



MINUTES

Carbondale Planning Commission
Wednesday, November 3, 2021
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, Sheffer, Henson, Hamilton, Litecky, Lilly and Doherty (ex-officio)

Members Absent: Burnside and Love

Staff Present: Lenzini and Maxwell

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Dr. LeBeau, to approve the minutes for September 1, 2021 and the September 15, 2021.

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 22-05: James Keller is requesting to rezone a parcel of property on the west side of New Era Road, directly north of Edgewood Road and west of W. Charles Road, from an AG, Agriculture District, to a PUD, Planned Unit Development, district, in order to develop a mixed-use housing development.

Ms. Litecky declared Public Hearing PC 22-05 open and asked Ms. Maxwell to read the legal notice.

Molly Maxwell, city staff, 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. Maxwell stated that she has received 3 letters since the staff report was sent to the Commission.

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.

The applicant, James Keller, is present and is available for questions.

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.

Teresa Gilbert of 2575 Edgewood Lane, stated that the rezoning would change the environment surrounding her home from being rural to having a lot more traffic in the neighborhood. She also had a question about the property on the east side of New Era Rd., if that is going to be rezoned to the suburban residential and was also confused on what the rezoning would do for the community.

Ms. Maxwell stated that the Suburban Residential is just the City's plan on what the areas could be used as in the future and is not what it will be.

Mr. Lenzini stated that the area was recently purchased and cleared but as far as the City knows it is not being used and clarified which areas are being rezoned.

Larry Gilbert of 2575 Edgewood Lane, asked if the entrance and egress from that development would be directly onto New Era Rd. and not through Edgewood Lane. Mr. Lenzini stated that is correct.

Mr. Sheffer asked to clarify if Mr. and Ms. Gilbert are in opposition of the rezoning. Mr. Gilbert stated that he doesn't have enough information at this time to decide if he is in opposition. He is concerned about the broad definition of how the property could be used and Mr. Keller has specific intentions that the property will be a retirement community and the structures will be built on site.

Mr. Sheffer stated that it will be a retirement community and will have limitations on the

size of the buildings. He also stated that these are preliminary drawings and if approved for zoning, there will be more detailed drawing for the Council to look at and approve. Mr. Lenzini conformed what Mr. Sheffer stated. He also stated that since Mr. Keller doesn't own the land, this process is to assure him that there is a preliminary approval to go ahead with this project. He also stated that there could be modular homes brought onto the property but there will not be any single or double wide trailers on the site.

Mr. Gilbert asked if the detailed site plan will be made public. Mr. Lenzini confirmed that the site plan will be public and the staff will be available if there are questions about the site plan.

Dr. Hamilton asked if Ms. Maxwell could read the letters that were sent to her.

Ms. Maxwell read the three (3) letter that were in opposition and will be attached to the minutes as Exhibits A, B and C.

Ms. Maxwell read Part C of the staff report for PC 22-05, with a recommendation of approval.

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

Mr. Henson asked why the PUD site plans go directly to Council and not to the Commission. Mr. Lenzini stated that the site plans do go to the Commission.

Mr. Gilbert asked if the community will still be informed of the process after the meeting tonight. Ms. Maxwell stated that after the meeting tonight, it will go to the City Council for final approval and can contact the Planning office with any questions that may come up.

Ms. Leticky asked how long Mr. Keller has to submit a site plan and if he does not submit one does the land stay a PUD. Ms. Maxwell stated that Mr. Keller has 18 months to submit a site plan and if he doesn't not submit one in that time frame, then it will revert back to agriculture.

Trey Anderson of the Park District asked is the process after the meeting tonight.

Ms. Maxwell stated that after the Planning Commission makes their recommendation, then it will go to City Council and the Council will take in consideration the staff and Planning Commission recommendations and will make the final decision on the rezoning. If the Council approves the rezoning, Mr. Keller will then begin the process of getting a site plan and environmental surveys then the site plan will be reviewed by Engineering, Fire, Police and Water departments then City council will have the final approval of the site plan.

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

Mr. Sheffer asked Mr. and Ms. Gilbert asked to clarify if they are indifferent or in

opposition. Mr. Gilbert stated he is in opposition and needs more information and Ms. Gilbert stated she is indifferent.

Mr. Sheffer asked the same question to Mr. Anderson. Mr. Anderson stated he is indifferent. Mr. Sheffer and Dr. Miller stated that the Planning Commission is only an advisory committee to the City Council and the City Council will make the final decision.

Dr. Hamilton asked if the zoning were to be approved, would the homes on the property be eligible as VRU's (Vacation Rental Units). Mr. Lenzini stated that per code it would not be eligible unless the owner/ occupier of the individual unit offered the vacation rental. Mr. Keller stated that about 1/3 of the units will be used as short term housing for employees that are training at the Airport and SIH. There was then a discussion on the short term housing and Mr. Keller also explained where the short term housing will be located on the property.

