



Carbondale City Council Meeting
Tuesday, March 24, 2026 - 6:00 PM
City Council Chambers, 200 South Illinois Avenue
Carbondale, Illinois 62901

Visitors are welcome to all meetings of the City Council. Please silence electronic devices before entering. City Council meetings are deliberative sessions by members of the governing body. Civility and decorum are expected and required at all times.

The public may address the Council on a matter not covered by the printed Agenda during the Public Comments agenda item; comments and concerns should pertain only to matters relevant to City business. If you wish to address the Council about an item on the Agenda, please raise your hand at the time the Mayor invites audience comments on that item. Speakers may comment once per item for up to four minutes. No speaker may allocate minutes to another person or group. A maximum of thirty minutes will be permitted for public comments, and a maximum of twenty minutes per agenda item will be allowed for public comments on all of the items except public hearings.

All matters listed under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Unless otherwise specifically requested, there will be no separate discussion on these items.

1. Roll Call

2. General Announcements and Proclamations

1. Proclamations for Week of the Young Child and Education & Sharing Day

3. Public Comments

4. Council Comments

5. Public Hearings and Special Reports

6. Consent Agenda

1. Approval of Minutes from the Regular City Council Meeting of March 10, 2026
2. Approval of Warrant 1533 for Period Ending 03/13/2026 in the Amount of 1,658,547.02
3. Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
4. Appointment and Reappointment to Boards and Commissions
5. Award of Contract for East Walnut Street Watermain Replacement (Giant City to Kelly Rae) to Scott Escue Construction, LLC, of Cobden, Illinois in the Amount of \$448,135.
6. Award of Contract for Bicentennial Industrial Park Redundant Booster Pump to Twin Lakes, Inc., of Urbana, Illinois in the Amount of \$88,128.00
7. Resolution Approving a TIF Redevelopment Agreement with ZACM, LLC for 231 West Main Street

8. Ordinance Authorizing a Budget Adjustment in the Amount of \$77,350.00 to the Fire Department's FY 2026 Budget for the Purchase of Seventeen (17) Sets of Turnout Gear
9. Award Purchase of 2019 Forklift to Illinois Lift Equipment in the Amount of \$19,999.00 and an Ordinance Declaring 1974 Clark Forklift as Surplus

7. General Business

1. A Resolution to Approve and a Resolution to Deny Corrine Williams' Request for a Special Use Permit to Establish a Day Care Home II at 100 South Glenview Drive in an R-1-8, Low Density Residential, District

8. Executive Session

9. Adjournment



Agenda Item Details

Meeting: March 24, 2026 - City Council Meeting
Category: General Announcements and Proclamations
Subject: Proclamations for Week of the Young Child and Education & Sharing Day
Type: Procedural
Recommended Action: Proclamations for Week of the Young Child and Education & Sharing Day
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Originating Department: City Manager

Background: Mayor Harvey will proclaim April 4 - 10, 2026, as Week of the Young Child in the City of Carbondale and encourage citizens to support efforts that expand access to quality early childhood education for children and families; and Mayor Harvey will proclaim Sunday, March 29, 2026, as Education & Sharing Day in the City of Carbondale and encourage everyone to take part in the community, begin new projects together, and work toward a brighter, more hopeful future for all.

Additional Information:

Attachments:

1. A Proclamation for Week of the Young Child, 2026-03-26
2. A Proclamation for Education & Sharing Day, 2026-03-24

Motion & Voting: Proclamations for Week of the Young Child and Education & Sharing Day

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

Proclamation

- Whereas, every young child deserves quality early learning environments that help them grow into confident, lifelong learners; and*
- Whereas, nurturing parenting, quality and accessible childcare, and early education programs are key to healthy brain development from birth to age five; and*
- Whereas, the African American Museum of Southern Illinois, together with the Carbondale Park District, Carbondale Community Cabinet for Children and Youth, SIAEYC (Southern Illinois Association for the Education of Young Children), and Reading Takes Time, is celebrating the 55th anniversary of the Week of the Young Child; and*
- Whereas, this week aims to raise public awareness of the needs of young children and their families, and to highlight the important role of early childhood programs; and*
- Whereas, the City of Carbondale will continue to collaborate with community organizations and residents to meet the needs and enhance the quality of life for all young children and families.*

Now, therefore, I, Carolin Harvey, Mayor, of the City of Carbondale, Illinois, do hereby proclaim the week of April 4 - 10, 2026 as the

Week of the Young Child

In the city of Carbondale, Illinois, and encourage all citizens to support efforts that expand access to quality early childhood education for children and families.

Ordered this 24th day of March, 2026.

Carolin Harvey, Mayor

Jennifer R. Sorrell, City Clerk

Proclamation

- Whereas, the basis for the continuity of any society is education, and in Carbondale, the education of our youth is a priority. Education should equip students with knowledge and teach them how to live, thereby building strong moral character. This foundation helps them improve their own lives and strengthen our community. It also passes down the moral and ethical values that have supported communities through the ages; and*
- Whereas, the Rebbe, Rabbi Menachem M. Schneerson, was a respected spiritual leader worldwide and a strong advocate for education. He taught that studying morals and ethics helps people reach their potential and improve the world; and*
- Whereas, such an education can nurture unity among diverse people by encouraging more acts of goodness, kindness, and generosity. It shows us that even one person's positive action can make a difference and help move the world closer to peace; and*
- Whereas, March 29, 2026, marks 124 years since the Rebbe's birth. Each year, "Education & Sharing Day" is observed on his birthday to honor his work in education, morality, and charity worldwide. This day reminds us to help our youth build strong foundations so they can lead meaningful lives through service and good deeds.*

Now, THEREFORE, I, Carolin Harvey, Mayor of Carbondale, Illinois, do hereby proclaim Sunday, March 29, 2026, as

EDUCATION & SHARING DAY

In the city of Carbondale, Illinois, and encourage everyone to take part in the community, begin new projects together, and work toward a brighter, more hopeful future for all.

Ordered this 24th day of March, 2026.

Carolin Harvey, Mayor

Jennifer R. Sorrell, City Clerk



Agenda Item Details

Meeting: March 24, 2026 - City Council Meeting
Category: Consent Agenda
Subject: Approval of Minutes from the Regular City Council Meeting of March 10, 2026
Type: Action - Consent
Recommended Action: Approve the minutes from the regular City Council meeting of March 10, 2026
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: City Clerk

Background:

Additional Information:

Attachments:

1. City Council Meeting Minutes March 10, 2026

Motion & Voting: Approve the minutes from the regular City Council meeting of March 10, 2026

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

Regular City Council Meeting March 10, 2026

1. Roll Call

Councilmembers present

Councilmember Dawn Roberts, Councilmember Brian Stanfield, Councilmember Clare Killman, Mayor Pro Tem Adam Loos

Councilmembers absent

Councilmember Nathan Colombo, Councilmember Nancy Maxwell, Mayor Carolin Harvey

Meeting called to order at 6:15 PM.

2. Public Comments

Members of the public addressing the City Council included Sandy Litecky, Jane Cogie, James Cooper, Jr., Barry Spehn, LaCaje Hill, Christine Lesinski, and Beth Libby.

3. Council Comments, General Announcements, and Proclamations

Councilmember Killman responded to public comments relating to a land sale on Bigler Road, Finland's approach to homelessness, and a desire to address repetitive public comments regarding matters that the City Council cannot address.

Councilmember Roberts expressed her appreciation for being invited to partake in the Ramadan Iftar dinner at SIU.

Mayor Pro Tem Loos agreed with the idea of limiting public comments to matters that the City Council can address.

4. Public Hearings and Special Reports

5. Consent Agenda

Councilmember Killman explained that no conflict of interest exists with her vote on agenda item 5.4.

