



AGENDA

Carbondale Planning Commission
March 20, 2019
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 February 20, 2019
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**
- 5. Public Hearings**

PC 19-09: Carbondale Self-Storage Inc. is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

- 6. Old Business**

None

- 7. New Business**

A. City Council Agenda from March 12, 2019.

- 8. Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, February 20, 2019
Room 108, 6:30 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:30 p.m.

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

Members Absent: Henson, Lilly

Staff Present: Taylor

1. Approval of Minutes:

Dr. LeBeau moved, seconded by Mr. Sheffer, to approve the minutes for December 12, 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

There was none.

5. Old Business

There was none.

6. New Business

A. Election of 2019 Officers

Mr. Taylor said that there was an election committee meeting to nominate the officers for 2019, and they would like to re-nominate the current officers for another term, which would be Chair- Sandy Litchey, Vice Chair- George Sheffer and Second Vice Chair- Randy Burnside. There were no new nominations.

Mr. Hamilton move to make a motion to approve the re-election of the current officers, and was seconded by Dr. LeBeau.

Roll Call Vote

Yes – 7 (Miller, LeBeau, Sheffer, Hamilton, Burnside, Love and Litecky)

No – 0

Mr. Taylor stated that the new officers have been approved and there are no changes.

B. By-Laws Amendment 2/20/2019.

Mr. Taylor stated that the Planning Commission would like to amend the By-Laws in a way similar to City Council. Mr. Taylor also made minor corrections to the by-laws such as name changes and other grammatical errors, but the major change was in Article 10 Section 5.

Mr. Miller asked why the Planning Commission didn't have the same time limit structure as the City Council before now. Mr. Taylor stated that the City Council has just recently adopted the time limits and was very specific to the City Council and the Commission had not felt the need to add the time limit until recently. Mr. Miller asked if a citizen copies and pastes an article into a letter since all letters are to be read at the meeting, as there are ways around the time limit constraints. Mr. Taylor stated that it is his understanding and will verify with legal, but in the past there have been letters that have been made a part of the record, which makes the letters a part of the minutes and are reviewable at City Hall. Mr. Taylor also stated that the letters are formally recognizable as submitted and received as part of the record and does not believe the letter would have to be read at the meeting. Dr. Burnside stated that there could be ways around the time limit, such as having different people read from the same article. Mr. Sheffer stated that the chairman can also make a statement saying if any person has anything new to say to come forward but there cannot continue repeating the same statements. Ms. Bradshaw stated that with the Open Meetings Act you either have to have a time limit or there can be a time limit at all. Ms. Bradshaw also stated that at the City Council meetings, the Mayor will state that there will be no yielding of time, just the time limit that is given for the person and that's all. Mr. Sheffer stated that for the SIU Board of Trustees have a thirty minute time limit for questions, ask how many people in the audience wish to speak, count how many and divide that by the thirty minutes and that's how long they have to speak. There was further discussion on the different time limits.

Ms. Bradshaw asked if the voting would have to take place at the next meeting per the last article in the by-laws. Mr. Taylor stated that since the by-laws

was already an agenda item on the December 12th meeting, the voting can be done tonight.

Mr. Sheffer moved to make a motion to approve the amendments to the By-Laws of the current officers, and was seconded by Mr. Miller.

Roll Call Vote

Yes – 7 (Miller, LeBeau, Sheffer, Hamilton, Burnside, Love and Litecky)

No – 0

Mr. Taylor stated that the by-laws have been amended.

C. City Council Agenda from January 8, 2019, January 20, 2019 and February 12, 2019.

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

D. Ms. Litkey stated that the Neighborhood Alliance Committee will be meeting at 10:30 am on Saturday March 23rd 2019 at the Newman Center to meet the candidates running for Mayor and City Council.

6. Adjournment

Ms. Litecky adjourned the meeting at 6:56 p.m.



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

TO: City of Carbondale Planning Commission

FROM: Megan Brightharp, Planner *MB*

RE: PC 19-09, Carbondale Self Storage Inc. is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

DATE: March 12, 2019

(Planning Commission Public Hearing on March 20, 2019, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1.

