Development, LLC, is requesting a Special Use Permit for the development of a solar array in the AG, General Agriculture, and GI, General Industrial, zoning districts for property located at 1555 North Marion Street.

- 6. Old Business**

None

- 7. New Business**

A. City Council Agenda from August 28, 2018

- 8. Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, August 15, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center

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

Members Present: Miller, Le Beau, Sheffer, Hamilton, Henson, Burnside, Love, Litecky, and Bradshaw (ex-officio)

Members Absent: Lilly

Staff Present: Taylor and Brightharp

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Mr. Love, to approve the minutes for June 20, 2018.

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

PC 19-02 6:02 pm, - Olivia Jones-Martin is requesting a Special Use Permit for a Day Care Home I, located within an R-1-15, Low Density Residential, District at 1545 East Gary Drive.

Ms. Litecky declared Public Hearing PC 19-02 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. Brightharp to present the staff report.

Ms. Brightharp 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 ask if all the calls and letters were in opposition. Ms. Brightharp responded that there was one letter of concern about the play equipment and the rest were in opposition.

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

Olivia Jones-Martin, of 1545 E, Gary Dr. Carbondale, came forward to speak about the daycare she wishes to open at her home. The daycare is to provide income for herself. She previously received a letter about putting equipment out but it wasn't for the daycare yet, as she fosters children and watches her grandchildren. She then notified the City

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

There were none.

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

Mr. Burke A. Cawthon, of 1540 E. Gary Dr. Carbondale, came forward to speak. He was not opposed and came to find out more information. Mr. Cawthon lives across the street from where Ms. Jones-Martin wants to open up the day care and finds no danger with her property as it has a fence in backyard for the children. He finds that the daycare would help the people in the community.

Ms. Litecky asked if there were any questions.

Mr. Sheffer asked which house Mr. Cawthon lives in. It was clarified that his house was the house across the street and to the left according to the picture of property facing north.

Ms. Litecky asked Mr. Taylor to read the letters in opposition.

Mr. Taylor read six letters in opposition from Bruce and Sandy Pain of 809 S. Drury Carbondale, Linaya Germann of 813 S. Drury Carbondale, Laura Germann of 1547 E. Grand Carbondale, Michael McNerney of 825 S. Drury Ave. Carbondale, Kirk and Jocelyn Kerney of 1535 E. Gary Dr. Carbondale, Ron and Joyce Germann of 1554 E. Gary Dr. Carbondale.

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

Ms. Marilyn Hogan, of 819 S. Drury Carbondale, came forward to speak in opposition. Mrs. Hogan lives in the neighborhood and states that the property doesn't look nice. She stated that she is also concerned about the property values if she decides to sell, she doesn't

think anyone would like to look at it. Ms. Hogan agrees with the letters that were read earlier, and believes that most of the neighbors do too.

Ms. Litecky asked if there were any questions.

There were none.

Mr. Ron Germann, of 1554 E. Gary Dr. Carbondale, came forward to speak. Mr. Germann reiterated what he wrote in his letter to Mr. Taylor. Mr. Germann stated that he remained in Carbondale after his retirement and is concerned about the noise the daycare will bring. Mr. Germann talked with Ms. Jones-Martin previously and said she had no job and no income when she made the application and now she currently has a full time job and can only have the daycare hours in the evening. When the toys and equipment in the backyard appeared, Mr. Germann and some other neighbors expressed concern and requested code enforcement to see what was happening. Mr. Germann stated that he was told by Mr. Taylor that there was no intention for a daycare center and that the toys were for foster children. Mr. Germann also stated that the only person that is in favor of the daycare in the neighborhood had recently put their house up for sale.

Ms. Litecky asked if there were any questions.

Mr. Burnside asked if Mr. Germann would be opposed with the toys and equipment that Ms. Jones-Martin has if she had multiple foster children, which would not be a business.

Mr. Germann said that he wouldn't have a problem with that as there wouldn't be traffic back and forth on the narrow streets.

Mr. Henson asked Mr. Germann how many more cars he expects to be on the street.

Mr. Germann replies he doesn't know, about 6 to 8.

Ms. Laura Germann, of 1547 E. Grand Carbondale, came forward to speak. Ms. Germann wanted to reiterate her letter that was read earlier and if this business was approved, what/would to stop another small business from coming into the neighborhood. She also expressed concern over the increased evening traffic in the area. Ms. Germann also clarified that foster children and children that are only at Mr. Jones-Martin house for a few hours are two different things.

Mr. Sheffer clarified that with the special use permit, you can control and put restrictions on the permit. Mr. Burnside clarified that it would be 6 children for the permit including any foster children that are in the house.

Ms. Carroll Buitrogo-Long, of 1527 E. Gary Carbondale, came forward to speak. Ms. Buitrogo-Long is not opposing the daycare, she just is more concerned about the traffic

and all of the play equipment in the yard. Ms. Buitrogo-Long also expressed concern if that area is a good environment for a daycare and foster children.

Ms. Litecky asked if there were any questions.

There were none.

Mr. Mike McNerney, of 819 S. Dury Carbondale, came forward to speak. Mr. McNerney also expressed concern about the additional traffic and parking in the neighborhood.

Mr. Sheffer suggested additional parking in the special use permit to help with the parking issue.

Ms. Litecky asked if there were any questions.

There were none.

Ms. Hogan came forward again to address the additional parking issues as she has some knowledge about parking. Ms. Hogan stated that Ms. Jones-Martin needs to put in a culvert and pave the area for the additional parking. Ms. Hogan also stated that the fence in Ms. Jones-Martin's yard doesn't go all around the yard and is a safety issue.

Ms. Litecky asked staff about the additional parking. Ms. Brightharp answered that the parking issue was addressed in the staff report analysis when discussing a previous case. Ms. Jones-Martin can only have 4 children because of insurance purposes, short-term parking is available for 2 additional cars in the driveway and on street parking as shown in pictures in exhibit B. Mr. Taylor also talked about expanding and paving the driveway if needed.

Ms. Litecky asked if there were any questions.

There were none.

Ms. Sarah Heyer, of 1442 E. Gary Dr Carbondale, came forward to speak. Ms. Heyer stated that maybe some of the neighbors are nervous about the daycare because of some recent brake-ins to cars and garages. Also there are some cars that drive fast on that road and it is a safety concern for the children.

Ms. Litecky asked if there were any questions.

There were none.

Mr. Germann returned to ask if Ms. Jones-Martin would have to have any additional lighting on the outside of the house because of the late hours she will be watching the children.

Mr. Taylor said that the city code does not require additional lighting and that there is a regulation on outdoor play which Ms. Brightharp conformed is from 8am to dusk. Mr. Miller asked why Mr. Germann thought the daycare was a concern for retirees. Mr. Germann stated the increase in noise and traffic. Also parking on the street would be an issue because you would have to zig-zag in-between the parked cars. Mr. Henson asked if No Parking signs would help with the zig-zag in-between cars. Mr. Germann said that would best be answered by going around the neighborhood and asking.