MOTION: Approve the Consent Agenda as Presented

Motion by Clare Killman, second by Dawn Roberts

Final Resolution: Motion Passed

Yea: Dawn Roberts, Brian Stanfield, Clare Killman, Adam Loos

1. Approval of Minutes from the Regular City Council Meeting of February 24, 2026
2. Approval of Warrant for Period Ending 02/27/2026 in the Amount of \$1,426,378.71
3. Approval of Wells Fargo Warrant for the Period Ending 01/31/2026 FY 2026 Warrant #WF 01/2026 in the Amount of \$174,080.53

4. A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement with the Jackson County Board to Provide Animal Shelter Services
5. Award of Contract for North Oakland Avenue Watermain Replacement (Main to Willow) to Scott Escue Construction, LLC, of Cobden, Illinois in the Amount of \$771,231.00
6. Approve the Purchase of Rock Salt through the State of Illinois Joint Purchasing Program for FY2027
7. Resolution Authorizing the City Manager to Enter into an Agreement with Hutchison Engineering, Inc. in the Amount of \$81,756 for Phase III Engineering/ Construction Inspection Services for the Pleasant Hill Road Reconstruction Project (CIP ST1502)
8. Resolution Authorizing the City Manager to Enter into a Contract with Hutchison Engineering, Inc in the Amount of \$106,115 for Phase III/Construction Inspection for the Piles Fork Greenway Reconstruction (CIP OS1703)
9. Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$275,134 for Various Water & Sewer Operating Costs
10. A Resolution Authorizing the City Manager to Enter Into a Professional Services Agreement for Energy Audits of City-Owned Buildings

6. General Business

1. Ordinance Requiring Rental Property Owners to Maintain Mailboxes

Council remarked on damage that had occurred to mailboxes following the snowstorm, expressed appreciation for this Ordinance coming before the Council, highlighted specific locations that have been causing challenges, and inquired about the penalty for noncompliance.

Barry Spehn recommended that house numbers on mailboxes be 4" high.

MOTION: Approve an ordinance requiring landlords to maintain mailboxes at all rental properties in Carbondale

Motion by Dawn Roberts, second by Brian Stanfield

Final Resolution: Motion Passed

Yea: Dawn Roberts, Brian Stanfield, Clare Killman, Adam Loos

2. An Ordinance Approving a Text Amendment to Title 15 Relative to Retail Revitalization Overlay and Other Commercial District Uses

Council requested additional details about Event Centers and commented on the Use tables.

MOTION: Adopt An Ordinance Approving a Text Amendment to Title 15 Relative to Retail Revitalization Overlay and Other Commercial District Uses

Motion by Clare Killman, second by Dawn Roberts

Final Resolution: Motion Passed

Yea: Dawn Roberts, Brian Stanfield, Clare Killman, Adam Loos

7. Executive Session

8. Adjournment

There being no further business to come before the City Council, the meeting was declared adjourned at 7:00 p.m.

Jennifer R. Sorrell, City Clerk

Date



Agenda Item Details

Meeting: March 24, 2026 - City Council Meeting
Category: Consent Agenda
Subject: Approval of Warrant 1533 for Period Ending 03/13/2026 in the Amount of 1,658,547.02
Type: Action - Consent
Recommended Action: Approve Warrant 1533 in the amount of 1,658,547.02
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: Finance

Background:

Additional Information:

Attachments:

1. Warrant 1533 2026-03-24

Motion & Voting: Approve Warrant 1533 in the amount of 1,658,547.02

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

Warrant to the City Treasurer

The undersigned hereby certify that the following bills or invoices represent a true and correct statement of cost of goods and/or services rendered to the City of Carbondale by firms or persons listed an that said firms or persons are entitled to payment for same in the amounts shown.

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 01 - General										
Account 10511-275 - Inventory Unleaded Gasoline										
934 - HINES OIL COMPANY	197784	Gasoline Purchases	Paid by Check # 24470		03/03/2026	03/03/2026	03/03/2026		03/03/2026	13,523.16
								Account 10511-275 - Inventory Unleaded Gasoline Totals	Invoice Transactions 1	\$13,523.16
Account 10521-275 - Inventory Diesel Fuel										
934 - HINES OIL COMPANY	197784	Gasoline Purchases	Paid by Check # 24470		03/03/2026	03/03/2026	03/03/2026		03/03/2026	6,969.05
								Account 10521-275 - Inventory Diesel Fuel Totals	Invoice Transactions 1	\$6,969.05
Account 10541-311 - Inventory Outside Veh Parts										
7287 - DAVE'S COLLISION CENTER	37eb561a	Collision Repair 40101-39	Paid by Check # 24464		03/03/2026	03/03/2026	03/03/2026		03/03/2026	7,534.19
1241 - KEY EQUIPMENT COMPANY	STL210431	Street Sweeper Repair	Paid by Check # 24473		03/03/2026	03/03/2026	03/03/2026		03/03/2026	6,124.15
								Account 10541-311 - Inventory Outside Veh Parts Totals	Invoice Transactions 2	\$13,658.34
Account 14012-010 - Intrafund F/R Due from Operating										
394 - CITY OF CARBONDALE	03/05/2026	Flex Spend & Dep Care 03/06/2026	Paid by Check # 24488		03/10/2026	03/10/2026	03/10/2026		03/10/2026	4,050.87
								Account 14012-010 - Intrafund F/R Due from Operating Totals	Invoice Transactions 1	\$4,050.87
Account 20205-001 - Accounts Payable Property Taxes										
326 - CARBONDALE PUBLIC LIBRARY	02/26/2026	1st-4th Distribution of Real Estate Taxes-	Paid by Check # 24460		03/03/2026	03/03/2026	03/03/2026		03/03/2026	1,943.74
6685 - FIRE PENSION FUND	02/26/2026	1st-4th Distribution of Real Estate Taxes-	Paid by Check # 24467		03/03/2026	03/03/2026	03/03/2026		03/03/2026	472.03
1747 - POLICE PENSION FUND	02/26/2026	1st-4th Distribution of Real Estate Taxes-	Paid by Check # 24475		03/03/2026	03/03/2026	03/03/2026		03/03/2026	1,155.46
								Account 20205-001 - Accounts Payable Property Taxes Totals	Invoice Transactions 3	\$3,571.23
Account 20205-002 - Accounts Payable Replacement Taxes										
326 - CARBONDALE PUBLIC LIBRARY	03/09/26	7th Distribution of Corporate Replacement	Paid by Check # 24501		03/09/2026	03/13/2026	03/13/2026		03/12/2026	3,348.61
								Account 20205-002 - Accounts Payable Replacement Taxes Totals	Invoice Transactions 1	\$3,348.61
Account 20605-011 - Accrued Payroll Employee Retire W/H- Police										
1747 - POLICE PENSION FUND	03/05/2026	Police Pension Payroll 03/06/2026	Paid by Check # 24493		03/10/2026	03/10/2026	03/10/2026		03/10/2026	18,826.26
								Account 20605-011 - Accrued Payroll Employee Retire W/H- Police Totals	Invoice Transactions 1	\$18,826.26
Account 20605-012 - Accrued Payroll Employee Reitre W/H- Fire										
6685 - FIRE PENSION FUND	03/05/2026	Fire Pension Payroll 03/06/2026	Paid by Check # 24489		03/10/2026	03/10/2026	03/10/2026		03/10/2026	7,923.46
								Account 20605-012 - Accrued Payroll Employee Reitre W/H- Fire Totals	Invoice Transactions 1	\$7,923.46
Account 20605-021 - Accrued Payroll Participating 125 Plan										

