



AGENDA

Carbondale Planning Commission
August 7, 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 March 20, 2019
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**
- 5. Public Hearings**

PC 20-02: John Deas is requesting the rezoning of property located at 801 North Almond from an R-1-5, Low Density Residential, to an NB, Neighborhood Business, District.

- 6. Old Business**

None

- 7. New Business**

A. Review of the FY 2019 Annual Report

B. City Council Agenda from March 26, 2019, April 9, 2019, April 23, 2019, May 14, 2019, May 28, 2019, June 11, 2019 June 25, 2019 and July 23, 2019.

- 8. Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, March 20, 2019
Room 108, 6:00 p.m.
City Hall/Civic Center

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

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

Members Absent: Miller, Sheffer, Hamilton, Burnside

Staff Present: Wallace and Brightharp

1. Approval of Minutes:

Mr. Love moved, seconded by Dr. LeBeau, to approve the minutes for February 20, 2019.

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 19-09 6:02 pm,- 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.

Ms. Litecky declared Public Hearing PC 19-09 open and asked Mr. Wallace to read the legal notice.

Chris Wallace, Director for the City of Carbondale, read the legal notice.

Ms. Litecky asked Ms. Brightharp to read the staff report.

Ms. Brightharp read parts A and B of the staff report.

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

Ms. Litecky asked how close the property is to the flood plain. Ms. Brightharp stated a small portion of the flood plain encroaches on the adjacent property but not enough to prohibit construction.

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

Don Shaffer of 5937 Memory Lane, Bellville IL came forward to speak. Mr. Shaffer stated that there are currently self-storage units on the property and would like to expand and add more units.

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

There were none.

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

There were none.

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

There were none.

Ms. Brightharp read Part C of the staff report for PC 19-09, with a recommendation of approval.

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

There were none.

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

There were none.

Ms. Litecky declared PC 19-09 closed and asked for a motion on the findings of fact.

Mr. Love moved that the Commission accept as findings of fact Parts A and B of the staff report for PC 19-09, the applicant was present, and none spoke in favor, none in opposition and no letters in favor or opposition, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission recommend approval of the rezoning approval request, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Love moved that the Commission vote on all seven criteria as one, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Love moved that the Commission vote that the applicant has meet all seven criteria, seconded by Mr. Henson.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Love moved that the Commission recommend approval of the Special Use Permit PC 19-09, seconded by Mr. LeBeau.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 19-09 and that the item would be on the City Council agenda for discussion at their meeting on April 9th 2019.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from March 12, 2019.

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

6. Adjournment

Ms. Litecky adjourned the meeting at 6:20 p.m.



Planning and Development Management

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

TO: City of Carbondale Planning Commission
FROM: ^{TB} Tricia Burns, Planner
RE: PC 20-02, Rezoning request from R-1-5, Low Density Residential, to NB, Neighborhood Business, 801 North Almond Street
DATE: July 30, 2019

(Planning Commission Public Hearing on August 7, 2019, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant/Owner:
John Deas
104 Meadowood Lane
Carbondale, IL 62901
2. Requested Action: John Deas is requesting the rezoning of two parcels of property totaling roughly 0.56 acres located at 801 North Almond Street from R-1-5, Low Density Residential, to NB, Neighborhood Business. This application has been put forth in order to facilitate the applicants desire to use the property and building as a location for his guitar restoration and online resale business. (Please refer to Exhibit A – Applicants' Brief)
3. Number of Notices Sent to Property Owners within 250 feet: There were forty-four (44) notices sent to property owners located within 250 feet of the subject property.
4. Size and Location: The subject property is located at 801 North Almond Street and consists of two parcels totaling approximately 0.56 acres. (Please refer to Exhibit B - Photographs of Subject Property)
5. Existing Zoning: The subject property is currently zoned R-1-5, Low Density Residential, as are parcels to the north, west and south. The land located east of the subject property is zoned R-1-5, Low Density Residential, and BWA, Wholesale and Automotive. (Please refer to Exhibit C - Existing Zoning)

6. Existing Land Use: The subject property contains the old church building and a concrete parking area with thirty-four (34) parking spaces. The surrounding properties are primarily residential with a lumber yard located to the east of the property. (Please refer to Exhibit D - Existing Land Use)
7. Comprehensive Plan: The 2010 Comprehensive Plan's Future Land Use Plan designates the subject property and the surrounding parcels as Neighborhood Conservation/Restoration. (Please refer to Exhibit E - Future Land Use)
8. Zoning History: The subject property was originally zoned R-1-5, Low Density Residential, with the adoption of the 1974 zoning ordinance. Constructed in 1948, the old church building predates this.
9. Applicable Regulations:

Statement of Intent of Existing Zoning Districts:

§15.2.11.1 R-1 Low Density Residential District

Statement of Intent: This district is established to provide areas for single-unit residential purposes, and to provide the maximum protection from the encroachment of other types of uses which are not appropriate to low density residential areas. Other reasons for the establishment of these districts are: to maintain a quiet atmosphere within the districts; to discourage incompatible uses within the district. Care has been taken and shall be taken in the delineation and expansion of these districts to assure that adequate public water is available and that individual sewage disposal systems will not be required. Four such districts are established with varying lot sizes and densities (R-1-15, R-1-12, R-1-8, R-1-5).