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

There were none.

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

Ms. Brightharp read Parts C of the staff report for PC 19-02, with a recommendation of approval.

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

Mr. Sheffer asked if the Commission could take into consideration 2 conditions, 3 extra parking spots and a privacy fence before the final vote. Mr. Taylor said there could be a discussion before to address the concerns.

Mr. Miller asked if there was a traffic count on Gary road as well as Giant City Road. Ms. Brightharp responded that there was not. Mr. Miller also asked to clarify how many cars can fit in the driveway. Ms. Brightharp said that the driveway can accommodate a total of 4 cars.

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

Dr. Hamilton asked if Ms. Jones-Martin obtained her daycare license yet at this time. Ms. Jones-Martin responded that she had to wait on the zoning before turning in her application for her license. Dr. Hamilton then asked with her full time job, who would watch the children. Ms. Jones-Martin responded that the daycare was just for after school care and she will be the only provider. Dr. Hamilton asked what happens if she is ill, does she have anyone to help her. Ms. Jones-Martin responded that there will be no one to help her, she will contact the parents, if needed, to cancel their appointments.

Dr. Hamilton asked Mr. Taylor about the police activity in the neighborhood. Mr. Taylor responded that he was unaware of the activity reports at this time for that area.

Mr. Love asked if all of the yard is fenced in. Ms. Jones-Martin responded that the house on the left and behind has a fence the way around and the area where the kids will play is fenced. Mr. Sheffer stated that when he went out there, he just saw a chain link fence around the play area. Mr. LeBeau asked how long Ms. Jones-Martin has lived in the neighborhood. Ms. Jones-Martin responded 2 years. Dr. Hamilton asked about the height of the fence for the play area. Ms. Jones-Martin wasn't sure. Mr. Sheffer said about 3 feet tall. Dr. Hamilton asked what age of kids for the daycare.

Ms. Germann asked if there can be a restriction to the maximum total of children at the daycare to 4. Mr. Sheffer said that yes in the special use permit there can be. Ms. Germann asked who the license provider for the daycare is going to be, the owner of the daycare or an employee. Mr. Love said most likely the homeowner. Ms. Germann asked where Ms. Jones-Martin worked to see who would take care of the children during the daytime hours because of her full-time job. Ms. Jones-Martin said she didn't work during the summer because she works for the school district. Mr. Henson asked if there is any signage for kids "at play"/ "go slow". Ms. Germann replied no and they requested some because of cars speeding and nothing had been done. Mr. Henson asked anyone in the audience if they were interested in any signage and it was a unanimous yes. Mr. Love asked if the City installed the signs and Mr. Taylor replied correct.

Ms. Dalora Bell, of 1006 W Sycamore Carbondale, came forward to ask if every citizen has to go through this process or is it just this neighborhood. Mr. Taylor responded that it is anyone in the district. Ms. Bell stated that there are more home daycares permitted than one in the last 10 years. Mr. Taylor responded that if there were the City was unaware of it. Ms. Bell asked Mr. Henson to clarify his statement "if this does go through." Mr. Henson responded that they haven't voted, so nothing has been decided.

Mr. Germann returned to ask if there was a height requirement for fencing. Mr. Taylor stated that there is no height requirements for fencing. Mr. Miller said that is a licensing issue not a permit issue. Mr. Sheffer offered a privacy fence around play area so neighbors can't see play equipment as a condition of the permit.

Mr. Henson asked Ms. Jones-Martin if she has the desire to put up a fence or extra parking, if required. Ms. Jones-Martin responded yes, she can also put her car into the garage so she can have more parking.

Dr. Hamilton asked if the appearance of the play equipment is not acceptable to the other homeowners. Ms. Jones-Martin responded that the equipment is just out in the yard so she can take inventory of what she has. Ms. Jones-Martin also stated that there will not be as many toys in the yard if she gets the daycare. Dr. Hamilton asked if Ms. Jones-Martin has

gotten together with the homeowners in the neighborhood to come to a compromise. Ms. Jones-Martin said that no, no one has welcomed her to the neighborhood. Dr. Hamilton asked if there was a HOA in the area and Ms. Jones-Martin replied no.

Mr. Chris Germann, of 1813 Dury Carbondale, asked to clarify how far the fencing has to be from the street. Ms. Brightharp and Mr. Sheffer clarified that Ms. Jones-Martin is in compliance with her fencing. Mr. Germann asked to clarify how far away any structure needs to be from the property line. Mr. Taylor answered Mr. Germann's question.

Mr. LeBeau asked what the distance restriction for registered sex offenders was. Mr. Taylor answered that he is unaware. Mr. Love and Mr. Burnside said that that issue will be handled by the state. Ms. Litecky stated that the state also has requirements for fencing.

Ms. Litecky declared PC 19-02 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Parts A and B of the staff report for PC 19-02, the applicant was present, and one spoke who was in favor/neutral and seven in opposition and six letters in opposition and zero letters in support, seconded by Mr. Love.

Mr. Sheffer asked to have a discussion before voting to agree to three terms to add to the permit. The terms are two more parking spaces, a privacy fence and drive slow sign for children. Mr. Taylor asked to clarify number one, more parking. Mr. Sheffer said besides the driveway add two more parking spaces in the yard so there is no on-street parking. Add a privacy fence so everything is protected and it looks nice. And have the City put up slow children at play signs up. Ms. Litecky asked if the city can do the signs. Mr. Taylor said that we have to put in recommendation for the signs but it's not needed for the special use permit.

Mr. Henson, Mr. Love, Mr. Burnside, and Mr. Miller all disagree with Mr. Sheffer's terms. Mr. Miller disagrees with the added parking for three reasons. The first is it is an undo expense, the second it will change the look of the property, and lastly he thinks that there is ample parking at Ms. Jones-Martin's house already and the parents dropping their children of will only be there for 10 to 15 minutes. Mr. Sheffer said that it will be easy to add more parking to make everyone happy. Mr. Love stated that parents dropping off their children are not going to be speeding down the road. Mr. Burnside just wants to reiterate what Mr. Love said and if you put in an asphalt driveway in the yard it would decrease the property values. Mr. LeBeau stated that he doesn't like special use permits for nonresidential uses within residential districts. Dr. Hamilton stated that it's not easy or simple to get a special use permit in a residential neighborhood. Mr. Henson is against additional parking and the fence Ms. Jones-Martin has now meets code, so she should not have to purchase a new one.

The motion to vote on the seven criteria separately by Mr. Henson and was seconded by Dr. Hamilton. There was a discussion about voting separately.

Roll Call Vote:

Yes – 4 (Sheffer, Hamilton, Henson, Litecky)

No – 4 (Miller, LeBeau, Burnside, Love)

Mr. Taylor stated did not pass.

The motion to vote on the seven criteria all as one by Mr. Henson and was seconded by Mr. Love. There was further discussion about the voting.

