



AGENDA

Carbondale Planning Commission July 08, 2020- 3:00 p.m.

REMOTE Carbondale Planning Commission Meeting -Carbondale, Illinois -3:00 p.m.
Due to the current COVID-19 public health emergency, this meeting will be held remotely only.
Audio dial in only (Muted Throughout Meeting) (213) 929-4212 Access Code: 889-463-435
Webinar Meeting Attendance Registration
<https://attendee.gotowebinar.com/register/7327838587374675984>
After registering, you will receive a confirmation email containing information about joining the webinar.

1. **Call to Order and Roll Call**
2. **Approval of Minutes:** Minutes of October 23, 2019
3. **Citizen Comments and Questions**
4. **Report of Officers, Committees, Communications**
5. **Public Hearings**

PC 21-01: Brian Pattison is requesting to rezone an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District in order to facilitate a new healthcare facility.

6. **Old Business**

None

7. **New Business**

A. City Council Agenda from October 22, 2019, November 12, 2019, November 26, 2019, December 10, 2019, January 14, 2020, January 28, 2020, February 11, 2020, February 25, 2020, March 10, 2020, April 14, 2020, April 28, 2020, May 12, 2020, June 9, 2020, June 23, 2020.

8. **Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, October 23, 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: Miller, LeBeau, Henson, Hamilton, Burnside, Litecky and Bradshaw (ex-officio)

Members Absent: Sheffer, Love and Lilly

Staff Present: Wallace and Maxwell

1. Approval of Minutes:

Dr. Hamilton moved, seconded by Dr. LeBeau, to approve the minutes for September 11, 2019.

The motion to approve the minutes with corrections 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 20-04 6:02pm- City Council is requesting a text amendment to Chapter 15 of the Carbondale Revised Code pertaining to cannabis cultivation, processing, and sales.

Ms. Litecky declared Public Hearing PC 20-04 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. Maxwell to read the staff report.

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

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

Dr. Hamilton asked if home rural goes to the wayside after the census. Mr. Wallace stated that the City would still be allowed to regulate it to the extent which the state would allow, so the tax and zoning changes would stay intact. Mr. Wallace also stated that any additional changes of regulation that would be more restrictive than the state may have an effect, but as of now the City has not done that.

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

The applicant is present, but did not wish to speak.

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. Maxwell read Part C of the staff report for PC 20-04, 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.

Ms. Litecky asked if the permit is for a permitted use in an Ag zone and if it could make amendments to the permit for the Ag Zones that are located within the City. Mr. Wallace stated that the most of the properties will be inconspicuous and most likely be on the edge of town and adding any amendments or barriers may discourage people from locating here.

Ms. Bradshaw asked if there will be a cap for how many growers will be allowed within the city limits. Mr. Wallace stated that he is not sure on a cap right now, but that could change with different laws that come into effect within the year or two.

Ms. Bradshaw asked Mr. Wallace to clarify the smoking lounges. Mr. Wallace stated the

lounges would be an accessory use permit to another permit and per state law the City may have a smoking lounge and would treat the lounge like a cultivation center with air ventilation inside the building and outside as well.

Ms. Litecky declared PC 20-04 closed and asked for a motion on the findings of fact.

Dr. LeBeau moved that the Commission accept as findings of fact Parts A and B of the staff report for PC 20-04, the applicant was present, and none spoke in favor, none in opposition, seconded by Dr. Miller.

The motion was passed with a unanimous voice vote.

Dr. Burnside moved that the Commission recommend approval of the PC 20-04, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 6 (Miller, LeBeau, Hamilton, Henson, Burnside, and Litecky)

No- 0

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 20-04 and that the item would be on the City Council agenda for discussion at their meeting on November 26, 2019.

5. Old Business

There was none.

6. New Business

A. There was a discussion on the approval of the 2020 Planning Commission Calendar. Dr. LeBeau moved to accept the 2020 Planning Commission Calendar, seconded by Dr. Hamilton. The motion was passed with a unanimous voice vote.