Statement of Intent for Proposed Zoning District:

§15.2.17.1 NB Neighborhood Business District

Statement of Intent: This district is created to encourage the adaptive reuse of non-residential buildings constructed in residentially zoned neighborhoods. The application of this district should increase the quality of life within neighborhoods by allowing non-residential buildings to be used in a manner that has a positive impact rather than serve as a blighting force. Proposed uses should cater to the surrounding neighborhoods but may also need to have a broad community appeal in order to be economically viable. There should be a focus on providing pedestrian-friendly options that encourage walking and biking, and eliminates the need for large parking areas.

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: There is a six inch (6") City of Carbondale water line located along North Almond Street, as well as an eight inch (8") waterline immediately south of the subject property along West Willow Street.

Sanitary Sewer: The subject property has access to a twelve inch (12") City of Carbondale sanitary sewer line that runs along North Almond Street.

Storm Sewer: Storm water is handled via a City of Carbondale managed storm sewer located along West Willow Street.

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

	<u>Average Daily Traffic</u>
North Almond Street	225 ADT
West Willow Street	1450 ADT

4. Correspondence Received: As of the writing of this report, Staff has received two phone calls asking for general information regarding this rezoning request.

PART C. ANALYSIS

The applicant is requesting to rezone 801 North Almond Street from an R-1-5, Low Density Residential, District to a NB, Neighborhood Business, District in order to allow for their non-shop, online resale business. The applicant is the owner of Olivia's Vintage, which has been in operation for 24 years and is a guitar restoration and online resale business. The business has two full-time employees and four rotating, part-time employees. With hours of operation typically being Monday-Friday 9:00 am to 6:00 pm.

The property was built in 1948 and was previously owned by Cornerstone Reformed Church until they moved locations in May 2018. The property remained vacant until April of this year. Given its location it is Staff's opinion that the old church property is a prime candidate for rezoning to an NB, Neighborhood Business, District. In addition, the potential uses outlined in the applicant's proposal are all permitted within the district and seem particularly well-suited for the site.

Although commercial and industrial structures are frequently rehabilitated for residential use, the NB, Neighborhood Business, District was created for the explicit purpose of encouraging the adaptive reuse of non-residential buildings in residential districts in order to prevent them from becoming blighting forces in the community. The Commission's review of Neighborhood Business rezoning applications must take the following points into consideration (§15.2.17.1) and the following are staff's responses to the criteria:

1. *The property meets all eligibility requirements as detailed in this section.*
In staff opinion, the applicant meets that all of the requirements in the Carbondale Revised Code.
2. *There is reasonable justification for the Neighborhood Business district at this proposed location.*
With the building existing in the neighborhood since 1948, this type of business seems to be a good fit for the neighborhood since it will not change the structure and the business will not cause extra traffic in the neighborhood.
3. *The Neighborhood Business district will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor diminish and impair property values within the neighborhood.*
With the low traffic and quiet nature of the online retail business it should not create any excess traffic or noise in the neighborhood. It should not affect property values within the neighborhood, as the applicant plans to restore and maintain the building, as well as addressing architectural improvements needed for safety concerns.
4. *The establishment of the Neighborhood Business district will not impede the normal and orderly development and improvement of the surrounding property.*
The surrounding neighborhood was developed decades ago and there is limited space for new development. There is little evidence that the operation of the online retail business would discourage new development on the few available parcels/properties in the area.
5. *The proposed Neighborhood Business district 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.*
With the hours of operation and the low amount of staff at the location it should not cause much disruption in the neighborhood and should be in harmony with the character of the surrounding neighborhood as there will be no changes to the structure.
6. *The district will conform to the policies and goals of the comprehensive plan for the city and will be consistent with the intention of this ordinance.*
The Neighborhood Business, District encourages the reuse of non-residential buildings in residential districts and this type of retail business is permitted within a Neighborhood Business, District.

Finally, if, at some point in the future, the applicants become interested in further developing the property (Please refer to Exhibit F – As-Built Site Layout), the Code provides long-term oversight of properties zoned Neighborhood Business by requiring City Council review and action, as well as the notification of property owners within 250' of the district, prior to any of the activities listed below (§15.2.17.11.A.1):

- (a) An expansion of the building footprint.
- (b) An increase in the size or amount of accessory structures.

- (c) An increase in the amount of parking stalls.
- (d) An increase in the size, location, or amount of signs.
- (e) A modification to the exterior of the building.