Roll Call Vote:

Yes – 5 (Miller, LeBeau, Hamilton, Burnside, Love)

No – 3 (Sheffer, Henson, Litecky)

Mr. Taylor stated that the motion to vote all as one has approved.

The motion to vote that all have been meet by Mr. Love and was seconded by Dr. Burnside.

Roll Call Vote:

Yes – 4 (Miller, Henson, Burnside, Love)

No – 4 (LeBeau, Sheffer, Hamilton, Litecky)

Mr. Taylor stated that all the criteria have been meet has failed.

The motion to vote approve PC 19-02 by Mr. Henson and was seconded by Dr. Burnside. There was further discussion about the voting.

Roll Call Vote:

Yes – 4 (Miller, Henson, Burnside, Love)

No – 4 (LeBeau, Sheffer, Hamilton, Litecky)

Mr. Taylor stated that the item would move forward with no recommendation of PC 19-02 and that the item would be on the City Council agenda for discussion at their meeting on August 28, 2018.

PC 19-03 8:00pm, Sailiata, LLC 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 allowing general retail, in the PAR, Professional Administrative Office, Residential, zoning district.

Ms. Litecky declared Public Hearing PC 19-03 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 Mr. Taylor to present the staff report.

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

There were none.

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

Ms. Sarah Heyer of 1442 E Gary Dr. Carbondale, came forward to speak about the bookstore. Ms. Heyer stated that when directed to put an “S” or a “P” on exhibit B she put a “P” but thinks an “S” is more suitable for the neighborhood. She also stated that her friends are happy to have a bookstore come to the neighborhood.

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

There were none.

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

Ms. Christy Christensen of 1807 W. Walnut, Carbondale, came forward to speak. Ms. Christensen stated that a bookstore would be good use for the house and a positive use for the land. Ms. Christensen thinks that it will be a good place for families to visit. She also said that there are a lot of people behind the bookstore for different reasons and thinks that a gift shop will not be a problem because a lot of the business will be done over the internet with book sales.

Mr. Neil Hughes of 615 W. Elm, Carbondale, came forward to speak. Mr. Hughes said that this is an amazing project that is a not for profit community based bookstore. Mr. Hughes stated that the retail is just for a small bookstore, it’s not like a big retailer and going to cause an issue. Mr. Hughes thinks the bookstore will be a good addition to the community.

Ms. Damaris Mitenberger of 804 W. Main, Carbondale, came forward to speak. Ms. Mitenberger stated that she there has not be a lot of new business coming to the area. Ms. Mitenberger stated that she is in favor of the bookstore and thinks it will be a positive addition to the neighborhood.

Ms. Leslie Lloyd of 712 W. Elm St., Carbondale, came forward to speak. Ms. Lloyd stated that the community and faculty at SIUC like the idea and are excited about the bookstore. Ms. Lloyd stated that she did have a home business, but it became too big after retirement her so she opened an office in the building where the bookstore will be locate at. She has also helped restore her office to the original look of the building. Ms. Lloyd also stated that

as a tenant, the landlords have been very good to her.

Ms. Delora Bell of 1006 W. Sycamore St., Carbondale, came forward to speak. Ms. Bell is in favor of the business and reiterated what the other speakers have said.

Melissa Burkel of 1231 W. Short Dr., Carbondale, came forward to speak. Ms. Burkel stated that she is excited about the children's reading room and plans to take her family to the bookstore. Ms. Burkel stated that it will provide for the community and it should have no negative effect. She also stated that it will be a great addition to the community.

Mr. Thomas Deckinkeller of 194 1C S Illinois Ave Carbondale, came forward to speak. Mr. Deckinkeller said that as someone who worked on the programing for Sailiata, LLC they provided a positive work environment. Mr. Deckinkeller also stated that this bookstore could be an attraction/ reinvention that the City needs.

Mr. Sheffer asked if the applicate needed to change to a special use permit and not change the code. Mr. Taylor stated that the applicant came into the office to discuss different options. It was decided to move forward as a permitted use as discussed with City staff and applicant but then the applicant question later about changing to special use. City legal department said that it will still be allowed to change to special use. There was then discussion among the commissioners about whether the PC case should be heard as a text amendment permitted use or text amendment special use. Ms. Litecky stressed that they needed to focus on the text amendment on retail use in this district and not on the bookstore itself.

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

Donald Monty of 418 S. Giant City Road, Carbondale, came forward to speak. Mr. Monty stated that it's important to look at the statement of intent for this zoning district. Mr. Monty then discussed what is and is not allowed in the zoning area. Mr. Monty stated that the applicant is not asking for a bookstore, but is asking for a text change for the category of retail general/otherwise listed. Mr. Monty said the problem with the category of use is too broad and can allow other business to come in. Mr. Monty stated if the desire is bookstore then have the amendment request denied and apply for a text amendment to allow bookstore as a special use in PAR. Mr. Monty said that from a public policy perspective, it would be bad to amend the City code in this manner and the amendment is out of place and a something new comeback through. Mr. Monty stated that he has a problem with the public notifications for text amendments and would like more people to know that there is a text change in a zoning area.

Mr. Sheffer asked if the meeting needed to proceed or if the applicant should come back with a text amendment for special use. Ms. Litecky asked if it was possible to withdraw application right now and staff answered yes. There was further discussion about whether to proceed or not.

Mr. Navreet Kang of 613 S. Terrance Dr., Carbondale, came forward to speak. Mr. Kang

agrees with Mr. Monty and thinks that applicant should go back to the staff for a special use permit to pick certain retail uses for the business. Mr. Kang also stated that there are a lot of vacant properties and is always looking for ways to bring in businesses to the community.

Mr. Sheffer stated that there was a lot of retail space available in the area. Dr. Hamilton stated that he agrees with Mr. Monty and wants to have a bookstore as a special use permit in a specific area and not a go the way of a text amendment. Ms. Bradshaw asked Mr. Taylor what was the building coded as. Mr. Taylor replied that TESSI, without reviewing, was estimated as a music studio and the other offices were offices that were permitted. Ms. Bradshaw asked how the applicant is directed to request a text amendment. Mr. Taylor answered that the applicant came forward with an idea and the staff advised them in which category to choose. Ms. Bradshaw asked if multiple business in one building, what would be the dominate code to put the building under. Mr. Taylor answered that each use fall under a different category.

Ms. Litecky asked Mr. Taylor to read the staff analysis.

Mr. Taylor read Parts C and D of the staff report for PC 19-03, with a recommendation of approval.

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

Mr. Love asked to clarify exhibits B and C or C and D. Mr. Taylor answered there was an error and it should be C and D. Dr. Burnside clarified they're only talking about the text amendment and to change the code to have a bookstore. Dr. Burnside suggested to change the text of the code that includes bookstore if not approved. Dr. Burnside also suggested that the City needs to investigate what is allowed in a particular zone then make an amendment so it's clear about what is and is not permitted. Dr. Burnside stated that Mr. Monty's suggestion is to update the code instead of allowing permitted use which may open the door for something undesirable.

