



MINUTES
Carbondale Zoning Board of Appeals
Wednesday, October 12, 2022
Room 108, 7:00 p.m.
200 South Illinois Avenue

MEMBERS PRESENT: LeBeau, Sheffer, Hamilton, Lilly, Litecky, Carrier

MEMBERS ABSENT: Love, Burnside

STAFF PRESENT: Maxwell, Becker, Gibson

1. Call to Order and Roll Call

Roll call was completed and the determination of a quorum was made.

2. Approval of Minutes:

Mr. Sheffer moved, seconded by Dr. Hamilton, to approve the minutes of December 1st, 2021.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved, seconded by Dr. Hamilton, to approve the minutes of September 21st, 2022.

The motion was approved by a unanimous voice vote.

3. Citizen Comments or Questions:

None

4. Hearing:

ZBA 23-01: The City of Carbondale, Illinois Government is requesting a variance from Section 15-2.23.6 and 15-2.23.10 of the Carbondale Revised Code, which outlines the front yard setback requirements and minimum-off street parking requirements of the Primary Business District (BPR). This request is being made to accommodate the Southern Illinois Multimodal Station (SIMMS).

Ms. Litecky opened the Public Hearing at 7:15 p.m. and asked Ms. Becker to read the Legal Notice.

Ms. Becker, Planner for the City of Carbondale, read the Legal Notice.

Ms. Litecky asked if the applicant was present.

Mr. Bollmann with the City of Carbondale was present and willing to answer any questions.

Ms. Litecky asked Ms. Becker to present the staff report.

Ms. Becker read part A of the staff report for ZBA 23-01.

Ms. Litecky asked if the Board had any questions for the staff.

There were none.

Ms. Litecky asked if the Board had any questions for the applicant.

Mr. Bollmann clarified the changes that were proposed with omitting of the trees in the right of way.

Dr. Hamilton asked what other traffic there is in the area other than train traffic. Mr. Bollmann stated that there will be bus traffic with pick up and drop off of passengers. There was a discussion on where and how much parking is being proposed in the site plan.

Mr. Doherty asked if the trees that are removed from the right of way, will the trees and shrub requirements still be met. Ms. Becker stated that if variance is granted there will be no trees needed in the right of way but the variance does not cover the minimum requirements for the site plan landscaping requirements. There was a discussion on where the trees will be placed and how much landscape is required.

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. Litecky asked Ms. Maxwell to read the staff analysis.

Ms. Becker read Part B and C of the staff report for ZBA 23-01, 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 ZBA 23-01 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the ZBA has jurisdiction over the matter being requested second by Ms. Lilly.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved that applicant has the standing to make this application second by Ms. Lilly.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved that Part A and B and the applicant and zero people spoke in favor, zero people spoke in opposition, and zero letters in favor or opposition were submitted all be accepted as the findings of fact, second by Ms. Lilly.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved to make a motion to consider all five criteria as one and that they have all been met, seconded by Ms. Lilly.

Roll Call Vote

Yes –5 (Sheffer, Hamilton, Lilly, Litecky, Carrier)

No – 0

Ms. Litecky stated the motion carries and all criteria will be considered as one.

Mr. Sheffer moved that the applicant has met all five criteria, seconded by Dr. Hamilton.

Roll Call Vote

Yes – 5 (Sheffer, Hamilton, Lilly, Litecky, Carrier)

No – 0

Ms. Litecky stated that the Board finds the applicant has met all five criteria for granting a variance.

Mr. Sheffer moved to grant the variance of ZBA 23-01 with the conditions that are recommended by staff, seconded by Ms. Lilly.

Roll Call Vote

Yes – 5 (Sheffer, Hamilton, Lilly, Litecky, Carrier)

No – 0

Ms. Maxwell stated that the variance has been approved.

5. Old Business:

None

6. New Business:

None

7. Adjournment:

Ms. Litecky adjourned the meeting at 8:10 p.m.