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
336 - COLONIAL LIFE & ACCIDENT	03/02/2026	Accident, Cancer & Life Premiums February 2026	Paid by Check # 24463		03/03/2026	03/03/2026	03/03/2026		03/03/2026	13,642.81
5192 - GLOBE LIFE/LIBERTY NATIONAL	03/02/2026	Life & Cancer Insurance February 2026	Paid by Check # 24469		03/03/2026	03/03/2026	03/03/2026		03/03/2026	2,636.74
3302 - AFLAC	265121/265126	Aflac Plan Premiums March 2026	Paid by Check # 24481		03/10/2026	03/10/2026	03/10/2026		03/10/2026	1,089.97
Account 20605-021 - Accrued Payroll Participating 125 Plan Totals								Invoice Transactions	3	\$17,369.52
Account 20605-024 - Accrued Payroll Emp Ins W/H Vision Dental Guardi										
6923 - Standard Insurance Company	02/28/2026	Dental/Vision Coverage- March 2026	Paid by Check # 24477		03/03/2026	03/03/2026	03/03/2026		03/03/2026	19,648.05
Account 20605-024 - Accrued Payroll Emp Ins W/H Vision Dental Guardi Totals								Invoice Transactions	1	\$19,648.05
Account 20605-040 - Accrued Payroll Employee Savings W/H Def Comp										
1658 - NATIONWIDE RETIREMENT SOLUTIONS	2026-00000144	NW 457 STND \$ - Nationwide 457 Stnd	Paid by EFT # 1491		03/04/2026	03/04/2026	03/06/2026		03/06/2026	20,776.99
Account 20605-040 - Accrued Payroll Employee Savings W/H Def Comp Totals								Invoice Transactions	1	\$20,776.99
Account 20605-041 - Accrued Payroll Employee Savings W/H ICMA										
2398 - VANTAGEPOINT TRANSFER AGENTS LLC-457	2026-00000147	ICMA 457 STND \$ - ICMA 457 Standard	Paid by EFT # 1493		03/04/2026	03/04/2026	03/06/2026		03/06/2026	525.00
Account 20605-041 - Accrued Payroll Employee Savings W/H ICMA Totals								Invoice Transactions	1	\$525.00
Account 20605-050 - Accrued Payroll Employee Union Dues W/H IAFF										
1030 - IAFF LOCAL #1961	03/06/26	Dues whld from Payroll	Paid by Check # 24521		03/03/2026	03/13/2026	03/13/2026		03/12/2026	840.00
Account 20605-050 - Accrued Payroll Employee Union Dues W/H IAFF Totals								Invoice Transactions	1	\$840.00
Account 20605-051 - Accrued Payroll Employee Union Dues W/H FOP										
704 - FRATERNAL ORDER POLICE #192	03/06/26	Dues for Payroll	Paid by Check # 24516		03/03/2026	03/13/2026	03/13/2026		03/12/2026	217.00
1071 - ILLINOIS FRATERNAL ORDER POLICE	03/06/26	Dues for Payroll	Paid by Check # 24523		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,215.00
Account 20605-051 - Accrued Payroll Employee Union Dues W/H FOP Totals								Invoice Transactions	2	\$1,432.00
Account 20605-053 - Accrued Payroll Employee Union Dues W/H Plumbr										
1748 - PLUMBERS & PIPEFITTERS #160	03/06/26	Dues whld from Payroll	Paid by Check # 24535		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,269.50
Account 20605-053 - Accrued Payroll Employee Union Dues W/H Plumbr Totals								Invoice Transactions	1	\$1,269.50
Account 20605-054 - Accrued Payroll Employee W/H SIU Credit Union										
2053 - SIU CREDIT UNION	2026-00000145	SIU CU - SIU Credit Union	Paid by Check # 24480		03/04/2026	03/04/2026	03/06/2026		03/04/2026	150.00
Account 20605-054 - Accrued Payroll Employee W/H SIU Credit Union Totals								Invoice Transactions	1	\$150.00
Account 20605-055 - Accrued Payroll Employee Union Dues- Telecommuni										
1071 - ILLINOIS FRATERNAL ORDER POLICE	03/06/2026	Dues whld from Payroll	Paid by Check # 24524		03/03/2026	03/13/2026	03/13/2026		03/12/2026	297.00
Account 20605-055 - Accrued Payroll Employee Union Dues- Telecommuni Totals								Invoice Transactions	1	\$297.00
Account 20605-060 - Accrued Payroll Employee W/H-Other Deduction										
2116 - STATE DISBURSEMENT UNIT	2026-00000146	CHILD SUPP 1 - Child Support 1*	Paid by EFT # 1492		03/04/2026	03/04/2026	03/06/2026		03/06/2026	3,982.59
7816 - BBL	03/05/2026	Wage Deduction- 03/06/2026	Paid by Check # 24483		03/10/2026	03/10/2026	03/10/2026		03/10/2026	113.41
6196 - BLITT AND GAINES PC	03/05/2026	Wage Deduction- 03/06/2026	Paid by Check # 24484		03/10/2026	03/10/2026	03/10/2026		03/10/2026	89.08
3839 - CARRIE N. STREET	03/05/2026	Wage Deduction- 03/06/2026	Paid by Check # 24486		03/10/2026	03/10/2026	03/10/2026		03/10/2026	238.38