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

Ms. Lloyd expressed concern about the applicant maybe being misguided during the application process. She also stated that maybe this process will discourage other small business owners and not for profit because it doesn't seem efficient and would like to see the process more efficient.

Mr. Deckinkeller stated that it would make sense to have a general purpose retail in this PAR district.

Mr. Hughes asked between changing the text or having the City investigate, is it better to go with the first option.

Dr. Burnside answered that if it was him, that yes, he would go with the first option.

Mr. Henson asked Mr. Taylor if they can amend the text to allow special use or is it just permitted use. Mr. Taylor responded that he clarified with the legal department to make it a special use.

Ms. Heyer stated that if commission is prepared to make this a special use, okay, but she's prepared to withdraw and rewrite it, and bring it back to the next meeting. Ms. Heyer asked for advice on which to choose. Mr. Henson stated to Ms. Lloyd that two months the commission was requested to look at the information and no one was interested and would like to apologize to the applicator for the delay. Mr. Henson also said that withdrawal would be a good way to go.

Ms. Heyer requests to withdraw her application for PC 19-03.

Ms. Litecky declared PC 19-03 closed.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from June 26, 2018, July 24, 2018 and August 14, 2018.

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

7. Adjournment

Ms. Litecky adjourned the meeting at 9:16 p.m.



CARBONDALE
All Ways Open

Planning and Development Management

200 South Illinois Avenue
Carbondale, Illinois 62901
Telephone 618-457-3248
Fax 618-457-3289
www.explorecarbndale.com

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

TO: The City of Carbondale Planning Commission

FROM: Travis Taylor,  AICP, Senior Planner

RE: PC 19-04 Brightfields Development LLC is requesting a Special Use Permit for renewable energy production at 1555 North Marion Street

DATE: August 29, 2018

(Planning Commission Public Hearing on Wednesday, September 5, 2018, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1.

<u>Applicant:</u> Brightfields Development LLC 16 Laurel Avenue Wellesley, MA 02481	<u>Owner:</u> Beazer East Inc. Three Rivers Management, Inc. 1910 Cochran Rd Pittsburgh, PA 15220
--	---
2. Requested Action: Brightfields Development LLC is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture, and GI, General Industrial districts, for property located at 1555 North Marion Street. (Please Refer to Exhibit A - Applicant's Brief)
3. Background: The subject property, currently owned by Beazer East Inc., was formerly the site of a wood treatment facility which operated from 1902 until 1991. At this site, wood products were generally delivered to and from the site via the adjacent railway for treatment to prevent the wood products from breaking down when located outdoors in the natural weather.

Since the closure of the site in 1991, the Environmental Protection Agency has since declared the site a brownfield due to the types of chemicals used during the treatment process. A brownfield is a term used to identify property which may have been subjected to contamination by a hazardous substance. Extensive cleaning and remediation of the site

was initiated in 2004 which included the placement of surface soil cover, the relocation of Glade Creek, and the construction of an interceptor/barrier trench. Following the completion of remedial efforts, monitoring of the site is to continue for a minimum of a 30 year period.

Brightfields, LLC, utilized by Beazer, to assist with remediation and redevelopment efforts, is proposing the redevelopment of the site for utilization as a solar array. Specifically, the applicant is seeking approval to place both pole-mounted and ground-mounted solar panels on the site. In total, approximately 73 acres will be utilized for the solar array (27.5 acres of pole-mounted panels and 45.5 acres of ground-mounted panels).

Brightfields, LLC was previously awarded a Special Use Permit by the City of Carbondale in March of 2015 for the same scope of work (Resolution No. 2015-R-10). After recommendation for approval by the Carbondale Planning Commission during its meeting on September 18, 2013, the Carbondale City Council, at its meeting on October 8, 2013, chose to defer action pending the completion of at least two informational meetings to be held by the applicant for residents within the affected neighborhood. The applicant subsequently held meetings on July 30, 2014; December 18, 2014; and February 24, 2015. Following these meetings, the City Council issued the Special Use Permit on March 24, 2015.

Among several other conditions placed on the permit (see Attachment B - Resolution No. 2015-R-10), the permit had a condition that the permit expire in three years from the issuance of the permit. As this permit expired on March 24, 2018, the applicant has to return to the City of Carbondale to request another permit so that they may continue to pursue the proposed project.

4. Number of Notices Sent to Property Owners within 500 feet of property zoned GI and 1,000 feet of property zoned AG: Forty two (42) notices were sent to nearby property owners.
5. Location & size: The subject property is located at 1555 N. Marion and is approximately 217.56+/- acres in total size. The western portion of the property is located within city limits and the northern and eastern portions are outside of the Corporate City Limits. (Please refer to Exhibit C - Photographs of Subject Property)
6. Existing Zoning: The subject property is zoned AG, General Agriculture, and GI, General Industrial. Properties to the north, east and south of the subject property are zoned AG, General Agriculture. The adjacent property to the southwest is zoned R-1-5, Low Density Residential. The adjacent property to the west is zoned GI, General Industrial. (Please refer to Exhibit D – Existing Zoning)
7. Existing Land Use: The subject property is currently unoccupied with the exception of ongoing remediation work. The current land use for the adjacent properties to the north,

southeast, east, and west are agriculture. There are single family residences adjacent to the southwestern portion of the subject property. (Please refer to Exhibit E - Existing Land Use)

8. Comprehensive Plan: The 2010 Comprehensive Plan Land Use Map designates the subject property and the surrounding properties as Agriculture and General Industrial with boundaries touching Neighborhood Conservation/Restoration. (Please refer to Exhibit F - Comprehensive Plan)
9. Zoning History: The subject property was zoned AG, General Agriculture and GI, General Industrial, with the adoption of the 1974 Zoning Ordinance.
10. Applicable Regulations:

15-2.9 AG General Agriculture

15-2.9.1. Statement of Intent

This district is created to provide land for purposes devoted primarily to the production of agricultural products such as field crops, livestock, fowl and other conventional agricultural pursuits. Other limited compatible uses are also permitted. This district is also created to assist in the conservation of the natural resources within the jurisdiction of this ordinance by encouraging practices which will conserve soil, soil resources, water, water resources, and prevent soil erosion and floodwater damages. Utilities other than electricity and telecommunications should be provided by the land user thereby discouraging the uneconomical extension of public water supply and sewage disposal facilities. Uses not related to agriculture are discouraged. When the public interest will be served and only when a contribution will be made to orderly growth, portions of this district may be rezoned for alternative uses.

15-2.25: GI General Industrial District

15-2.25.1 Statement of Intent:

This district is established to provide areas for industrial and/or manufacturing and/or warehouse or storage operations which may require buildings and/or open area for fabricating, processing, repairing, dismantling or disposal of equipment, raw materials, manufactured products or wastes. Land designated for this district should be located in relation to the thoroughfare network of the community, as well as rail and air if required, so as to not disrupt normal traffic flow.

