

1. Roll Call & Introductions

2. Approval of Minutes

1. Approval of Minutes from the Preservation Commission Meeting of November 17, 2025

3. Communication and Reports

1. Presentation on Preservation Strategies and Financing by Bonnie McDonald, CEO of Landmark Illinois

4. Old Business

1. Update and Discussion on the July 4, 2026, Celebration

5. New Business

1. Consideration of an Application for a Certificate of Appropriateness 26-01 - Michael Ruiz, 601 West Oak Street, for the Replacement of the Existing Deck
2. Approval of the Preservation Commission's 2026 Meeting Calendar

6. Comments from the Public, Commission Members, or Staff

1. Staff Update on Upcoming 2026 Historic Preservation Awards

7. Adjournment



Agenda Item Details

Meeting: February 23, 2026 - Preservation Commission Meeting
Category: Approval of Minutes
Subject: Approval of Minutes from the Preservation Commission Meeting of November 17, 2025
Type: Action
Recommended Action: Approve the minutes of the November 17, 2025 Preservation Commission meeting.
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: Community Development

Background:

Additional Information:

Attachments:

1. DRAFT Preservation Commission Minutes 11.17.25

Motion & Voting: Approve the minutes of the November 17, 2025 Preservation Commission meeting.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



MINUTES
Preservation Commission
Monday, November 17th, 2025
City Hall/Civic Center– 5:30 p.m.

1. **Roll Call:** K. Mueller called the meeting to order at 5:30 pm.

a. **Members Present:** Rhodes, Ashby, Brown, Bittle, Grant, Young

b. **Members Absent:** Zurlinden (Excused), Stanfield

c. **Staff Present:** Mueller

d. **Guests:** None

2. **Approval of Minutes:** B. Ashby made a motion to approve. T. Grant seconded. The motion passed unanimously.

3. **Communication and Reports:**

a. Educational and Technical Assistance Committee

a. No Report

b. Nomination and Hardship Committee

a. Report on the Senator Paul Simon Federal Building

c. Work Plan Committee

a. No Report

d. Certificate of Appropriateness Committee

a. No report

e. Preservation Month Subcommittee

a. No Report

4. **Old Business:**

- Update and discussion on the July 4, 2026, celebration
 - Commissioners Young and Brown provided updates to the Commission on meetings held to plan the July 4, 2026 celebration and 250th anniversary of the U.S. Each Commissioner provided feedback on the proposed ideas for the celebration. Discussion generated further ideas for consideration. K. Mueller stated that the intent is to have all ideas finalized by the end of the calendar year.
 - Commissioners requested monthly updates on the planning for the event. K. Mueller stated that this would be included in all agendas until the event.

5. **New Business:**

a. None.

6. **Comments from the Public, Commission Members, or Staff:**

a. None.

7. **Adjournment:** A motion to adjourn was made by T. Grant; seconded by B. Brown. The meeting was adjourned at 6:26 p.m.

DRAFT



Agenda Item Details

Meeting: February 23, 2026 - Preservation Commission Meeting
Category: Communication and Reports
Subject: Presentation on Preservation Strategies and Financing by Bonnie McDonald, CEO of Landmark Illinois
Type: Reports, Information, Discussion
Recommended Action: Listen to a presentation by Bonnie McDonald of Landmark Illinois
Goals: Goal 4: Encourage responsible and progressive economic development/tourism/arts and entertainment.
Goal 1: Provide a high quality of life and foster a sense of community.
Originating Department: Community Development

Background: Landmark Illinois is a non-profit organization with a focus on promoting historic preservation across the state of Illinois. The organization places particular emphasis on preservation, restoration, and adaptive reuse of historic structures.

In October 2025, staff attended the Illinois American Planning Association (APA) chapter conference in Chicago, where Landmark Illinois presented on the conflicts that can sometimes exist between traditional historic preservation philosophies and current preservation philosophies.

Ms. McDonald's presentation will focus on strategies for encouraging and promoting the preservation of historic buildings in Carbondale while allowing them to be adapted to meet people's needs today, along with financing options and policy levers to promote historic preservation in Carbondale.

Additional Information:

Attachments:
None

Motion & Voting: Listen to a presentation by Bonnie McDonald of Landmark Illinois

Motion by None, seconded by None.
Final Resolution: Motion
Yea: None
Nay: None



Agenda Item Details

Meeting: February 23, 2026 - Preservation Commission Meeting
Category: Old Business
Subject: Update and Discussion on the July 4, 2026, Celebration
Type: Information, Discussion
Recommended Action: Discuss the proposed activities for the July 4 Celebration
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Goal 4: Encourage responsible and progressive economic development/tourism/arts and entertainment.
Originating Department: Community Development

Background: The Preservation Commission expressed interest in creating an event on the fourth of July in 2026 to celebrate both the holiday and the 250th anniversary of the U.S. A working group consisting of city staff and Preservation Commission members was formed to plan the event. The group began meeting in the Fall of 2025 to begin planning the event. An update on the event was provided to the Commission at the November 17, 2025, meeting. Commissioners requested updates to be included in future agendas leading up to the event. Commissioners Young and Brown will provide updates to the Commission on planning activities that have taken place since November 2025.