Ms. Litecky asked if there will be any trees that would be cut down. Mr. Keller stated that there will not be any trees that will need to be cut down.

Ms. Litecky asked if the property will be a gated community. Mr. Keller confirmed that it will be.

Ms. Litecky declared PC 22-05 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 22-05, the applicant was present, and none spoke in favor, one spoke in opposition, two letters in opposition and one person indifferent, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the PC 22-05, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 7 (Miller, LeBeau, Sheffer, Hamilton, Henson, Lilly, and Litecky)
No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 22-05 and that the item would be on the City Council agenda for discussion at their meeting on November 23, 2021.

PC 22-03: Review of Subdivision Plat. -Lakeland Hills, LLC is requesting to rezone an area zoned as an R-1-12, Low Density Residential, district to an AG, General Agriculture, district with the intention to consolidate these parcels and several other contiguous parcels into two larger parcels and sell them.

Ms. Litecky asked Ms. Brightharp to explain the review of the Subdivision Plat.

Mr. Sheffer stated that he did not receive the information on the subdivision Plat and Dr. Lebeau, Dr. Hamilton agreed that they did not receive the information as well.

Mr. Sheffer motion to postpone the subdivision plat review, seconded by Mr. Miller.

The motion was passed with a unanimous voice vote.

5. Old Business

There was none.

6. New Business

A. Mr. Doherty reviewed the City Council meetings as they related to Planning.

6. Adjournment

Ms. Litecky adjourned the meeting at 7:37 p.m.

Exhibit A

Hello,

My name is Kristin McNellis and I reside at 2525 Edgewood Lane with Reggie Walker. I am writing to express my concerns about the re-zoning of land that we were recently informed about. I believe that there are better suited areas of land in need of being rebuilt. For instance, the abandoned trailer park down the road on New Era is in desperate need of being demolished and rebuilt on. Its current state is an eye sore and would be a perfect project for someone to take on rather than destroy an area that is not in need of any work.

I will not be able to attend the meeting due to my work schedule this week. If you have any questions or need any further statements from me you can contact me at 708-305-2828.

With appreciation,
Kristin McNellis

11/1/2021

Hello,

My name is Regge Walker and I reside at 2525 Edgewood Lane. I received notice of a zoning change to land within 250 feet of my property and I am writing to let you know that I am in opposition of this change. There are a lot of other areas of land in the range of New Era that would be great for this project that would not involve demolishing the green space around the golf course. The greenery that is there adds beauty to Hickory Ridge Golf Course which is a popular golf course in the area. There are other areas nearby that are in need of better upkeep and care that would be a better opportunity for this project. We need to conserve the existing ecosystems that have been created there and care for the greenery that is already there rather than tear it down and try to recreate it. There needs to be more focus on the neglected and underused spaces of land which is why I believe those areas would be best for new development. For example, there is the old, abandoned trailer park right up the road that is a terrible eye sore. This would be a good space for this project because it is already set up for electrical lines, water lines and sewer lines.

My other concern with re-zoning this area is what would happen if the original planned project does not end up happening and now this area has been re-zoned. The reason for my concern there is because there are so many other neglected areas of land that would be a great opportunity for a new project. I also fear that this will be like other projects in Carbondale where land was torn down for one project that never became of anything after the fact of destroying the property.

Due to an upcoming surgery, I may not be able to attend the meeting set for this matter this first week of November. If someone could please get back to me regarding this, it would be greatly appreciated. Additionally, if you have any other questions, I can be contacted at 618-924-3090.

Thank you,
Regge Walker

Exhibit C

We live at 2575 Edgewood Ln, Carbondale, IL 62901. We have been out of town since September 25, so we just yesterday afternoon picked up the certified letter at the post office informing us of the public hearing tonight concerning the rezoning of property adjacent to us. We are greatly concerned about the possible future intentions for this property, but we now have no time to even gather additional information for the potential purchaser's intent. With a limited understanding, it seems "mixed-use housing development" is a very broad term, and the property could be developed in a number of ways that could destroy the current nature and environment of the existing neighborhood. When we purchased this property in 2011, we intentionally chose the location because of the close proximity to the City of Carbondale, but also for its remoteness and quiet. It seems that the sense of neighborhood quiet is now drawn into a significant question for the future.

We are requesting this hearing be postponed until those of us who are most affected can have time to receive sufficient information on the future intent, and to have dialogue about what the ramifications could be to our neighborhood. Without a postponement, we are adamantly opposed to the planning board moving forward with approving this request. This development brings great concern to our way of life in this area of town. Thank you for your consideration.

Blessings,
Larry & Teresa Gilbert
2575 Edgewood Lane
Carbondale, IL 62901
618-521-1917