15-6.8 Special Use Review

15-6.8.1 Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this ordinance and it is classified as a special use by this ordinance, it shall be considered to be a lawful special use.

15-6.8.2. Procedures

C. Hearing

1. A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:

- (a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;
- (b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;
- (c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;
- (d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: There is a six inch (6") City of Carbondale water line along North Marion Street. Also, a two inch (2") City of Carbondale water line is located off North Marion Street that services an existing fire hydrant on the property.

Sanitary Sewer: The City of Carbondale has an eight inch (8") sanitary sewer line that runs south of the site along East Knight Street.

Storm Sewer: Storm water runoff is contained via an open ditch system

2. Public Services: The southwest section of the subject property is located within the Carbondale City limits and is served by the City of Carbondale Police and Fire Departments. The northeast section of the subject property is located outside of the City of

Carbondale and would be served by the Carbondale Township for fire protection and the Jackson County Sheriff Department.

3. Traffic Counts: The latest Illinois Department of Transportation Traffic Map indicates that North Marion Street has an average traffic count of 400 vehicles per day.
4. Correspondence Received: As of the date of this report the staff has heard from two citizens regarding this request. One citizen had concerns with the request, while the second had some general questions.

PART C. ANALYSIS

Brightfields Development LLC is requesting a Special Use Permit to allow the development of a solar array in an AG, General Agriculture and GI, General Industrial, district. Brightfields Development, LLC., has been enlisted by the current owner, Beazer East Inc., to provide assistance during the remediation and redevelopment process. Brightfields has significant experience working on distinct aspects of the remediation and redevelopment of contaminated properties for use as solar energy generation facilities. In fact, in addition to the project in Carbondale, Brightfields is also proposing the redevelopment of another brownfield in Illinois under the same funding source.

After an assessment, in coordination with Beazer and their engineering team, Brightfields identified the Carbondale site as an ideal location for redevelopment. Brightfields has completed preliminary designs and plans to develop a 20-30 MW array on 73 acres of the site, consisting of approximately 27.5 acres of pole-driven panels and 45.5 acres of ground-mounted panels.

The installation of a solar field on the brownfield would be in accordance with Focus Area 2.1 Managing Future Growth strategy 1 of the 2010 Comprehensive Plan which states:

Actions and Initiatives K.

Redevelop brownfield sites, as appropriate, while being mindful of the possibility of brownfield grants to aid in the environmental remediation and site reuse. The Koppers Tie Plant is one such brownfield that could be a redevelopment site in the future.

The redevelopment of brownfields is further explained in Figure 2.7 Brownfield Redevelopment: The former Koppers Wood Treating site, located in the northeast corner of Carbondale, dates back to 1902 when railroad cross ties, utility poles, and other wood products were treated. Until the plant closed in 1991, wood products were treated with chemical preservatives, including creosote. During the years the plant was operational, handling and storage of chemicals caused spills, resulting in the pollution of soil, ground water, and nearby surface water.

Beazer East Inc. - the current owner of the property - has conducted numerous studies of the site to learn more about the location, amount and type of contamination. As the site and surrounding area is decontaminated, there are potential redevelopment options than can be

explored. SOURCE: US EPA

It is staff's opinion that the installation of the solar arrays is a suitable, low impact project for the subject property. Once the construction of the solar arrays is complete the anticipated traffic to the site will be minimal, consisting of one to two workers per month for maintenance and repairs.

The unique opportunity of having a solar field in Carbondale would also allow for educational opportunities for residents and students. Although the area with the solar panels would have restricted access for the public's safety, the preliminary plan includes some amenities for the community such as an educational kiosk on solar energy and a recreational path on the property.

The following are staff's responses to the seven criteria for granting a special use (Section 15-2H-2:C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The proposed use will continue to encourage an environment of sustained desirability and stability. After initial construction, the traffic and operation of the solar array will have very little impact on the surrounding neighborhood. It is staff's opinion that the proposed use would encourage an environment of sustained desirability and would be in harmony with the character of the surrounding neighborhood.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

As the remediation and redevelopment of the site will be closely monitored and approved by the EPA, it is staff's opinion that the establishment, maintenance, and operation of the site will not be detrimental to or endanger the public health, safety, or general welfare.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

The prior use of the land as the Kopper Wood Treatment Plant has resulted in lingering environmental contamination concerns for the area. While the installation of the solar array would require additional approval from the EPA, the site will continue to be remediated, which will improve the current conditions for the neighboring properties. Therefore, it is staff's opinion that the special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor diminish and impair property value within the neighborhood.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed Special Use Permit will not impede the normal and orderly development of surrounding property for uses permitted in the AG district or GI district.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*
Adequate utilities, access roads and other facilities are in place to accommodate proposed use.
6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
Adequate ingress and egress is provided off of N. Marion Street. Anticipated traffic once constructed is completed will be one or two workers approximately once a month for maintenance and repair, and, therefore, should not have any significant impact on traffic in the area.
7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*
The AG and GI districts allow for renewable energy production as a special use.

PART D. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 19-04, with the following conditions based on those included within the original Special Use Permit:

- 1) That all dust shall be controlled during the construction project.
- 2) That there be no disruption to the existing contaminated soil
- 3) That the applicant be given 3 years to begin construction on the solar array to allow time to receive clearance from the IEPA

The Special Use granted shall be subject to the following conditions prior to the issuance of a building permit:

- 1) The applicant shall provide a detailed traffic control plan and street/road impact plan that shows proposed routes of access to allow for the construction of the solar project and guarantees any required repairs or replacement that may be necessary post construction. Said plan shall be approved by the City's engineering staff.
- 2) The applicant agrees to provide a vegetative buffer and opaque fence adjacent to the south border of the property along the old railroad bed. This buffer shall be a Type C Buffer as described in Section 15-4.1.6.B of the Carbondale Revised Code and contain both a vegetative screen and an opaque fence that extends from North Marion Street to the extension of North McQueen Street. The buffer shall be reviewed and approved by the Planning and Development Management Division prior to planting.
- 3) That all required approvals, signoffs, and permits from the USEPA related to the development of the solar array under this Special Use Permit shall be submitted to the City and placed on file.
- 4) That the applicant shall confirm, in writing, its commitment to enter into a Payment in Lieu of Taxes (PILOT) agreement with the City to provide payments to the City in an amount to be determined per installed MW per year during the period of energy production from the solar array associated with this Special Use Permit. Exact

amount of PILOT payments to be determined and agreed upon by both the applicant and City upon contract award for the project.

That the Special Use granted shall be subject to the following conditions prior to the issuance of a Certificate of Occupancy:

- 1) The applicant shall submit a Decommissioning Plan and financial assurances that will ensure the Decommissioning Plan is completed, which shall be kept on file with the City.