B. City Council Agenda from September 10, 2019, September 24, 2019, and October 8, 2019.

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

6. Adjournment

Ms. Litecky adjourned the meeting at 6:37 p.m.



CARBONDALE
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Planning and Development Management

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Carbondale, Illinois 62901

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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 21-01, Brian Pattison is requesting to rezone 1020 West Main Street from an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District in order to facilitate a new healthcare facility.

DATE: July 1, 2020

(Planning Commission Public Hearing on July 8, 2020, at 3:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Brian Pattison
P.O. Box 2005
Columbia, SC 29202
2. Requested Action and Background: The applicant, Brian Pattison of the Merchant Development Group, is requesting to rezone 1020 West Main Street from an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District in order to facilitate a new urgent care medical facility.

The subject property is two vacant lots along West Main Street and an unaddressed parcel that is formerly a part of Bleyer Field. The applicant has been in communication with the owner about acquiring this property, which is contingent upon their ability to rezone the subject property as desired.

3. Number of Notices Sent to Owners within 250 feet: Thirteen (13) notices were sent to property owners located within 250 feet of the subject property.
4. Size and Location: The subject property, located at 1020 West Main Street, totals approximately 1.57 acres, and consists of three parcels. (Please refer to Exhibit B: Photos of the Subject Property).

5. Existing Zoning: The subject property is currently zoned SB, Secondary Business, District and R-1-8, Low Density Residential. Land to the north, northeast, and south are zoned R-1-8, Low Density Residential. Land to the east and northwest are zoned SB, Secondary Business. Land to the southeast is zoned BPL, Planned Business. (Please refer to Exhibit C: Existing Zoning).
6. Existing Land Use: The lower two parcels of the subject property are currently vacant lots. The northern parcel is a portion of Bleyer Field, the remaining outdoor recreation space from the old Carbondale High School. The properties to the north are single family homes. Property to the east is Jackson Hewitt Tax Service. To the south, across West Main Street, are Legence Bank, single family homes, and a Subway restaurant. Properties to the west are Roberts Law Firm, Key West Bar and Grill, and single family homes. (Please refer to Exhibit D: Existing Land Use).
7. Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Plan designates the subject property as Urban Center and Commercial Restoration. (Please refer to Exhibit E: 2010 Comprehensive Plan Future Land Use).
8. Zoning History: In 2010, 150 North Oakland Avenue, the northern portion of the subject property was originally zoned R-1-5 and R-1-8, low density residential and was rezoned to a PUD, Planned Unit Development. In 2013, 150 North Oakland Avenue was rezoned from a PUD to R-1-5 and R-1-8. The lower two parcels of the subject property have been zoned SB, Secondary Business since the adoption of the 1974 zoning ordinance.
9. Applicable Regulations:

Statement of Intent of Existing Zoning District:

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 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).

§15.2.20.1 SB Secondary Business District

Statement of Intent: This district is created to provide areas for certain commercial, service, and public uses adjacent to or near major thoroughfares. The permitted uses in this district are of a type which more typically serves consumers on special purpose trips and are therefore not as dependent on being associated with other uses. It is intended that all uses, including accessory uses, in this district provide an appropriate amount of off-street parking and loading facilities.

Statement of Intent of Proposed 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.

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 North Bleyer Street and a twelve inch (12") City of Carbondale water line along West Main Street.

Sanitary Sewer: The subject property has access to an eight inch (8") City of Carbondale sanitary sewer line running along North Bleyer Street, through the site, and along West Main Street.

Storm Sewer: The subject property has access to a twenty four inch (42") storm sewer line along West Main Street.

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>
West Main Street	14,500 ADT
North Bleyer Street	450 ADT

4. Correspondence Received: As of the writing of this report, staff has received two phone calls related to this case.

PART C. ANALYSIS

The applicant, Brian Pattison of the Merchant Development Group, is requesting to rezone 1020 West Main Street from an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, and District in order to facilitate a new urgent care medical facility.