<u>Applicant:</u> Carbondale Self Storage, Inc. 707 East College Street Carbondale, IL 62901	<u>Owner:</u> City of Carbondale 200 South Illinois Avenue Carbondale, IL 62901
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2. Requested Action and Background: The applicant is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

The property is a parking lot currently owned by the City of Carbondale. The applicant has been in communication with the City about acquiring this property, adjacent to their existing self-storage company, in order to expand their facilities. However, self-storage warehouses are not permitted in the PA District, but are permitted in the R-3 District by special use. The applicant would need to successfully rezone the subject property and obtain a special use permit before moving forward in this process.

3. Number of Notices Sent to Owners within 250 feet: Eight (8) notices were sent to property owners located within 250 feet of the subject property.

4. Size and Location: The subject property is located at 705 East College Street, totals approximately 1.34 acres, and consists of one parcel. (Please refer to Exhibit B: Photos of the Subject Property).
5. Existing Zoning: The subject property is currently zoned PA, Professional Administrative Office, as is land to the immediate west and northwest. Land to the north, east, and south are zoned as R-3, High Density Residential. (Please refer to Exhibit C: Existing Zoning).
6. Existing Land Use: The subject property currently facilitates an unused City owned parking lot. Property to the immediate east is a self-storage facility. Property to the west, across the creek, is a parking lot. Property to the north is a planned mobile home community. Property to the northwest are unused City owned buildings and a fire station. (Please refer to Exhibit D: Existing Land Use).
7. Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Plan designates the subject property as Mixed Use. (Please refer to Exhibit E: 2010 Comprehensive Plan Future Land Use).
8. Zoning History: The subject property was originally zoned R-3, High Density Residential, with the adoption of the 1974 zoning ordinance and was rezoned PA, Professional Administrative Office in 1976.
9. Applicable Regulations:

Statement of Intent of Existing Zoning District:

Section 15.2.19.1. PA Professional Administrative Office District.

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

Statement of Intent of Proposed Zoning District:

Section 15.2.14.1. R-3 High Density Residential.

Statement of Intent: This district is created to allow more intensive residential development including multi-unit structures, and also to provide for adequate off-street parking and open space. It will permit a larger variety of uses which are not incompatible with the aims of this district, which shall be predominantly residential in character. Adequate public water and sewer are to be available to meet the needs of this high density residential area and shall be available in any additional area proposed for this district.

Special Uses:

Sec. 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 Chapter, it shall be considered a lawful special use.

Sec. 15-6.8.2.C: Procedures

- C.1 Hearing: 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.
- C.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.
(Please refer to the Zoning Ordinance for additional zoning district regulations.)

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: The subject property has access to a six inch (6") City of Carbondale water line running along East College Street.

Sanitary Sewer: The subject property has access to a ten inch (10") Carbondale sanitary sewer line running through the site and a twenty one inch (21") sanitary sewer line along East College Street.

Storm Sewer: The subject property has access to a twenty four inch (24") storm sewer line that empties into the adjacent floodplain.

2. Public Services: The subject property is located within Carbondale City Limits and is served by the City of Carbondale Police and Fire Departments.
3. Traffic Counts: The Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

	<u>Average Daily Traffic</u>
East College Street	2,350 ADT
South Wall Street	8,600 ADT

4. Correspondence Received: As of the writing of this report, staff has not received any correspondence in relation to this case.

PART C. ANALYSIS

The applicant, Carbondale Self Storage Inc., is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

The following are staff's responses to the seven criteria for granting a special use (Section 15-6.8.2.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.*

Carbondale Self Storage Inc. is an existing business within this community. Granting a Special Use Permit to allow for the expansion of this facility will still encourage an environment of sustained desirability and stability and will 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.*

It is staff's opinion that the proposed use 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 operation of a self-service storage facility, at the subject property, will not be injurious to the use and enjoyment of other property in the neighborhood or substantially diminish neighborhood property values. Being that the surrounding properties are multi-unit dwellings, undeveloped parcels, moderate commercial facilities, and an existing self-storage facility, it is not expected for this proposed use to create a nuisance or change the character of 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 applicant is proposing to expand an existing self-storage facility that's been a part of its community since 1986. The facility itself does not bring in a constant flow of traffic nor is it a nuisance to the community. The surrounding properties include vacant, undeveloped, or under used City owned properties as well as mobile home parks and multi-unit dwellings that have been neighbors to Carbondale Self Storage Inc. since the original facility was built. Establishing a special use that will expand this existing self-storage facility should not impede the development of the surrounding area nor should it inhibit the improvement of the area for other permitted uses in the district.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

Adequate utilities, access roads and drainage are currently in place serving the site and the surrounding area. It is staff's opinion that these will be adequate for the 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.*

It is Staff's opinion that the existing ingress and egress onto East College Street is sufficient to minimize traffic congestion in the public streets.