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
6866 - Illinois Department of Revenue - Tax Levy	03/05/2026	Wage Deduction-03/06/2026	Paid by Check # 24490		03/10/2026	03/10/2026	03/10/2026		03/10/2026	356.88
7346 - RESURGENCE LEGAL GROUP, PC	03/05/2026	Wage Deduction-03/06/2026	Paid by Check # 24494		03/10/2026	03/10/2026	03/10/2026		03/10/2026	81.21
6450 - RUSSELL C SIMON-CHAPTER 13 TRUSTEE	03/05/2026	Wage Deduction-03/06/2026	Paid by Check # 24495		03/10/2026	03/10/2026	03/10/2026		03/10/2026	646.35
Account 20605-060 - Accrued Payroll Employee W/H-Other Deduction Totals								Invoice Transactions 7		\$5,507.90
Account 20605-090 - Accrued Payroll Non-Participating 125 Plan										
5192 - GLOBE LIFE/LIBERTY NATIONAL	03/02/2026	Life & Cancer Insurance February 2026	Paid by Check # 24469		03/03/2026	03/03/2026	03/03/2026		03/03/2026	808.04
3302 - AFLAC	265121/265126	Aflac Plan Premiums March 2026	Paid by Check # 24481		03/10/2026	03/10/2026	03/10/2026		03/10/2026	245.98
Account 20605-090 - Accrued Payroll Non-Participating 125 Plan Totals								Invoice Transactions 2		\$1,054.02
Department 00 - Undesignated										
Division 00000 - Undesignated										
Account 30102-082 - Sales & Service Taxes Municipal Hotel/Motel Tax										
7068 - SAI KRISHNA, LLC	02/26/26	66.67% Rebate of Municipal Taxes Paid-	Paid by Check # 24538		03/03/2026	03/13/2026	03/13/2026		03/12/2026	14,269.75
Account 30102-082 - Sales & Service Taxes Municipal Hotel/Motel Tax Totals								Invoice Transactions 1		\$14,269.75
Account 30106-530 - Use of Money & Property Private Contribution Park Rental										
THE DOOR CHURCH	91173715	Refund Deposit for May 31, 2025 event	Paid by Check # 24553		03/09/2026	03/13/2026	03/13/2026		03/12/2026	200.00
Account 30106-530 - Use of Money & Property Private Contribution Park Rental Totals								Invoice Transactions 1		\$200.00
Division 00000 - Undesignated Totals								Invoice Transactions 2		\$14,469.75
Department 00 - Undesignated Totals								Invoice Transactions 2		\$14,469.75
Department 10 - General Government										
Division 40003 - City Attorney										
Account 24000 - Travel, Conf., Training										
394 - CITY OF CARBONDALE	02/26/2026	Reimburse Petty Cash FY2026	Paid by Check # 24462		03/03/2026	03/03/2026	03/03/2026		03/03/2026	30.78
Account 24000 - Travel, Conf., Training Totals								Invoice Transactions 1		\$30.78
Account 27100 - Other Outside Services										
4828 - WEST PAYMENT CENTER THOMSON REUTERS, INC	853292060	Clear System February 2026	Paid by Check # 24546		03/03/2026	03/13/2026	03/13/2026		03/12/2026	245.61
Account 27100 - Other Outside Services Totals								Invoice Transactions 1		\$245.61
Account 27300 - Operating Supplies & Materials										
6765 - LEXISNEXIS	3096329663	Information Charges-February 2026	Paid by Check # 24529		03/03/2026	03/13/2026	03/13/2026		03/12/2026	619.00
Account 27300 - Operating Supplies & Materials Totals								Invoice Transactions 1		\$619.00
Division 40003 - City Attorney Totals								Invoice Transactions 3		\$895.39
Division 40010 - Support Services										
Account 21000 - Publishing & Filing Fees										
1181 - JACKSON COUNTY CLERK	03/01/2026	Reimburse Recording Fees	Paid by Check # 24526		03/03/2026	03/13/2026	03/13/2026		03/12/2026	4,536.00
Account 21000 - Publishing & Filing Fees Totals								Invoice Transactions 1		\$4,536.00
Account 27100 - Other Outside Services										
7184 - North Star Coaching, LLC	309	Travel Costs for Training & Development	Paid by Check # 24491		03/10/2026	03/10/2026	03/10/2026		03/10/2026	286.97
7901 - Z'Onion Creative Group DBA ZO Agency	4272	Strategic Marketing Plan Dev-Phase 1	Paid by Check # 24552		03/09/2026	03/13/2026	03/13/2026		03/12/2026	2,681.25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
7342 - GENE RODELY	33	AV Tech for Planning/Commission	Paid by Check # 24519		03/09/2026	03/13/2026	03/13/2026		03/12/2026	160.00
7184 - North Star Coaching, LLC	304	City Managers Leadership Development	Paid by Check # 24533		03/09/2026	03/13/2026	03/13/2026		03/12/2026	6,083.00
Account 27100 - Other Outside Services Totals								Invoice Transactions	4	\$9,211.22
Division 40010 - Support Services Totals								Invoice Transactions	5	\$13,747.22
Division 40015 - City Hall/Civic Center										
Account 25000 - Repairs & Maintenance- Equip										
4145 - HALLS SERVICE LLC	33293	Ice Machine Repair	Paid by Check # 24520		03/09/2026	03/13/2026	03/13/2026		03/12/2026	540.00
Account 25000 - Repairs & Maintenance- Equip Totals								Invoice Transactions	1	\$540.00
Account 27100 - Other Outside Services										
7664 - CINTAS CORP	4261132257	Uniform Rental	Paid by Check # 24461		03/03/2026	03/03/2026	03/03/2026		03/03/2026	70.07
7189 - UNIFIRST	J775431	Stocking of City Hall/Civic Center First	Paid by Check # 24478		03/03/2026	03/03/2026	03/03/2026		03/03/2026	183.04
7664 - CINTAS CORP	4261873352	Uniform Rental	Paid by Check # 24487		03/10/2026	03/10/2026	03/10/2026		03/10/2026	70.07
Account 27100 - Other Outside Services Totals								Invoice Transactions	3	\$323.18
Account 27300 - Operating Supplies & Materials										
7664 - CINTAS CORP	9360545847	Stocking Hats for Civic Center Staff	Paid by Check # 24487		03/10/2026	03/10/2026	03/10/2026		03/10/2026	128.85
Account 27300 - Operating Supplies & Materials Totals								Invoice Transactions	1	\$128.85
Division 40015 - City Hall/Civic Center Totals								Invoice Transactions	5	\$992.03
Division 40020 - Tourism & Special Events										
Account 24000 - Travel, Conf., Training										
394 - CITY OF CARBONDALE	02/26/2026	Reimburse Petty Cash FY2026	Paid by Check # 24462		03/03/2026	03/03/2026	03/03/2026		03/03/2026	20.00
Account 24000 - Travel, Conf., Training Totals								Invoice Transactions	1	\$20.00
Account 27100 - Other Outside Services										
7752 - SOUTHERN ILLINOIS NOW	1169	SI Now Publication, two advertisements, Spring	Paid by Check # 24542		03/03/2026	03/13/2026	03/13/2026		03/12/2026	3,998.00
Account 27100 - Other Outside Services Totals								Invoice Transactions	1	\$3,998.00
Division 40020 - Tourism & Special Events Totals								Invoice Transactions	2	\$4,018.00
Department 10 - General Government Totals								Invoice Transactions	15	\$19,652.64
Department 15 - Financial Management										
Division 40030 - Financial Management										
Account 27100 - Other Outside Services										
7184 - North Star Coaching, LLC	297	Finance Department Culture Work	Paid by Check # 24474		03/03/2026	03/03/2026	03/03/2026		03/03/2026	6,083.00
7184 - North Star Coaching, LLC	309	Travel Costs for Training & Development	Paid by Check # 24491		03/10/2026	03/10/2026	03/10/2026		03/10/2026	286.97
Account 27100 - Other Outside Services Totals								Invoice Transactions	2	\$6,369.97
Division 40030 - Financial Management Totals								Invoice Transactions	2	\$6,369.97
Division 40033 - Information Services										
Account 25000 - Repairs & Maintenance- Equip										
6534 - MAYER NETWORKS, Inc.	33106315/16/17	Managed SLA, M365, M365 Tyler SharePoint	Paid by Check # 24530		03/03/2026	03/13/2026	03/13/2026		03/12/2026	2,914.22
Account 25000 - Repairs & Maintenance- Equip Totals								Invoice Transactions	1	\$2,914.22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Account 27100 - Other Outside Services										
6534 - MAYER NETWORKS, Inc.	33106315/16/17	Managed SLA, M365, M365 Tyler SharePoint	Paid by Check # 24530		03/03/2026	03/13/2026	03/13/2026		03/12/2026	7,173.82
								Account 27100 - Other Outside Services Totals	Invoice Transactions 1	\$7,173.82
								Division 40033 - Information Services Totals	Invoice Transactions 2	\$10,088.04
								Department 15 - Financial Management Totals	Invoice Transactions 4	\$16,458.01
Department 20 - Public Safety										
Division 40101 - Police Protection										
Account 22100 - Communications- Data										
6700 - TECHNOLOGY MANAGEMENT REV FUND	T2614068	Livescan Service for January	Paid by Check # 24544		03/09/2026	03/13/2026	03/13/2026		03/12/2026	316.70
								Account 22100 - Communications- Data Totals	Invoice Transactions 1	\$316.70
Account 24000 - Travel, Conf., Training										
4861 - JARIN DUNNIGAN	03/02/2026	Per Diem for FBI LEEDA Command Leadership	Paid by Check # 24472		03/03/2026	03/03/2026	03/03/2026		03/03/2026	374.00
								Account 24000 - Travel, Conf., Training Totals	Invoice Transactions 1	\$374.00
Account 26000 - Rental Charges										
7904 - U. S. BANK EQUIPMENT FINANCE	575731161	Copier Lease - 01/17/26-03/10/26	Paid by Check # 24549		03/03/2026	03/13/2026	03/13/2026		03/12/2026	831.47
								Account 26000 - Rental Charges Totals	Invoice Transactions 1	\$831.47
Account 27100 - Other Outside Services										
394 - CITY OF CARBONDALE	02/26/2026	Reimburse Petty Cash FY2026	Paid by Check # 24462		03/03/2026	03/03/2026	03/03/2026		03/03/2026	200.00
7184 - North Star Coaching, LLC	309	Travel Costs for Training & Development	Paid by Check # 24491		03/10/2026	03/10/2026	03/10/2026		03/10/2026	286.96
2273 - SUSIE TOLIVER	18	Subcontracted SIBIP Services 2/1/26-2/28/26	Paid by Check # 24543		03/09/2026	03/13/2026	03/13/2026		03/12/2026	600.00
7649 - MURPHYSBORO VETERINARY CLINIC, LLC	9132/9215/9367+4	Animal Control Veterinary Services	Paid by Check # 24532		03/09/2026	03/13/2026	03/13/2026		03/12/2026	985.00
7184 - North Star Coaching, LLC	289	Monthly Culture and Leadership Coaching	Paid by Check # 24533		03/03/2026	03/13/2026	03/13/2026		03/12/2026	12,166.00
7184 - North Star Coaching, LLC	305	Monthly Culture & Leadership Development	Paid by Check # 24534		03/09/2026	03/13/2026	03/13/2026		03/12/2026	6,083.00
								Account 27100 - Other Outside Services Totals	Invoice Transactions 6	\$20,320.96
Account 27300 - Operating Supplies & Materials										
394 - CITY OF CARBONDALE	02/26/2026	Reimburse Petty Cash FY2026	Paid by Check # 24462		03/03/2026	03/03/2026	03/03/2026		03/03/2026	22.95
								Account 27300 - Operating Supplies & Materials Totals	Invoice Transactions 1	\$22.95
								Division 40101 - Police Protection Totals	Invoice Transactions 10	\$21,866.08
Division 40151 - Fire Protection										
Account 24000 - Travel, Conf., Training										
394 - CITY OF CARBONDALE	02/26/2026	Reimburse Petty Cash FY2026	Paid by Check # 24462		03/03/2026	03/03/2026	03/03/2026		03/03/2026	110.65
								Account 24000 - Travel, Conf., Training Totals	Invoice Transactions 1	\$110.65
Account 26000 - Rental Charges										
5191 - RICOH USA INC	5072848102	COPIER RENT	Paid by Check # 24537		03/03/2026	03/13/2026	03/13/2026		03/12/2026	15.27
								Account 26000 - Rental Charges Totals	Invoice Transactions 1	\$15.27
Account 28000 - Subscriptions & Memberships										