Tracts #2 and #3 of the subject property, addressed 1020 and 1012 West Main Street, are a part

of the commercial corridor along Main Street that facilitates a variety of the City's commercial districts. These parcels have been zoned SB, Secondary Business, since the adoption of the 1974 zoning ordinance. The purpose of the SB district is "to provide areas for certain commercial, service, and public uses adjacent to or near major thoroughfares. The permitted uses in this district are of a type which more typically serves consumers on special purpose trips and are therefore not as dependent on being associated with other uses (Title 15.2.20.1)." For several years, located at 1012 West Main Street was a service station that eventually became a car sales lot before the demolition of the structure. 1020 West Main Street used to facilitate a restaurant for several years as well before it too was demolished. These uses were appropriate for the SB district at the time of their existence, but it should be taken into consideration that they were being buffered from the nearby residential neighborhood with the presence of Bleyer Field, the former outdoor recreational space for the high school.

While these parcels are already zoned SB and emergency and walk-in medical clinics are permitted in the SB District, The district currently abuts an R-1-8 District, most of which is Oakland Field. Tract #1 is formerly a part of 150 North Oakland (Bleyer Field) which has been rezoned twice through PC Cases 11-03 and 14-01. During PC Case 11-03 the applicant wished to rezone the property from R-1-5 and R-1-8, Low Density Residential to a PUD, Planned Unit Development in order to develop and operate a supportive living facility for those with physical disabilities. However, the developer did not follow through with this plan and the property was rezoned back to the original zoning through PC 14-01. Although the attempt at rezoning and developing these parcels was unsuccessful and they remain vacant and underused, it serves as an example of how future development may require rezoning that is conscious of the surrounding area. If the intention is to encourage commercial growth in this area and other areas of Carbondale in which commercial districts with vacant and underused parcels are adjacent to residential districts, rezoning to a commercial district with stricter regulations should be considered.

Staff's review of The City of Carbondale's Comprehensive Plan found two focus areas that support this rezoning proposal, Focus Area 2.1: Managing Future Growth and Focus Area 2.5: Enhanced Community Character. Focus Area 2.1 calls for the development, redevelopment, renovation, and preservation of Carbondale in ways that promote future growth. This includes Strategy 3: Direct future growth to occur in areas most suitable for development. The subject property's highly visible location along West Main Street, a major highway traveling through the city, makes it suitable for rezoning and future development into professional facilities. In addition, the Comprehensive Plan designates the subject property, 1020 West Main Street as well as 150 North Oakland Street as mixed use and commercial restoration for future land use. As such, the rezoning of the subject property to Professional Administrative Office is aligned with the current Comprehensive Plan.

Staff expects the rezoning to have marginal negative impacts on the surrounding area because the proposed rezoning and use coincides with the intentions of the PA District. In the event that this specific development proposal does not come to fruition, the rezoning will remain; however, this is not anticipated to have ill effect because of the requirements placed on the PA, Professional Administrative Office, District as outlined in the Carbondale Revised Code. In addition to limiting the land use to compatible functions as discussed above, when adjacent to residential

zoning districts, developments in the PA district are required to install a Type B Buffer to provide visual screening, separation, and some sound buffering (Title 15.4.1.7.C) that must be at least 15 feet in width and include a visual screen of 5 feet with evergreen plantings, fences, or a wall (Title 15.4.1.7.B).

In the past, other cases have been brought to the Planning Commission where applicants applied to rezone to a PA, Professional Administrative Office, District. In PC 18-08, SIH sought to rezone the 400 Block of North University Avenue from an R-2, Medium Density Residential, District to a PA, Professional Administrative Office, District in order to build the SIH Family Medical Clinic and SIU School of Medicine teaching facility. The staff report for this addressed the growing presence of SIH and new facilities dedicated to the medical industry around the City of Carbondale by stating the following, “as time progresses, one might reasonably anticipate that SIH may continue to acquire properties... for future redevelopment. While preserving the integrity of residential areas is an important consideration, future redevelopment endeavors would also be required to undergo the rezoning process in order to be utilized for professional medical office purposes. As such, the Planning Commission has the opportunity to review and ultimately deny future rezoning applications if the pattern of development begins to heavily encroach upon the (neighboring) community.” This case was approved both by the Planning Commission and City Council.