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.*

Should the Planning Commission recommend approval to rezone the subject property from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District, then the proposed use will be permitted by special use.

ADDITIONAL ANALYSIS

The applicant, Carbondale Self Storage Inc., is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

The PA District, where the subject property is located, is surrounded entirely by residential

districts. To the north there is an R-1-8, low density residential, District and to the east, south, and west are R-3 Districts. The intention of the PA District is to serve as a buffer between residential districts and nonresidential districts and to provide a suitable environment for professional and administrative offices (Title 15.2.19.1). However, this particular zone is not serving as a buffer between residential and nonresidential districts and although it does contain instances of professional and administrative offices operating at a harmonious frequency, much of that can be attributed to parking lots and vacant buildings.

The side lot line shared between 705 and 707 East College Street are a part of the boundary that separate their respective zoning districts, PA, Professional Administrative Offices, and R-3, High Density Residential. Staff believes rezoning the subject property, given its location along the outskirts of the zone would not be detrimental to the rest of the PA District. The subject property is currently an unused city owned parking lot that is a part of a series of three consecutive parcels located within the floodplain. Approximately 2,920 square feet or 5% of the parcel is located within the floodplain and its presence within this zone limits and in some cases prohibits the development or redevelopment of the parcels along East College Street. Rezoning the subject property from PA to R-3 for the expansion of Carbondale Self Storage Inc. should have minimal impact on the community as it is an existing business within this neighborhood and is located on the parcel just east of the subject property.

In the past, other cases have been brought to the Planning Commission where applicants applied to rezone a PA, Professional Administrative Office, District. In PC 10-03, Sun Valley Estates requested to rezone 3.78 acres of land on Black Diamond Drive from PA to PUD with a maximum Land Use Intensity of 4.7. Staff showed concern for the proposed development and its lack of compatibility with neighboring commercial developments. Carbondale City council subsequently denied this request. In 2011, PC 12-01, the applicant requested to rezone 310 and 312 West Monroe Street from PA to R-2 in order to construct rental residences. Staff noted that there was already an abundance of rental property within Carbondale and specifically along the block of the subject property. Although the PA District allows residential use as a Special Use, staff believed the block would be better served over time with a primarily commercial zoning for professional and administrative uses and recommended denial for rezoning. The Carbondale City Council subsequently denied the request. In both instances, the applicants were attempting to rezone parcels in order to establish rental properties. Residential uses add to the daily traffic counts and congestion in their respective communities as home owners, renters, and visitors come and go throughout the day. Although a storage unit facilitates several units that are rented multiple individuals, it is not expected to create a consistent flow of traffic or activity.

It is Staff's opinion that rezoning 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District is an appropriate and efficient use of the property. The applicant is requesting to expand Carbondale Self Storage, Inc., through special use. This business currently exists within this community and the opportunity to rezone the subject property and receive a Special Use Permit to expand their facility will not change the fabric of it community.

PART D. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 19-09.

Exhibit A: Applicant's Brief

Carbondale Self Storage Inc.

**707 East College Street
Carbondale, IL 62901
618.529.0012**

City of Carbondale
Carbondale Planning Commission
200 S. Illinois
Carbondale IL 62901

February 25, 2019

Subject: Request for Re-zoning and Special Use Permit, 705 E. College

We are in the process of purchasing the lot at 705 E. College from the City of Carbondale; the purchase is contingent upon the re-zoning and approval of a special use permit to allow for self-storage business operations.

We are requesting the lot be re-zoned and that a special use permit be approved so that this lot can be used for self-storage operations. We plan to use this lot to expand the current self-storage business which is on the adjacent lot at 707 E. College.