Exhibit A: Applicant's Brief

C-1

Attachment C - Updated 08/21/18

2-C

Area Tabulation (approximate)

Description	PANELS		NON-SOLAR	
	Pole-Driven	Ground-mount	Parking	Non-parking
Acreage by Use Type	27.5	45.5	0.138	144.422
	73		144.56	
% Utilization by Use Type	34%		66%	
Total Acreage	217.56			
% Site Utilization	100%			

Brief

Beazer East, Inc. ("Beazer") owns a property in Carbondale (the "Site") which consists of eleven contiguous parcels, formerly known as the Koppers Wood-Treating Plant. Beazer enlisted the help of Brightfields Development LLC ("Brightfields") to provide assistance during the remediation and redevelopment process. More information on the company can be found at www.brightfieldsllc.com. The company has significant experience working on distinct aspects of the remediation and redevelopment of contaminated properties for use as solar energy generating facilities.

Beginning in 2012 Brightfields began thoroughly assessing the Site in coordination with Beazer and their engineering team and determined that the Site is an ideal location for installation of a commercial solar array. Brightfields then developed preliminary designs and plans to install a 20MW array on 73 acres of the Site consisting of approximately 27.5 acres of pole-driven panels and 45.5 acres of ground-mounted panels (the "Project"). On August 27, 2013 Brightfields submitted a Special Use application to the City, as the Site is zoned as a combination of General Industrial and General Agricultural, which both allow for the development of solar arrays subject to a Special Use approval.

Following a number of public meetings, Carbondale City Council approved Brightfields' Special Use application and a Special Use Permit was issued on March 25, 2015. Due to a number of factors beyond Brightfields' control – primarily a lack of structured Illinois solar regulations – Brightfields was not able to construct the Project within the three year time period provided by the March 25, 2015 Special Use Permit.

However, with the passage of Illinois Future Energy Jobs Act (Senate Bill 2814) supporting solar development within Illinois, Brightfields intends to submit a bid for renewable energy credits (REC) associated with the Project during the Illinois Power Authority (IPA) REC auction scheduled for October 26, 2018. Therefore, Brightfields is submitting this Special Use application to renew the previously-approved proposed solar facility at the Beazer property. Should this Special Use application be approved, it is Brightfields' expectation that all of the conditions included within the March 25, 2015 Special Use Permit would be included within any newly-issued Special Use Permit. However, due to changes in economic conditions associated with the Project and the yet-to-be-determined REC value resulting from the upcoming auction, the \$25,000 per installed MW per year Payment in Lieu of Taxes (PILOT) value specified as Condition 4.4 in the March 25, 2015 Special Use Permit is no longer attainable. It is expected that a new PILOT value can be established that is mutually acceptable to Brightfields and the City.

LEGEND

PROPERTY BOUNDARY & SOLAR CONTROLLED AREA

CAMU AND SUPPORT AREA (BEAZER)

EDUCATIONAL KIOSK

PARKING LOT (20 SPACES)

ANTICIPATED NON-SOLAR SPACE

FORMER PROCESS AREA SURFACE COVER

PROPOSED VEGETATIVE BUFFER

PRELIMINARY SYSTEM SIZE

27.5 ACRES DRIVEN PILES

45.5 ACRES GROUND MOUNT

TOTAL: 73.0 ACRES

20.0 MW AC

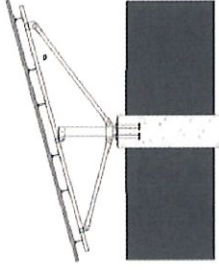
KEY

APPROX. LOCATION OF EQUIPMENT PAD

INVERTER / TRANSFORMER

NOTE:
LOCATION SUBJECT TO CHANGE
BASED ON FINAL POINT OF
INTERCONNECTION

INDICATIVE POLE MOUNT RACKING



NOTE: THE FINAL POLE MOUNT RACKING SYSTEM MAY DIFFER

180 DEG.

TRENCH-BASED DRAINAGE BARRIER

PRIVATE ROAD

NORTH MARION STREET

GLADE CREEK FLOW

TYPICAL CAP WITH SOLAR

Photovoltaic Panels

NOTE: FINAL LANDSCAPE COVERING MAY DIFFER BASED ON RACKING SELECTION

6" Crushed Stone Layer - INDICATIVE

Protective Soil Layer

Geotextile Layer

Vegetative Cover

Impacted Soils

PRELIMINARY INTERCONNECT LOCATION

0.33 MI LINE RUN

AMEREN 38KV SUBSTATION

NOTE:
THE INTERCONNECTION PATHWAY REQUIRES FURTHER STUDY

THREE BLOCKS WITH 60 CELL 385W PANELS AND INDIVIDUALLY BALLASTED MOUNTING ARE SHOWN FOR ILLUSTRATIVE PURPOSE. PANELS ARE ATTACHED WITH 4 IN. RISERS AND THEY ARE CONNECTED TO EACH OTHER AS WELL AS THE RACK.

INDICATIVE BALLASTED RACKING (SOLSTICE SYSTEM)



NOTE: THE FORM OF BALLASTED RACKING, SAND, AND WATTAGE OF PANELS IS NOT FINAL

PROPERTY MAP & ARRAY LAYOUT
SOLSTICE GROUND MOUNTED ARRAY
SHEET 1 OF 1

16 LAUREL AVE #150
WELLESLEY, MA 02158
INFO@BRIGHTFIELDLLC.COM

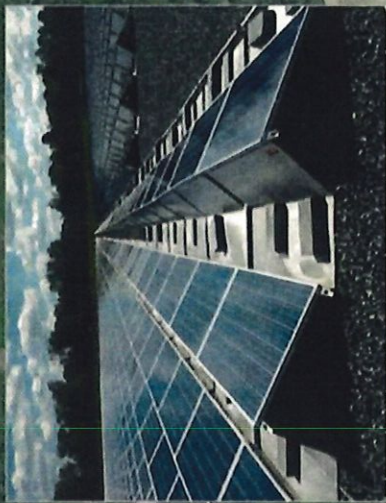
BRIGHTFIELDS
CONSULTANTS LLC

BEAZER EAST CARBONDALE
1555 NORTH MARION STREET
CARBONDALE, ILLINOIS 62901

ZONE	REV	DESCRIPTION	DATE	BY	APV BY
A	1	PRELIMINARY PV ARRAY LAYOUT, NOT FOR CONSTRUCTION	11-26-2019	NC	
		REVISIONS			



8



Low Impact Mounting for Cropped Areas



Community Blue Trail

Carbondale, IL
20MW (ac) Solar Project



Typical Pole Mounted Racking for Use in Borrow Pit



Solar Project Education Kiosk

BRIDGEMILL
CONSTRUCTION



* 2 0 1 5 R 0 0 2 5 3 0 6 *

2015R002530

RECORDED ON
03/27/2015 11:07:40AM
LARRY W. REINHARDT
CLERK & RECORDER
JACKSON COUNTY, IL

REC FEE: 30.00
PAGES: 6

RESOLUTION NO. 2015-R-10

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW RENEWABLE
ENERGY PRODUCTION IN AG, GENERAL AGRICULTURE, AND GI, GENERAL
INDUSTRIAL, DISTRICTS.
(1555 North Marion)