PART D. RECOMMENDATION

Based on the analysis presented in this report, staff recommends approval of PC 20-02.

Exhibit A-Applicant's Brief

July 11, 2019

Dear members of the Carbondale Planning Commission/Zoning Board,

I am writing in support of a proposed zoning application regarding the property at 801 N. Almond Street, built in 1948 and formally owned and occupied by Cornerstone Church.

As the owner of *Olivia's Vintage*, a guitar restoration and online resale business, I purchased this property with the hope of having it rezoned from Residential to Neighborhood Business, for purposes of relocating the Olivia's Vintage business operations. Olivia's Vintage has operated in Southern Illinois for 24-years and serves clients from around the globe, made possible by the rise of online commerce. For the last 13-years I have leased space in the SIU Research Park, which has been a great location due to the nature of our business operations, as a non-shop resale business location that is not open to the public.

I have reviewed the criteria needed to meet Neighborhood Business zoning standards and found it to be a perfect fit for the day-to-day small business operations of Olivia's Vintage. In addition to myself, we currently have two full-time employees, and four rotating, part-time employees. We typically work during normal business hours (9:00 am to 6:00 pm). Daily shipments and receivements are made by UPS, USPS, and occasionally by FedEx, Monday-Friday. Other than that, there is very little traffic at our location. This is to our preference, as we enjoy the efficiency that comes with the quiet and privacy in a non-shop, resale business location.

In addition to finding a long-term home for Olivia's Vintage, as an appreciator of historic architecture and craftsmanship, I am excited for the opportunity to restore and maintain this beautiful mid-century building in Carbondale. I have already begun improving the security of the building along with architectural improvements in addition to rectifying safety concerns addressed by a building inspector.

I believe our use and care for this property will be a great fit for our business and for the neighborhood community. Thank you for your consideration.

Sincerely,

John Deas

Exhibit B – Photographs of Subject Property



View from subject property across North Almond Street



View of subject property across North Almond Street

Exhibit B – Photographs of Subject Property



View facing south along North Almond Street



View facing south along North Almond Street

R-1-15

R-1-8

Exhibit C: Existing Zoning
Planning Commission Case PC 20-02

West Kennicott Street

North Carico Street

R-1-5

North Springer Street

Public Hearing Date & Time

August 7, 2019
6:00 p.m.

Case Description

John Deas is requesting the rezoning of two parcels of property from R-1-5, Low Density Residential, District to NB, Neighborhood Business, District located at 801 North Almond Street.

Zoning Classifications

BVA Wholesale and Automotive
R-1-5 Low Density Residential
R-1-8 Low Density Residential
R-1-15 Low Density Residential

Legend

 Subject Property

 Parcels

0 75 150 Feet



North Almond Street

R-1-5

North Bridge Street

R-1-5

West Willow Street

R-1-5

R-1-5

BVA



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All Ways Open

S

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Exhibit D: Existing Land Use

Planning Commission Case PC 20-02

S

West Kennicott Street

V

North Carico Street

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I

I

S

North Bridge Street

S S S S S S S S S S

North Almond Street

S S S M S S

West Willow Street

S S S S S S

North Springer Street

S S S S S S S S S S

Public Hearing Date & Time

August 7, 2019
6:00 p.m.

Case Description

John Deas is requesting the rezoning of two parcels of property from R-1-5, Low Density Residential, District to NB, Neighborhood Business, District located at 801 North Almond Street.

Zoning Classifications

- I Industrial
- M Multi-Family Housing
- S Single Family Housing
- V Vacant

Legend

 Subject Property

 Parcels

0 75 150 Feet



Exhibit E: Future Land Use
Planning Commission Case PC 20-02

West Kennicott Street

North Carico Street

North Springer Street

North Almond Street

North Bridge Street

West Willow Street

Neighborhood Conservation (Restoration)

Neighborhood Conservation (Restoration)

Public Hearing Date & Time

August 7, 2019
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Case Description

John Deas is requesting the rezoning of two parcels of property from R-1-5, Low Density Residential, District to NB, Neighborhood Business, District located at 801 North Almond Street.

Zoning Classifications

Neighborhood Conservation
(Restoration)

Legend

 Subject Property

 Parcels

0 75 150 Feet



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Exhibit F-As-Built Site Layout
801 North Almond Street
(0.56 acres; 25,080 sqft)

North Almond St

Existing Parking Area
(7,500 sqft)
18 spaces maximum

54'-0"

30'-0"

28'-0"

37'-0"

Existing Building
(4500 sqft)

48'-0"

25'-0"

Existing Drive

21'-0"

140'-0"

Existing Parking Area
(5,800 sqft)
16 spaces maximum

West Willow St

Legend

-  Paved Area
-  Existing Buildings

0 20 40 Feet



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