



MINUTES

Carbondale Planning Commission
Wednesday, February 26th, 2025
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Sheffer, Lilly, Carrier, Shukites, Schilling, Brown, Doherty (ex-officio)

Members Absent: Allee, Love

Staff Present: Lenzini, Maxwell, Mueller

1. Approval of Minutes:

Ms. Lilly made a motion to approve the minutes from the February 12th, 2025 meeting, seconded by Mr. Carrier. The minutes were approved by unanimous voice vote.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings/Plan Review

a. PLAN Carbondale Update and Work Session

Ms. Maxwell presented a Powerpoint presentation on the status of PLAN Carbondale, the City's comprehensive plan update.

Commissioners, Staff, and Ex-Officio Doherty then discussed the Topics presented by the staff report that had been dispersed previously.

It was suggested that planning around the proposed East Oak Street extension be included in the comprehensive plan update.

Large-Scale Solar Development

There was discussion about whether large-scale solar farms are more of an agricultural use or an

industrial use. Aesthetically, they look more industrial, however, a solar farm does not take advantage of utilities put in place for a traditional industrial land use. Mr. Doherty shared that he was opposed to the recent East Walnut Street solar development Special Use Permit application on land leased from the Carbondale Business Development Corporation, as the CBDC was created for the development of that land with an industrial use.

Concern was expressed about the number of solar farms developed in the Carbondale area recently.

1.5-Mile Extraterritorial Zoning Jurisdiction Limits

There was discussion regarding the City's 1.5 mile zoning jurisdiction, and whether the area that falls within Williamson County should be excluded from enforcement. There was then discussion on the background of the City and Murphysboro's agreement from the 1980's that Carbondale would stop its zoning enforcement at Country Club Road. That agreement ended in the early 2000's and Murphysboro did not want to renew at that time. There was discussion on whether the City should try to initiate that agreement again.

Mr. Carrier moved that the Planning Commission recommend City Council that the 1.5 mile zoning boundary be discussed by Planning Commission and City Council in time for the comprehensive plan to be finalized, seconded by Mr. Sheffer. The motion was passed with a unanimous voice vote.

Illinois and University Avenues One-Way to Two-Way Conversions

There was discussion regarding the costs and benefits of such a conversion. Concern was expressed that if Illinois Avenue were two-way with only two lanes, traffic would get backed up due to delivery trucks unloading at downtown businesses. There was a suggestion that truck traffic could be diverted to University Avenue.

Mr. Carrier moved that the Planning Commission recommend City Council include looking into the feasibility of the conversions from one-way to two-way of University Avenue and Illinois Avenue and identifying a truck route, as a recommendation in the comprehensive plan update, seconded by Mr. Shukites. The motion was passed with a unanimous voice vote.

Zoning Code Update

Ms. Maxwell explained the difference between the current use-based structure of the code, and a character-based structure. There was desire to make it easier for residents to operate a small business out of their residence.

Mr. Shukites moved that the Planning Commission recommend that City Council include looking into a zoning code overhaul, as a recommendation in the comprehensive plan update, seconded by Ms. Lilly. The motion was passed with a unanimous voice vote.

Neighborhoods (primarily Northeast Neighborhood) bordered by industrial districts

There was discussion about the land where Kopper's Tie Plant previously operated, and that since it is zoned industrially and has been cleared by the Environmental Protection Agency, an industrial development could happen there by right and the City should be proactive to protect the neighborhood with buffers.

Mr. Brown moved that the Planning Commission recommend that City Council include looking into buffering between industrial and residential uses, as a recommendation in the comprehensive plan update, seconded by Ms. Lilly. The motion was passed with a unanimous voice vote.

SIH/Memorial Hospital Campus

There was discussion regarding SIH being the largest employer for Carbondale, but in the past have not always been transparent with the City regarding their plans to expand. It was suggested that not knowing whether the hospital would be expanding into the northwest neighborhood could be discouraging residential development and improvement in that area. The possibility of a medical campus overlay district was discussed.

Mr. Sheffer moved that the Planning Commission recommend that City Council include engaging with Southern Illinois Healthcare to discuss a medical facility overlay district and SIH development plans for Memorial Hospital, as a recommendation in the comprehensive plan update, seconded by Ms. Lilly. The motion was passed with a unanimous voice vote.

5. Old Business

Mr. Doherty provided an update on City Council business.

6. New Business

There was none.

7. Adjournment

Mr. Shukites moved to adjourn the meeting, seconded by Ms. Lilly. The meeting was adjourned with unanimous voice vote.