WHEREAS, a Petition has been filed with the City of Carbondale by Brightfields Development LLC requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow the development of a solar array in AG, General Agriculture, and GI, General Industrial, districts at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 1st day of September, 2013, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 500 feet from the portion of the site zoned GI, General Industrial, and 1000 feet from the portion of the site zoned AG, General Agriculture, of said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 18th day of September, 2013, at the City Council Chambers in said City to consider the special use request for said property; and

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 14-09, Brightfield Development LLC's request for a Special Use Permit to allow the development of a solar array in the AG, General Agriculture, and a GI, General Industrial, districts with the conditions that must be controlled during the construction project and being that there is no disruption of the existing contaminated soil; and,

WHEREAS, the City Council considered the Special Use Permit at their October 8, 2013 meeting and deferred action on the matter, requesting Brightfield Development LLC conduct two (2) public meetings in the northeast neighborhood and said meetings were subsequently conducted on July 20, 2014 and December 18, 2014; and,

WHEREAS, the City Council hosted a Town Hall meeting on February 24, 2015; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be granted with certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

1. That the City Council adopts the findings of fact as filed by the Planning Commission.

2. That the request for a Special Use Permit to allow a Renewable Energy Production in AG, General Agriculture, and GI, General Industrial, districts, at the property shown in "Exhibit A" attached hereto is approved for the property described below as:

GENERAL DESCRIPTION

1555 North Marion Street

3. That the Special Use granted shall be subject to the following conditions:
 1. That all dust be controlled during the construction project
 2. That there be no disruption to the existing contaminated soil.
 3. That the applicant be given 3 years to begin construction on the solar array to allow the time to receive clearance from the EPA.
4. That the Special Use granted shall be subject to the following conditions prior to the issuance of a Building Permit:
 1. The applicant shall provide a detailed traffic control plan and street/road impact plan that shows proposed routes of access to allow for the construction of the solar project and guarantees any required repairs or replacement that may be necessary post construction. Said plan shall be approved by the City's engineering staff.
 2. The applicant agrees to provide a vegetative buffer and opaque fence adjacent to the south border of the property along the old railroad bed. This buffer shall be a Type C Buffer as described in Section 15-4.1.6.B of the Carbondale Revised Code and contain

both a vegetative screen and an opaque fence that extends from North Marion Street to the extension of North McQueen Street. The buffer shall be reviewed and approved by the Planning Services Division prior to planting.

3. That all required approvals, signoffs, and permits from the USEPA related to the development of the solar array under this Special Use Permit shall be submitted to the City and placed on file.
4. That the applicant confirms in writing its commitment to enter into a Payment in Lieu of Taxes agreement with the City to provide payments to the City of at least \$25,000 (Twenty-five Thousand dollars) per installed MW per year during the period of energy production from the solar array associated with this Special Use Permit.
5. That the Special Use granted shall be subject to the following conditions prior to the issuance of a Certificate of Occupancy:
 1. The applicant shall submit a Decommissioning Plan and financial assurances that will ensure the Decommissioning Plan is completed, which shall be kept on file with the City.
6. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 24th day of March, 2015.

APPROVED: Donald D. Monty
Donald D. Monty, Acting Mayor

ATTEST: Jennifer Sorrell
Jennifer Sorrell, City Clerk



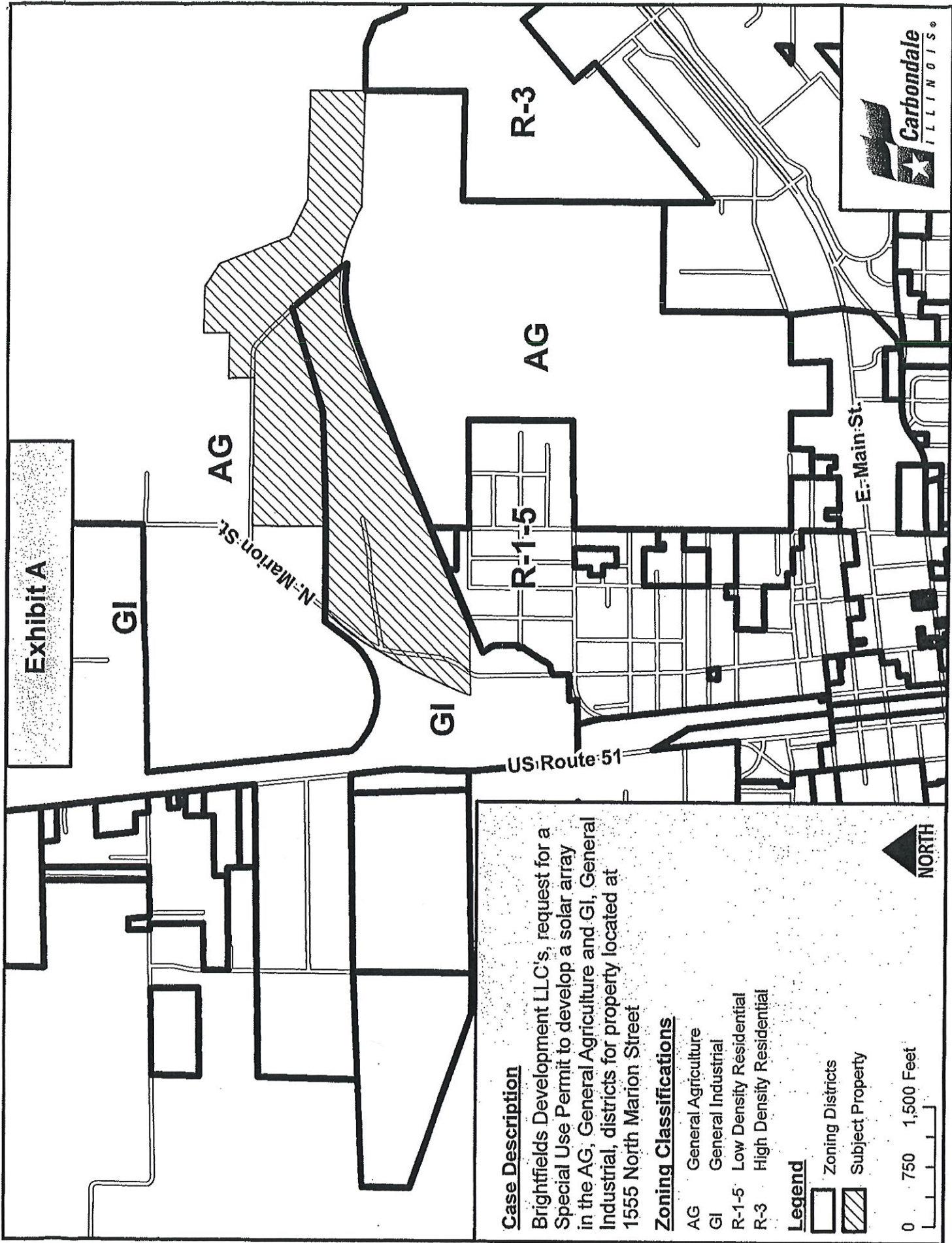
APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel
P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