The site will also have several accessory uses relating to the operations of the self storage business such as retail sales of self-storage products such as locks and boxes as well as a small truck rental offering as a service to benefit our customers.

Sincerely,

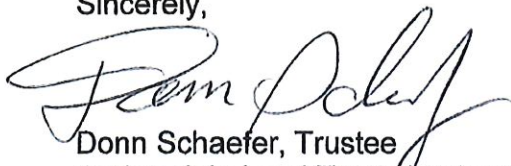

Donn Schaefer, Trustee
Carbondale Land Trust Number 707

Exhibit B: Photos of Subject Property



View of Property facing south across East College Street



View away from property facing north across East College Street

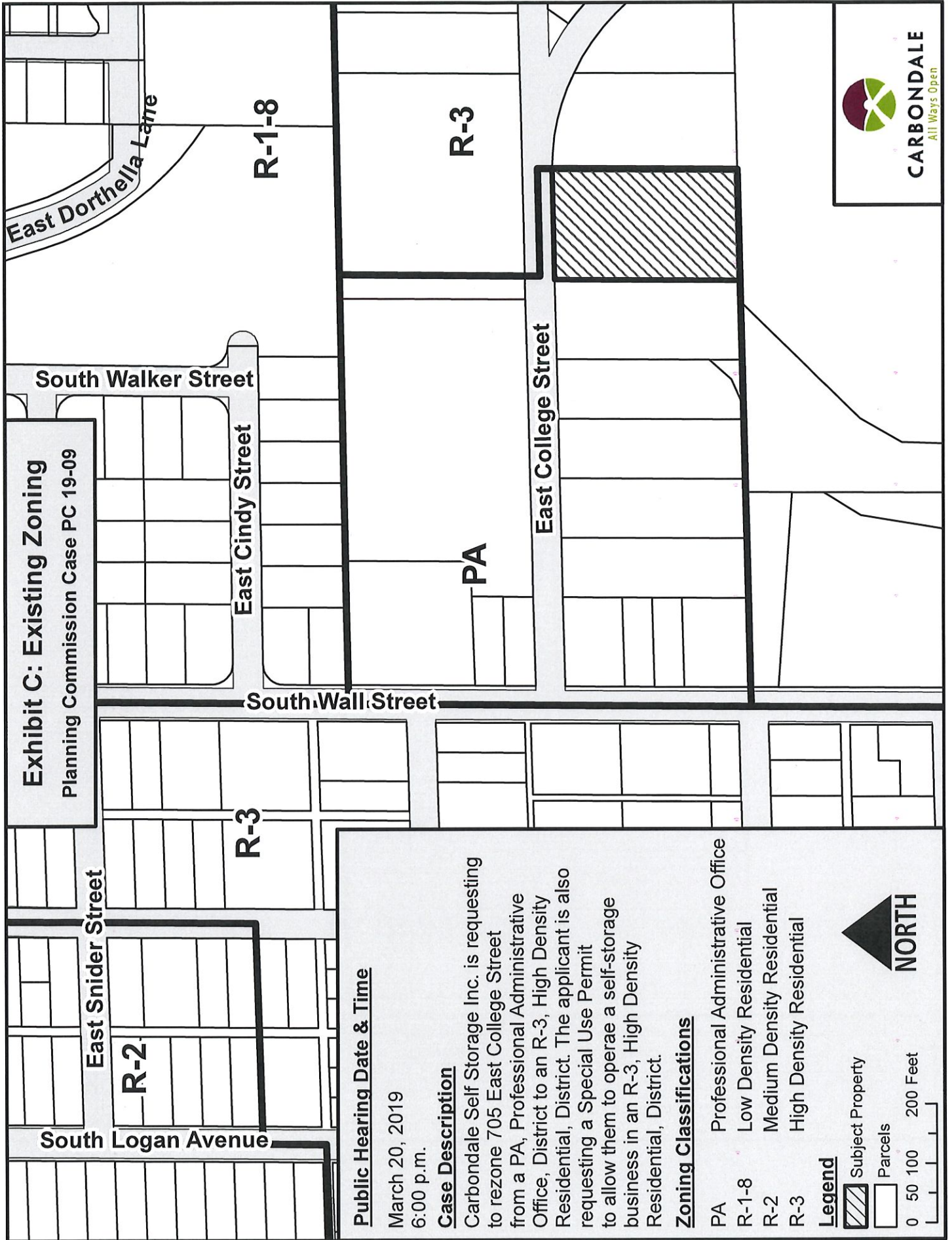
Exhibit B: Photos of Subject Property



View facing west along East College Street



View facing east along East College Street



Public Hearing Date & Time
March 20, 2019
6:00 p.m.