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
5708 - ILLINOIS FIRE SERVICE ADMIN PROFESSIONALS	03/05/2026	Annual Membership Dues	Paid by Check # 24522		03/09/2026	03/13/2026	03/13/2026		03/12/2026	60.00
					Account 28000 - Subscriptions & Memberships Totals			Invoice Transactions 1		\$60.00
					Division 40151 - Fire Protection Totals			Invoice Transactions 3		\$185.92
					Department 20 - Public Safety Totals			Invoice Transactions 13		\$22,052.00
Department 25 - Development Services										
Division 40200 - Development Management										
Account 21000 - Publishing & Filing Fees										
7525 - PADUCAH SUN, MAYFIELD MESSENGER	March 2026	Notices of Public Hearing FY2026	Paid by Check # 24492		03/10/2026	03/10/2026	03/10/2026		03/10/2026	600.25
					Account 21000 - Publishing & Filing Fees Totals			Invoice Transactions 1		\$600.25
Account 24000 - Travel, Conf., Training										
394 - CITY OF CARBONDALE	02/26/2026	Reimburse Petty Cash FY2026	Paid by Check # 24462		03/03/2026	03/03/2026	03/03/2026		03/03/2026	60.00
					Account 24000 - Travel, Conf., Training Totals			Invoice Transactions 1		\$60.00
					Division 40200 - Development Management Totals			Invoice Transactions 2		\$660.25
Division 40210 - Building & Neighborhood Services										
Account 15000 - Special Contractual Benefits										
2014 - SILKWORM INC	306171	Waterproof Jacket	Paid by Check # 24540		03/09/2026	03/13/2026	03/13/2026		03/12/2026	70.00
					Account 15000 - Special Contractual Benefits Totals			Invoice Transactions 1		\$70.00
Account 27100 - Other Outside Services										
4828 - WEST PAYMENT CENTER THOMSON REUTERS, INC	853292060	Clear System February 2026	Paid by Check # 24546		03/03/2026	03/13/2026	03/13/2026		03/12/2026	245.61
					Account 27100 - Other Outside Services Totals			Invoice Transactions 1		\$245.61
					Division 40210 - Building & Neighborhood Services Totals			Invoice Transactions 2		\$315.61
					Department 25 - Development Services Totals			Invoice Transactions 4		\$975.86
Department 30 - Community Development										
Division 40425 - Agencies & Organizations										
Account 27100 - Other Outside Services										
6955 - WOMEN FOR CHANGE	03/11/2026	FY2026 Contract for Service-Final Payment	Paid by Check # 24551		03/09/2026	03/13/2026	03/13/2026		03/12/2026	8,784.00
					Account 27100 - Other Outside Services Totals			Invoice Transactions 1		\$8,784.00
					Division 40425 - Agencies & Organizations Totals			Invoice Transactions 1		\$8,784.00
					Department 30 - Community Development Totals			Invoice Transactions 1		\$8,784.00
Department 40 - Public Works										
Division 40330 - Building Maintenance										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	03/02/26	83620-01513	Paid by Check # 24498		03/05/2026	03/13/2026	03/13/2026		03/12/2026	2,120.05
303 - AMEREN ILLINOIS	03/05/26	08030-78120	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	587.41
303 - AMEREN ILLINOIS	03/03/26-5	52220-06116	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	301.82
303 - AMEREN ILLINOIS	03/04/26-2	51420-06018	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	175.76
7520 - DIRECT ENERGY BUSINESS	2606800589819 59	1832109	Paid by Check # 24512		03/09/2026	03/13/2026	03/13/2026		03/12/2026	264.73

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
				Account 23000 - Utilities- Electric Totals			Invoice Transactions 5			\$3,449.77
Account 23100 - Utilities- Gas										
303 - AMEREN ILLINOIS	03/03/26	16330-64000	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	400.58
303 - AMEREN ILLINOIS	03/03/26-1	16520-02719	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	213.02
303 - AMEREN ILLINOIS	03/05/26-1	00280-18029	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	803.01
303 - AMEREN ILLINOIS	03/03/26-3	27981-19014	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	102.06
303 - AMEREN ILLINOIS	03/03/26-6	96320-01518	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	492.77
303 - AMEREN ILLINOIS	03/03/26-7	29850-33038	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	1,436.10
303 - AMEREN ILLINOIS	03/04/26-2	51420-06018	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	212.51
				Account 23100 - Utilities- Gas Totals			Invoice Transactions 7			\$3,660.05
Account 23200 - Utilities- Water & Sewer										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26	1511600-002	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	54.28
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-5	1605475-001	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	219.36
				Account 23200 - Utilities- Water & Sewer Totals			Invoice Transactions 2			\$273.64
Account 25100 - Repairs & Maint- Bldg & Struc										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26	1511600-002	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	453.70
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-5	1605475-001	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	93.70
				Account 25100 - Repairs & Maint- Bldg & Struc Totals			Invoice Transactions 2			\$547.40
				Division 40330 - Building Maintenance Totals			Invoice Transactions 16			\$7,930.86
Division 40340 - SIMMS										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	03/09/26	10740-14099	Paid by Check # 24499		03/05/2026	03/13/2026	03/13/2026		03/12/2026	3,553.96
				Account 23000 - Utilities- Electric Totals			Invoice Transactions 1			\$3,553.96
				Division 40340 - SIMMS Totals			Invoice Transactions 1			\$3,553.96
Division 40350 - Street Maintenance										
Account 28000 - Subscriptions & Memberships										
573 - DTN CORPORATION	210-00251349	Annual Software Renewal for	Paid by Check # 24466		03/03/2026	03/03/2026	03/03/2026		03/03/2026	3,651.48
				Account 28000 - Subscriptions & Memberships Totals			Invoice Transactions 1			\$3,651.48
				Division 40350 - Street Maintenance Totals			Invoice Transactions 1			\$3,651.48
				Department 40 - Public Works Totals			Invoice Transactions 18			\$15,136.30
Department 45 - Parks and Recreation										
Division 40500 - Parks and Recreation										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	02/24/26	09630-48094	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	679.82
303 - AMEREN ILLINOIS	03/05/26-2	96320-00421	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	49.46