New buildings and new businesses or operations have the capacity to encourage new development in surrounding areas or at least inspire the rehabilitation of what may currently exist nearby. As the subject property has been vacant and underused for a considerable amount of time, approval of this request has the potential to create this type of influence on the surrounding community. Therefore, it is Staff’s opinion that rezoning 1020 West Main Street from an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District to establish a new urgent care medical facility is an appropriate and efficient use of the property

PART D. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 21-01.

Exhibit A: Applicant's Brief



Merchant Development Group
1556 Main Street, Suite 300
Columbia, SC 29201

City of Carbondale, IL

June 23, 2020

Carbondale Planning Commission

Carbondale IL, 62901

Subject: Request for Re-zoning Lot at Eastern Intersection of N Bleyer and W Main

To Whom It May Concern,

We are in the process of purchasing the lots at the eastern intersection of N Bleyer and W Main streets in the City of Carbondale. The purchase is contingent upon the combination of three (3) lots into one (1), re-zoning, and approval of the lot to a "PA" zoning use from a "SB and R-1-8" use.

We are requesting the lot be re-zoned and that a zoning approval/permit be furnished by the City of Carbondale so that the lot can be used to develop and construct a single-story urgent care medical facility.

A site layout plan will be furnished in conjunction to this letter and zoning application dated 06/08/20 (which has already been submitted to the City's Zoning department). This plan will be furnished by the project's Engineer of Record.

Sincerely,

Brian E. Pattison

Member

Exhibit B: Photos of Subject Property



View of Property Facing North Across West Main Street



View Away from Property Facing South Across West Main Street

Exhibit B: Photos of Subject Property



View Facing West Along West Main Street



View Facing East Along West Main Street

Exhibit C: Existing Zoning

Planning Commission Case PC 21-01

SB

North Bleyer Drive

R-1-8

SB

West Main Street

BPL

West Walnut Street

South Brook Lane

R-1-8

Public Hearing Date & Time

July 8, 2020

3:00 p.m.

Case Description

Brian Pattison is requesting to rezone 1020 West Main Street from an SB, Secondary Business District and an R-1-8, Low Density Residential District to a PA, Professional Administrative Office, District.

Zoning Classifications

- BPL Planned Business District
- R-1-8 Low Density Residential
- SB Secondary Business District

Legend

 Subject Property

 Parcels

0 50 100 Feet



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Exhibit D: Existing Land Use

Planning Commission Case PC 21-01

C

North Bleyer Drive

OR

OR

V

C

C

West Main Street

West Walnut Street

South Brook Lane

S

S

C

Public Hearing Date & Time

July 8, 2020

3:00 p.m.

Case Description

Brian Pattison is requesting to rezone 1020 West Main Street from an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District.

Zoning Classifications

- C Commercial
- OR Outdoor Recreation
- S Single Family Housing
- V Vacant

Legend

 Subject Property

 Parcels

0 50 100 Feet



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Exhibit E: Future Land Use
Planning Commission Case PC 21-01

CR

North Bleyer Drive

MU

MU

CR

CR

West Main Street

West Walnut Street

South Brook Lane

NC

CR

Public Hearing Date & Time

July 8, 2020
3:00 p.m.

Case Description

Brian Pattison is requesting to rezone 1020 West Main Street from an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District.

Zoning Classifications

CR Commercial Restoration
MU Mixed Use
NC Neighborhood Conservation

Legend

 Subject Property

 Parcels

0 50 100 Feet