Case Description
Carbondale Self Storage Inc. is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

Zoning Classifications

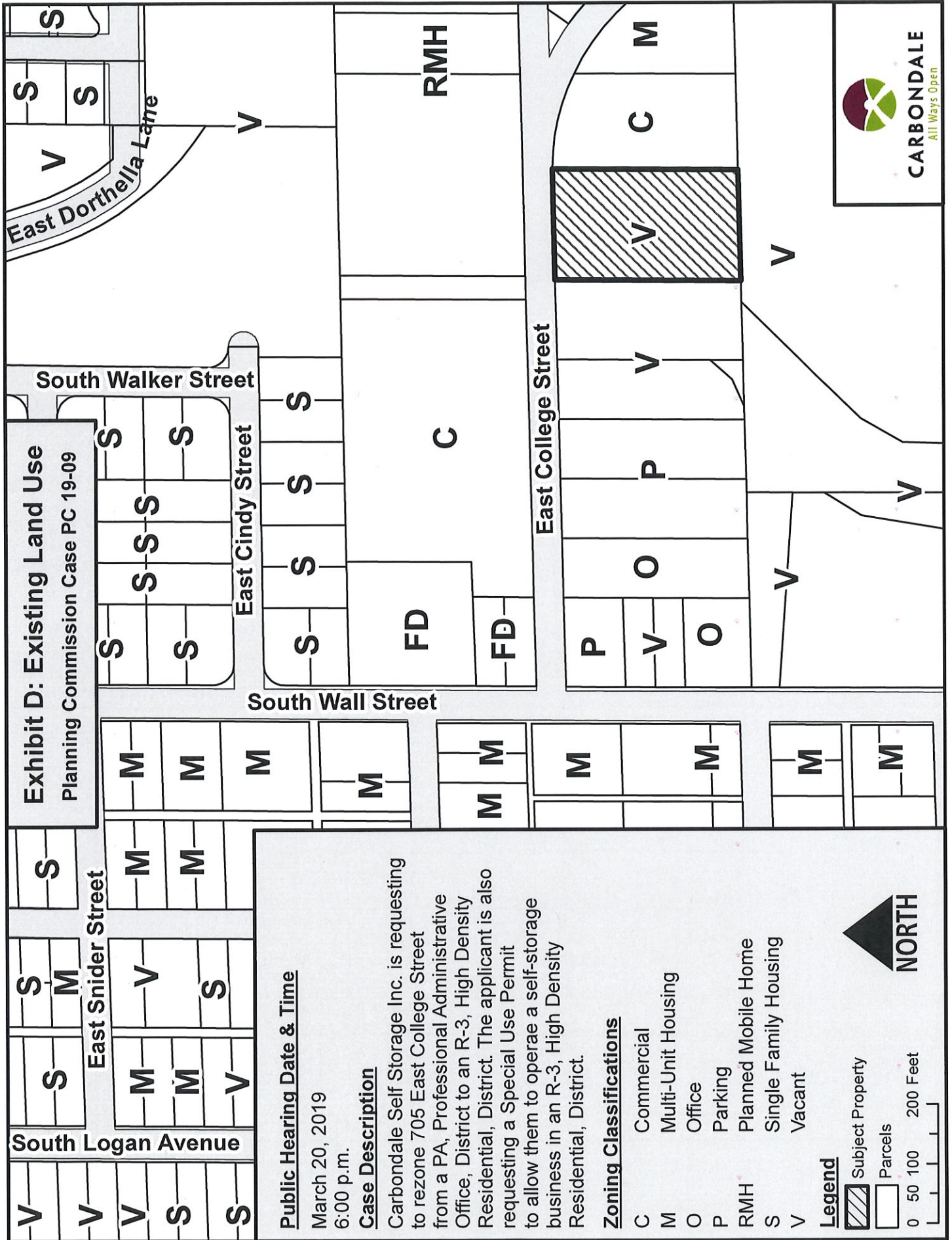
PA	Professional Administrative Office
R-1-8	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential

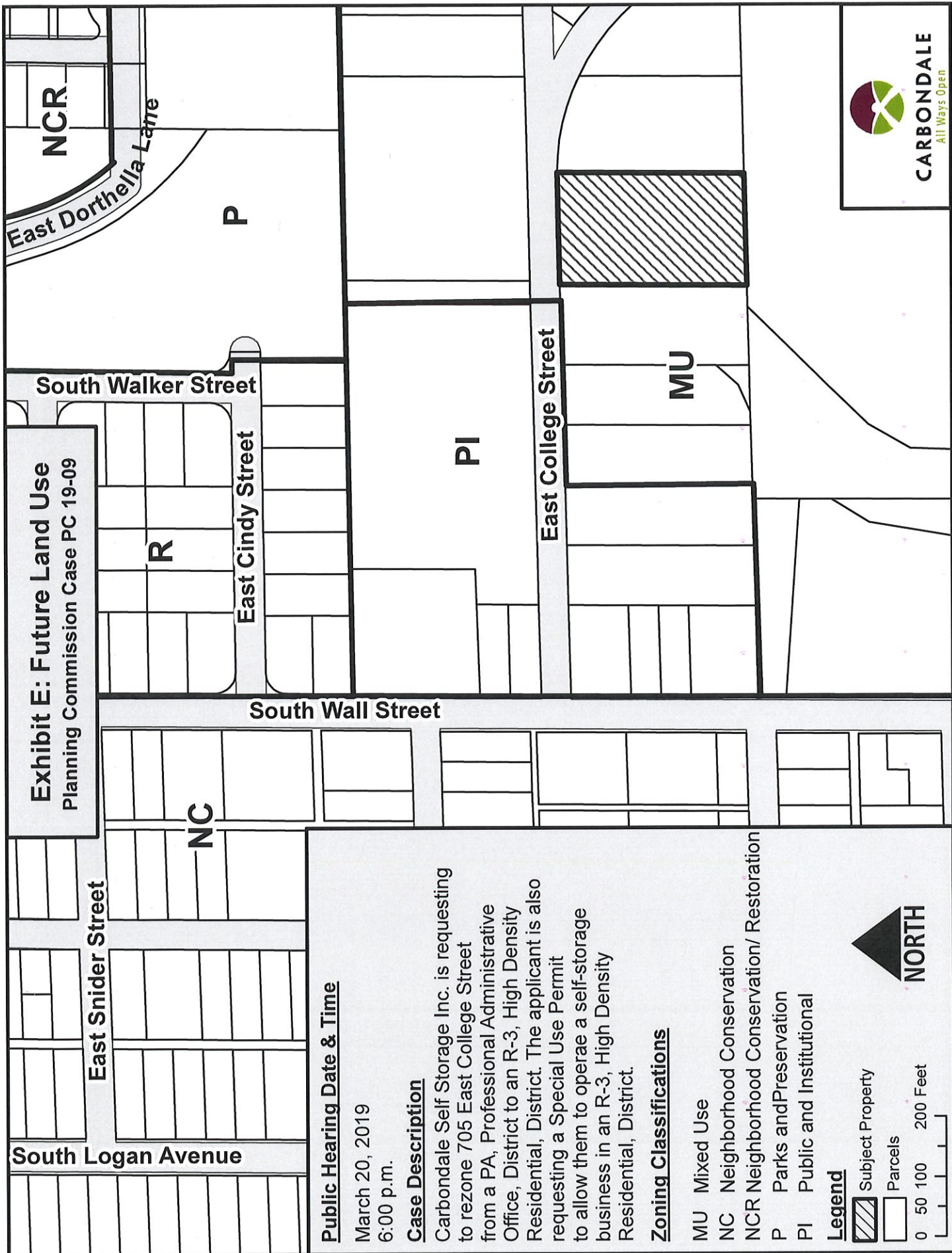
Legend

	Subject Property
	Parcels

0 50 100 200 Feet

NORTH





CARBONDALE
All Ways Open