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
							Account 23000 - Utilities- Electric Totals	Invoice Transactions 2		\$729.28
Account 23200 - Utilities- Water & Sewer										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-4	1513990-012	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	27.50
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-6	1618650-002	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	51.13
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-7	1618600-011	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	51.13
							Account 23200 - Utilities- Water & Sewer Totals	Invoice Transactions 3		\$129.76
Account 25100 - Repairs & Maint- Bldg & Struc										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-4	1513990-012	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	3.70
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-7	1618600-011	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	3.70
							Account 25100 - Repairs & Maint- Bldg & Struc Totals	Invoice Transactions 2		\$7.40
							Division 40500 - Parks and Recreation Totals	Invoice Transactions 7		\$866.44
							Department 45 - Parks and Recreation Totals	Invoice Transactions 7		\$866.44
							Fund 01 - General Totals	Invoice Transactions 96		\$239,135.96
Fund 08 - Payroll Claim Fund										
Account 20605-001 - Accrued Payroll Federal Income Tax Withholding										
1093 - INTERNAL REVENUE SERVICE	2026-00000143	FICA - FICA*	Paid by EFT # 72778		03/04/2026	03/04/2026	03/06/2026		03/06/2026	64,360.00
							Account 20605-001 - Accrued Payroll Federal Income Tax Withholding Totals	Invoice Transactions 1		\$64,360.00
Account 20605-002 - Accrued Payroll Payroll Tax W/H- SIT										
1029 - ILLINOIS DEPARTMENT OF REVENUE	2026-00000142	SIT - State Income Tax	Paid by EFT # 72777		03/04/2026	03/04/2026	03/06/2026		03/06/2026	31,383.77
							Account 20605-002 - Accrued Payroll Payroll Tax W/H- SIT Totals	Invoice Transactions 1		\$31,383.77
Account 20605-003 - Accrued Payroll Payroll Tax W/H- FICA										
1093 - INTERNAL REVENUE SERVICE	2026-00000143	FICA - FICA*	Paid by EFT # 72778		03/04/2026	03/04/2026	03/06/2026		03/06/2026	69,213.38
							Account 20605-003 - Accrued Payroll Payroll Tax W/H- FICA Totals	Invoice Transactions 1		\$69,213.38
							Fund 08 - Payroll Claim Fund Totals	Invoice Transactions 3		\$164,957.15
Fund 11 - Motor Fuel Tax Fund										
Department 40 - Public Works										
Division 41013 - MFT Operating & Maintenance										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	03/03/26-11	05911-08278	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	75.40
303 - AMEREN ILLINOIS	03/09/26-2	10810-44016	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	86.90
303 - AMEREN ILLINOIS	03/09/26-3	01081-71059	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	74.01
7520 - DIRECT ENERGY BUSINESS	2606800589819	1832109	Paid by Check # 24512		03/09/2026	03/13/2026	03/13/2026		03/12/2026	14,342.19
7520 - DIRECT ENERGY BUSINESS	2606800589819	1832110	Paid by Check # 24513		03/09/2026	03/13/2026	03/13/2026		03/12/2026	1,886.43
7520 - DIRECT ENERGY BUSINESS	2606900589972	1832111	Paid by Check # 24514		03/09/2026	03/13/2026	03/13/2026		03/12/2026	592.45
							Account 23000 - Utilities- Electric Totals	Invoice Transactions 6		\$17,057.38

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Division 41013 - MFT Operating & Maintenance Totals							Invoice Transactions	6		\$17,057.38
Department 40 - Public Works Totals							Invoice Transactions	6		\$17,057.38
Department 50 - Community Investment										
Division 41017 - MFT CIP & Replacement										
Account 53100 - CIP Design Eng- Contractual										
4034 - THOUVENOT WADE & MOERCHEN INC	96356	Balance Due This Pay Estimate-ST2502	Paid by Check # 24547		03/09/2026	03/13/2026	03/13/2026		03/12/2026	1,578.25
4034 - THOUVENOT WADE & MOERCHEN INC	96355	Balance Due This Pay Estimate-ST2501	Paid by Check # 24548		03/09/2026	03/13/2026	03/13/2026		03/12/2026	2,411.50
Account 53100 - CIP Design Eng- Contractual Totals							Invoice Transactions	2		\$3,989.75
Division 41017 - MFT CIP & Replacement Totals							Invoice Transactions	2		\$3,989.75
Department 50 - Community Investment Totals							Invoice Transactions	2		\$3,989.75
Fund 11 - Motor Fuel Tax Fund Totals							Invoice Transactions	8		\$21,047.13
Fund 40 - Local Improvement Fund										
Department 50 - Community Investment										
Division 44007 - CIP & Replacement										
Account 53100 - CIP Design Eng- Contractual										
5139 - DESIGN WORKS & HMB ARCHITECTS LLC	725	Design for Phase II of Entertainment Plaza-	Paid by Check # 24511		03/09/2026	03/13/2026	03/13/2026		03/12/2026	173,333.55
Account 53100 - CIP Design Eng- Contractual Totals							Invoice Transactions	1		\$173,333.55
Account 56500 - CIP Construction- Contractual										
1503 - FAGER-MCGEE CONSTRUCTION INC	03/09/2026	Balance Due This Pay Estimate-SP1002	Paid by Check # 24515		03/09/2026	03/13/2026	03/13/2026		03/12/2026	161,100.24
728 - FW ELECTRIC INC	10932	Purchase of Materials - OS2601	Paid by Check # 24518		03/09/2026	03/13/2026	03/13/2026		03/12/2026	6,400.00
Account 56500 - CIP Construction- Contractual Totals							Invoice Transactions	2		\$167,500.24
Division 44007 - CIP & Replacement Totals							Invoice Transactions	3		\$340,833.79
Department 50 - Community Investment Totals							Invoice Transactions	3		\$340,833.79
Fund 40 - Local Improvement Fund Totals							Invoice Transactions	3		\$340,833.79
Fund 70 - Water & Sewer Fund										
Account 10501-252 - Inventory Water Dist Supplies										
1020 - IMCO UTILITY SUPPLY	4072618-00+2	4072618-01/4072476-00- Inventory Parts	Paid by Check # 24525		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,507.57
1020 - IMCO UTILITY SUPPLY	4072500-00 + 1	4072372-00 -Inventory Parts	Paid by Check # 24525		03/03/2026	03/13/2026	03/13/2026		03/12/2026	2,124.10
2009 - SENSUS USA, INC	ZA26001743 + 1	ZA26002171 - Meters	Paid by Check # 24539		03/03/2026	03/13/2026	03/13/2026		03/12/2026	9,155.75
Account 10501-252 - Inventory Water Dist Supplies Totals							Invoice Transactions	3		\$12,787.42
Account 10511-252 - Inventory Sewer Dist Supplies										
1020 - IMCO UTILITY SUPPLY	4072500-00 + 1	4072372-00 -Inventory Parts	Paid by Check # 24525		03/03/2026	03/13/2026	03/13/2026		03/12/2026	136.60
Account 10511-252 - Inventory Sewer Dist Supplies Totals							Invoice Transactions	1		\$136.60
Department 40 - Public Works										
Division 47000 - Support Services										
Account 25000 - Repairs & Maintenance- Equip										
6534 - MAYER NETWORKS, Inc.	33106315/16/17	Managed SLA, M365, M365 Tyler SharePoint	Paid by Check # 24530		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,942.81
Account 25000 - Repairs & Maintenance- Equip Totals							Invoice Transactions	1		\$1,942.81