Jessica Sergeev
Jessica Sergeev, Planner

FOR:	Jack, Fronabarger, McDaniel, Bradshaw, Monty
AGAINST:	Harvey and Adams
PASSED:	March 24, 2015
APPROVED:	March 24, 2015
RECORDED:	March 25, 2015
PUBLISHED:	March 25, 2015



Case Description

Brightfields Development LLC's, request for a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Zoning Classifications

- AG General Agriculture
- GI General Industrial
- R-1-5 Low Density Residential
- R-3 High Density Residential

Legend

- Zoning Districts
- Subject Property

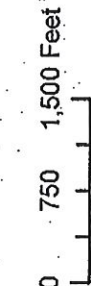


Exhibit C: Photographs of Subject Property



Facing East from North Marion Street to Subject Property



Looking West from Subject Property to North Marion Street

Exhibit C: Photographs of Subject Property



Facing East at Subject Property



Facing North on Subject Property. View of Existing Structures

Exhibit C: Photographs of Subject Property



Facing South at Subject Property

Exhibit D: Existing Zoning Map

Planning Commission Case PC 19-04

AG

R-1-12

GI

US Route 51

N. Marion St.

AG

GI

AG

R-3

R-1-5

R-3

R-3

Public Hearing Date & Time

September 5, 2018
6:00 p.m.

Case Description

Brightfields Development LLC, is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Zoning Classifications

- AG General Agriculture
- GI General Industrial
- R-1-5 Low Density Residential
- R-1-12 Low Density Residential
- R-3 High Density Residential

Legend

-  Zoning Districts
-  Subject Property
-  City Limits

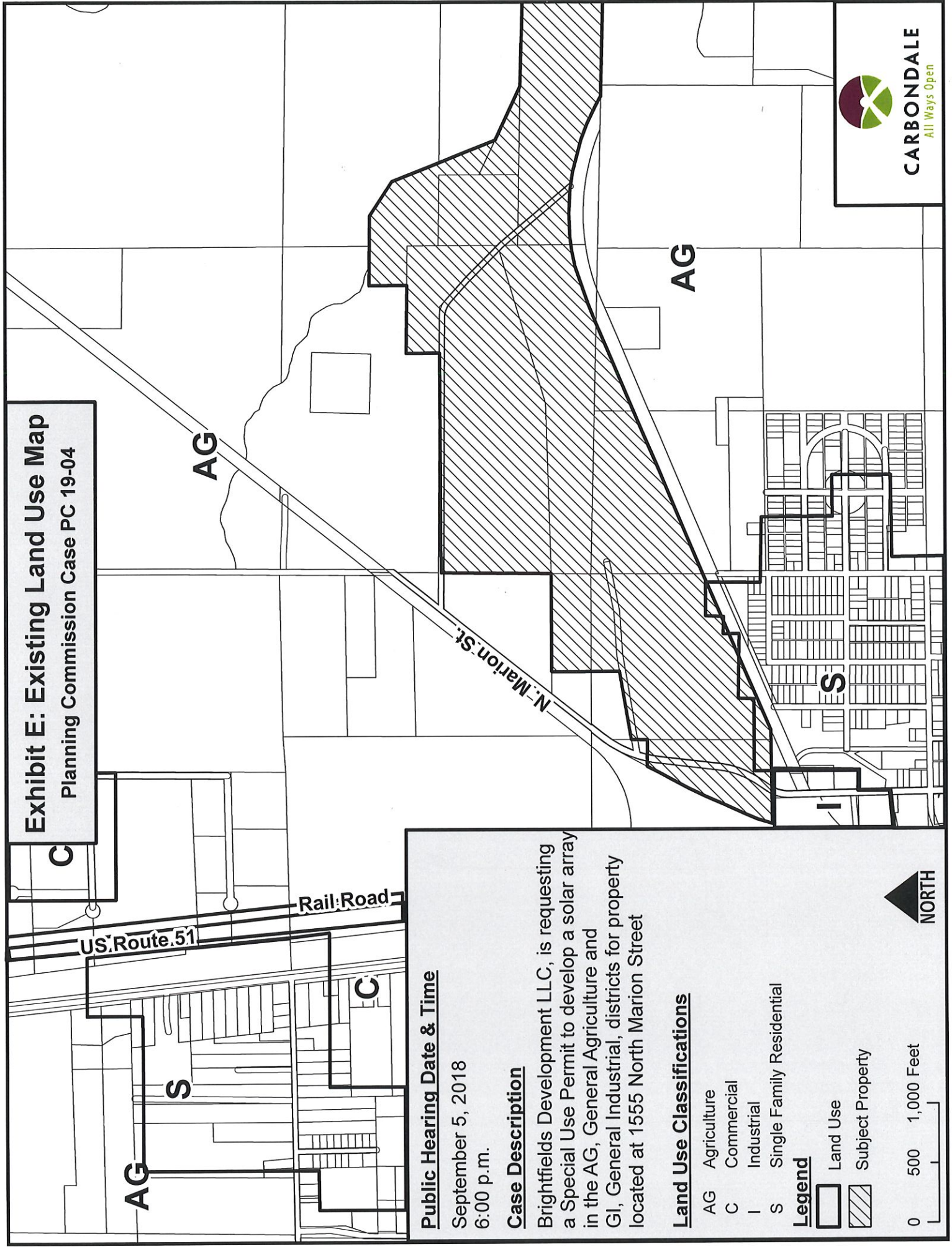
0 750 1,500 Feet



CARBONDALE
All Ways Open

Exhibit E: Existing Land Use Map

Planning Commission Case PC 19-04



Public Hearing Date & Time

September 5, 2018
6:00 p.m.

Case Description

Brightfields Development LLC, is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Land Use Classifications

- AG Agriculture
- C Commercial
- I Industrial
- S Single Family Residential

Legend

- Land Use
- Subject Property

0 500 1,000 Feet



Exhibit F: Comprehensive Plan

Planning Commission Case PC 19-04

Business
Park

Industrial

Agriculture

US Highway 51

Agriculture

Commercial

Commercial

Industrial

N. Marion Street

Mixed
Use

Agriculture

Neighborhood
Conservation-Restoration

Agriculture



0 500 1,000 Feet

Legend

-  Comprehensive Plan
-  Subject Property

Public Hearing Date & Time

September 5, 2018
6:00 p.m.

Case Description

Brightfields Development LLC, is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Parks &
Preservation

Public
Institutional



CARBONDALE
All Ways Open