Additional Information:

Attachments:
None

Motion & Voting: Discuss the proposed activities for the July 4 Celebration

Motion by None, seconded by None.
Final Resolution: Motion
Yea: None
Nay: None



Agenda Item Details

Meeting: February 23, 2026 - Preservation Commission Meeting
Category: New Business
Subject: Consideration of an Application for a Certificate of Appropriateness 26-01 - Michael Ruiz, 601 West Oak Street, for the Replacement of the Existing Deck
Type:
Recommended Action: Approve a Certificate of Appropriateness for the replacement of the existing deck with a porch that matches the porch on the north side of the house
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Goal 6: Enhance residential development/rehabilitation/home ownership.
Originating Department: Community Development

Background: Michael Ruiz, owner of property at 601 West Oak Street, has submitted an application for a Certificate of Appropriateness to replace the existing deck on the east side of the house with a new porch that matches the porch on the north side of the house. The existing porch is in poor condition and needs to be replaced. The applicant intends to construct a new porch that matches the porch on the north side of the house and is more appropriate to the time period of the house. This house received local designation as a historic property; therefore, a Certificate of Appropriateness is required before a Zoning Certificate and Building Permit can be granted.

Sketches of the proposed porch are included for Commission review. The base of the porch will be approximately 47 inches off of the ground and the peak of the roof will be approximately 15.75 feet above ground level.

Additional Information:

Attachments:

1. RUIZ_HOUSE_EAST_SIDE_WITH_PORCH
2. RUIZ_PORCH_ONLY_FINAL

Motion & Voting: Approve a Certificate of Appropriateness for the replacement of the existing deck with a porch that matches the porch on the north side of the house

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None







Agenda Item Details

Meeting: February 23, 2026 - Preservation Commission Meeting
Category: New Business
Subject: Approval of the Preservation Commission's 2026 Meeting Calendar
Type: Action
Recommended Action: Adopt the Calendar Year 2026 Meeting Calendar
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: Community Development

Background: The Illinois Open Meetings Act (5 ILCS 120/2.02) requires that each public body give notice of the annual schedule of the regular meetings. The adoption of the attached meeting calendar does not preclude the Preservation Commission from holding special meetings, canceling, or rescheduling meetings with appropriate notice as required by the Open Meetings Act.

Additional Information:

Attachments:

1. Preservation Commission 2026 Draft Calendar of Meetings

Motion & Voting: Adopt the Calendar Year 2026 Meeting Calendar

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



PRESERVATION COMMISSION
CY 2026 CALENDAR OF MEETINGS

Below is the schedule of regular meetings of the Carbondale Preservation Commission for calendar year 2026. In the event that there is no business to conduct or if a quorum is unavailable to meet, a notice of cancellation will be posted and distributed to the media. All regular meetings will be held in the Carbondale Civic Center, 200 South Illinois Avenue, Carbondale, Illinois. All meetings begin at 5:30 p.m. Changes to this Calendar will be made in accordance with the Carbondale Revised Code and the Illinois Open Meetings Act.

May 18, 2026

June 15, 2026

July 20, 2026

August 17, 2026

September 21, 2026

October 19, 2026

November 16, 2026

December - No Meeting



Agenda Item Details

Meeting: February 23, 2026 - Preservation Commission Meeting
Category: Comments from the Public, Commission Members, or Staff
Subject: Staff Update on Upcoming 2026 Historic Preservation Awards
Type: Discussion, Information
Recommended Action: Staff will present information on and the Commission will briefly discuss the 2026 Historic Preservation Awards Program.
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Goal 6: Enhance residential development/rehabilitation/home ownership.
Originating Department: Community Development

Background: Each year, the Preservation Commission sponsors the Annual Historic Preservation Awards. These awards are given to properties that have completed restoration work of historic properties in one of the following categories:

1. Preservation
2. Restoration
3. Sympathetic Addition
4. Compatible New Construction
5. Adaptive Reuse

Any property within Carbondale city limits is eligible for nomination. Applications for the 2026 Historic Preservation Awards Program are open until Monday, March 23, 2026. Interested applications may submit their application online at explorecarbondale.com. Following the closing of the application period for 2026, Preservation Commissioners will select applicants to give awards to at the regular April Preservation Commission meeting. Awardees will receive their plaques and public recognition during a City Council meeting in May as part of National Preservation Month. No action is required of the Commission at this time. This item is informative only to remind Commissioners of the 2026 application period.

Additional Information:

Attachments:

None

Motion & Voting: Staff will present information on and the Commission will briefly discuss the 2026 Historic Preservation Awards Program.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None