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Account 26000 - Rental Charges										
1026 - ILLINOIS CENTRAL	9500284016	Base Rent-Operating 04/01/2026-3/31/2027	Paid by Check # 24471		03/03/2026	03/03/2026	03/03/2026		03/03/2026	25.00
								Account 26000 - Rental Charges Totals	Invoice Transactions 1	\$25.00
Account 27000 - Outside Printing Services										
6460 - THIRD MILLENNIUM	33992	Utility Bill Printing February 2026	Paid by Check # 24545		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,231.95
								Account 27000 - Outside Printing Services Totals	Invoice Transactions 1	\$1,231.95
Account 27100 - Other Outside Services										
6534 - MAYER NETWORKS, Inc.	33106315/16/17	Managed SLA, M365, M365 Tyler SharePoint	Paid by Check # 24530		03/03/2026	03/13/2026	03/13/2026		03/12/2026	4,277.75
								Account 27100 - Other Outside Services Totals	Invoice Transactions 1	\$4,277.75
Account 41000 - Court Awards& Indemnities										
6456 - Frontier	ILFR008621	Damage to Frontier Line @ 1110 Cedar Ct	Paid by Check # 24517		03/03/2026	03/13/2026	03/13/2026		03/12/2026	3,785.46
								Account 41000 - Court Awards& Indemnities Totals	Invoice Transactions 1	\$3,785.46
								Division 47000 - Support Services Totals	Invoice Transactions 5	\$11,262.97
Division 47002 - Lake Management										
Account 23100 - Utilities- Gas										
1988 - SOUTHERN FS, INC.	105019967	Maintenance Shop Propane Tank Fill	Paid by Check # 24541		03/09/2026	03/13/2026	03/13/2026		03/12/2026	293.74
								Account 23100 - Utilities- Gas Totals	Invoice Transactions 1	\$293.74
Account 25100 - Repairs & Maint- Bldg & Struc										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-3	1513984-001	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	90.00
								Account 25100 - Repairs & Maint- Bldg & Struc Totals	Invoice Transactions 1	\$90.00
								Division 47002 - Lake Management Totals	Invoice Transactions 2	\$383.74
Division 47011 - Water Treatment Plant										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	03/09/26-1	21320-05718	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	64.20
								Account 23000 - Utilities- Electric Totals	Invoice Transactions 1	\$64.20
Account 25000 - Repairs & Maintenance- Equip										
5711 - CHLORINATORS INCORPORATED	152877	Smartvalve, Remote metering panel	Paid by Check # 24504		03/03/2026	03/13/2026	03/13/2026		03/12/2026	9,414.62
5711 - CHLORINATORS INCORPORATED	152930	Ton Container Adaptor, Pressure Relief Vent	Paid by Check # 24504		03/09/2026	03/13/2026	03/13/2026		03/12/2026	3,880.18
								Account 25000 - Repairs & Maintenance- Equip Totals	Invoice Transactions 2	\$13,294.80
Account 25100 - Repairs & Maint- Bldg & Struc										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-1	1513982-001	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	90.00
313 - CARBONDALE WATER & SEWAGE SYSTEMS	02/26/26-2	1513983-001	Paid by Check # 24502		03/05/2026	03/13/2026	03/13/2026		03/12/2026	45.00
								Account 25100 - Repairs & Maint- Bldg & Struc Totals	Invoice Transactions 2	\$135.00
Account 27300 - Operating Supplies & Materials										
5550 - CHEMTRADE CHEMICALS US LLC	90365805	Chemical Bid 25-22- Liquid Alum	Paid by Check # 24503		03/09/2026	03/13/2026	03/13/2026		03/12/2026	5,840.27
7781 - PVS DX, INC	237000235-26	Chemical Bid 25-22- Chlorine	Paid by Check # 24536		03/03/2026	03/13/2026	03/13/2026		03/12/2026	7,308.00

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Account 27300 - Operating Supplies & Materials Totals							Invoice Transactions	2		\$13,148.27
Division 47011 - Water Treatment Plant Totals							Invoice Transactions	7		\$26,642.27
Division 47019 - Meter Services										
Account 25000 - Repairs & Maintenance- Equip										
2009 - SENSUS USA, INC	ZA26002765	Autogun Repair	Paid by Check # 24539		03/09/2026	03/13/2026	03/13/2026		03/12/2026	484.72
Account 25000 - Repairs & Maintenance- Equip Totals							Invoice Transactions	1		\$484.72
Division 47019 - Meter Services Totals							Invoice Transactions	1		\$484.72
Division 47022 - SE Wastewater Treatment Plant										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	03/03/26-8	82220-06319	Paid by Check # 24497		03/05/2026	03/13/2026	03/13/2026		03/12/2026	5,121.23
Account 23000 - Utilities- Electric Totals							Invoice Transactions	1		\$5,121.23
Account 23100 - Utilities- Gas										
303 - AMEREN ILLINOIS	03/03/26-2	72220-06212	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	279.58
Account 23100 - Utilities- Gas Totals							Invoice Transactions	1		\$279.58
Division 47022 - SE Wastewater Treatment Plant Totals							Invoice Transactions	2		\$5,400.81
Division 47023 - NW Wastewater Treatment Plant										
Account 23100 - Utilities- Gas										
303 - AMEREN ILLINOIS	03/03/26-9	91420-07415	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	168.32
303 - AMEREN ILLINOIS	03/03/26-10	81420-07318	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	98.59
Account 23100 - Utilities- Gas Totals							Invoice Transactions	2		\$266.91
Account 27300 - Operating Supplies & Materials										
5781 - C & C PUMPS & SUPPLY SERVICE	INV34837	Flapper Valve	Paid by Check # 24500		03/03/2026	03/13/2026	03/13/2026		03/12/2026	15.48
1434 - MUNICIPAL EQUIPMENT CO INC	INV0028366	Limit Switch	Paid by Check # 24531		03/03/2026	03/13/2026	03/13/2026		03/12/2026	428.56
1434 - MUNICIPAL EQUIPMENT CO INC	INV0028416	Pump	Paid by Check # 24531		03/09/2026	03/13/2026	03/13/2026		03/12/2026	2,394.60
7769 - WATER TREAT TECHNOLOGY	2026-5885	Enzymes	Paid by Check # 24550		03/09/2026	03/13/2026	03/13/2026		03/12/2026	6,691.45
7769 - WATER TREAT TECHNOLOGY	2026-5856	Enzymes	Paid by Check # 24550		03/09/2026	03/13/2026	03/13/2026		03/12/2026	6,298.45
Account 27300 - Operating Supplies & Materials Totals							Invoice Transactions	5		\$15,828.54
Account 50300 - Machinery & Equipment										
4808 - POWER SUPPLY INDUSTRIES INC	REV27696	Blower	Paid by Check # 24476		03/03/2026	03/03/2026	03/03/2026		03/03/2026	43,709.34
Account 50300 - Machinery & Equipment Totals							Invoice Transactions	1		\$43,709.34
Division 47023 - NW Wastewater Treatment Plant Totals							Invoice Transactions	8		\$59,804.79
Division 47025 - Sewage Lift Stations										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	02/25/26	20620-00124	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	137.37
303 - AMEREN ILLINOIS	03/04/26	68220-04418	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	49.89
303 - AMEREN ILLINOIS	03/06/26	05320-03018	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	156.14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Account 23100 - Utilities- Gas							Invoice Transactions		3	\$343.40
303 - AMEREN ILLINOIS	02/25/26	20620-00124	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	77.32
Account 23100 - Utilities- Gas Totals							Invoice Transactions		1	\$77.32
Division 47025 - Sewage Lift Stations Totals							Invoice Transactions		4	\$420.72
Department 40 - Public Works Totals							Invoice Transactions		29	\$104,400.02
Department 50 - Community Investment										
Division 47044 - Wastewater System- CIP & Replace										
Account 56500 - CIP Construction- Contractual										
7841 - KORTE & LUITJOHAN, INC	02/25/26	Balance Due This Pay Estimate-WW1802	Paid by Check # 24528		03/03/2026	03/13/2026	03/13/2026		03/12/2026	5,322.60
Account 56500 - CIP Construction- Contractual Totals							Invoice Transactions		1	\$5,322.60
Division 47044 - Wastewater System- CIP & Replace Totals							Invoice Transactions		1	\$5,322.60
Division 47045 - Water System- CIP & Replace										
Account 53100 - CIP Design Eng- Contractual										
339 - CRAWFORD MURPHY & TILLY INC	0244465	Balance Due This Pay Estimate-WS2502	Paid by Check # 24509		03/09/2026	03/13/2026	03/13/2026		03/12/2026	1,925.00
Account 53100 - CIP Design Eng- Contractual Totals							Invoice Transactions		1	\$1,925.00
Account 56500 - CIP Construction- Contractual										
7841 - KORTE & LUITJOHAN, INC	02/24/2026	Balance Due This Pay Estimate-WS2503	Paid by Check # 24527		03/03/2026	03/13/2026	03/13/2026		03/12/2026	363,773.70
Account 56500 - CIP Construction- Contractual Totals							Invoice Transactions		1	\$363,773.70
Division 47045 - Water System- CIP & Replace Totals							Invoice Transactions		2	\$365,698.70
Department 50 - Community Investment Totals							Invoice Transactions		3	\$371,021.30
Department 60 - Debt Service										
Division 47049 - Water & Sewer Bonds & Loans										
Account 64000 - Other Debt Principal										
2642 - FIRST SOUTHERN BANK	02/27/2026	Loan #25968 March 2026	Paid by Check # 24468		03/03/2026	03/03/2026	03/03/2026		03/03/2026	4,986.28
Account 64000 - Other Debt Principal Totals							Invoice Transactions		1	\$4,986.28
Account 64100 - Other Debt Interest										
2642 - FIRST SOUTHERN BANK	02/27/2026	Loan #25968 March 2026	Paid by Check # 24468		03/03/2026	03/03/2026	03/03/2026		03/03/2026	1,069.11
Account 64100 - Other Debt Interest Totals							Invoice Transactions		1	\$1,069.11
Division 47049 - Water & Sewer Bonds & Loans Totals							Invoice Transactions		2	\$6,055.39
Department 60 - Debt Service Totals							Invoice Transactions		2	\$6,055.39
Fund 70 - Water & Sewer Fund Totals							Invoice Transactions		38	\$494,400.73
Fund 71 - Parking										
Department 40 - Public Works										
Division 47100 - Public Parking Services										
Account 23000 - Utilities- Electric										
7520 - DIRECT ENERGY BUSINESS	2606800589819 59	1832109	Paid by Check # 24512		03/09/2026	03/13/2026	03/13/2026		03/12/2026	669.61
7520 - DIRECT ENERGY BUSINESS	2606800589819 60	1832110	Paid by Check # 24513		03/09/2026	03/13/2026	03/13/2026		03/12/2026	330.29
Account 23000 - Utilities- Electric Totals							Invoice Transactions		2	\$999.90

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Account 27100 - Other Outside Services										
4828 - WEST PAYMENT CENTER THOMSON REUTERS, INC	853292060	Clear System February 2026	Paid by Check # 24546		03/03/2026	03/13/2026	03/13/2026		03/12/2026	245.61
							Account 27100 - Other Outside Services Totals	Invoice Transactions 1		\$245.61
							Division 47100 - Public Parking Services Totals	Invoice Transactions 3		\$1,245.51
							Department 40 - Public Works Totals	Invoice Transactions 3		\$1,245.51
							Fund 71 - Parking Totals	Invoice Transactions 3		\$1,245.51
Fund 72 - Solid Waste Management										
Department 40 - Public Works										
Division 47200 - Refuse & Recycling Services										
Account 27100 - Other Outside Services										
7511 - CRC SOUTHERN RECYCLING, LLC	84848	February Statement	Paid by Check # 24510		03/09/2026	03/13/2026	03/13/2026		03/12/2026	1,856.60
6534 - MAYER NETWORKS, Inc.	33106315/16/17	Managed SLA, M365, M365 Tyler SharePoint	Paid by Check # 24530		03/03/2026	03/13/2026	03/13/2026		03/12/2026	468.80
							Account 27100 - Other Outside Services Totals	Invoice Transactions 2		\$2,325.40
							Division 47200 - Refuse & Recycling Services Totals	Invoice Transactions 2		\$2,325.40
							Department 40 - Public Works Totals	Invoice Transactions 2		\$2,325.40
							Fund 72 - Solid Waste Management Totals	Invoice Transactions 2		\$2,325.40
Fund 73 - Rental Properties										
Department 40 - Public Works										
Division 47300 - Municipal Rental Properties										
Account 23000 - Utilities- Electric										
7520 - DIRECT ENERGY BUSINESS	2605600588522	1832112	Paid by Check # 24465		03/03/2026	03/03/2026	03/03/2026		03/03/2026	97.90
7520 - DIRECT ENERGY BUSINESS	2606800589819	1832109	Paid by Check # 24512		03/09/2026	03/13/2026	03/13/2026		03/12/2026	295.87
303 - AMEREN ILLINOIS	03/02/26	83620-01513	Paid by Check # 24498		03/05/2026	03/13/2026	03/13/2026		03/12/2026	266.56
303 - AMEREN ILLINOIS	03/04/26-1	96520-02418	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	590.07
							Account 23000 - Utilities- Electric Totals	Invoice Transactions 4		\$1,250.40
Account 23100 - Utilities- Gas										
303 - AMEREN ILLINOIS	03/03/26-4	96520-02427	Paid by Check # 24496		03/05/2026	03/13/2026	03/13/2026		03/12/2026	317.63
							Account 23100 - Utilities- Gas Totals	Invoice Transactions 1		\$317.63
							Division 47300 - Municipal Rental Properties Totals	Invoice Transactions 5		\$1,568.03
							Department 40 - Public Works Totals	Invoice Transactions 5		\$1,568.03
							Fund 73 - Rental Properties Totals	Invoice Transactions 5		\$1,568.03
Fund 79 - Group Health Insurance										
Account 14012-010 - Intrafund F/R Due from Operating										
406 - CARBONDALE MEDICAL CLAIMS	02/27/2026	Medical Claims for 02/27/2026	Paid by Check # 24458		03/03/2026	03/03/2026	03/03/2026		03/03/2026	100,878.10
406 - CARBONDALE MEDICAL CLAIMS	75124	Consociate Monthly Health Insurance March	Paid by Check # 24459		03/03/2026	03/03/2026	03/03/2026		03/03/2026	84,931.37
406 - CARBONDALE MEDICAL CLAIMS	03/06/2026	Medical Claims for 03/06/2026	Paid by Check # 24485		03/10/2026	03/10/2026	03/10/2026		03/10/2026	188,613.72
							Account 14012-010 - Intrafund F/R Due from Operating Totals	Invoice Transactions 3		\$374,423.19

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Department 77 - Internal Service										
Division 47900 - Group Health Insurance										
Account 27100 - Other Outside Services										
7723 - ASSURED PARTNERS NL-OWENSBORO	336259	Policy Management Monthly Installment for	Paid by Check # 24482		03/10/2026	03/10/2026	03/10/2026		03/10/2026	7,000.00
							Account 27100 - Other Outside Services Totals	Invoice Transactions 1		\$7,000.00
							Division 47900 - Group Health Insurance Totals	Invoice Transactions 1		\$7,000.00
							Department 77 - Internal Service Totals	Invoice Transactions 1		\$7,000.00
							Fund 79 - Group Health Insurance Totals	Invoice Transactions 4		\$381,423.19
Fund 80 - Fire Pension										
Account 20405-010 - Intra F/P General Fund										
394 - CITY OF CARBONDALE	03/09/26	reimburse Interfund Payable Postage	Paid by Check # 24505		03/03/2026	03/13/2026	03/13/2026		03/12/2026	53.28
394 - CITY OF CARBONDALE	02/2026	Salary/Fringe Sr. Accountant-February	Paid by Check # 24506		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,777.00
							Account 20405-010 - Intra F/P General Fund Totals	Invoice Transactions 2		\$1,830.28
Department 80 - Fiduciary										
Division 48000 - Fire Pension										
Account 85000 - Pension Benefits & Refunds										
705 - FIRE PENSION PAYROLL	03/09/2026	Fire Pension Payroll Feb-R Miller Feb 2026	Paid by EFT # 1494		03/10/2026	03/10/2026	03/10/2026		03/10/2026	4,668.08
							Account 85000 - Pension Benefits & Refunds Totals	Invoice Transactions 1		\$4,668.08
							Division 48000 - Fire Pension Totals	Invoice Transactions 1		\$4,668.08
							Department 80 - Fiduciary Totals	Invoice Transactions 1		\$4,668.08
							Fund 80 - Fire Pension Totals	Invoice Transactions 3		\$6,498.36
Fund 81 - Police Pension										
Account 20405-010 - Intra F/P General Fund										
394 - CITY OF CARBONDALE	03/09/2026	reimburse Interfund Payable Postage	Paid by Check # 24507		03/03/2026	03/13/2026	03/13/2026		03/12/2026	51.01
394 - CITY OF CARBONDALE	February 2026	Salary/Fringe Sr. Accountant-February	Paid by Check # 24508		03/03/2026	03/13/2026	03/13/2026		03/12/2026	1,692.75
							Account 20405-010 - Intra F/P General Fund Totals	Invoice Transactions 2		\$1,743.76
Department 80 - Fiduciary										
Division 48100 - Police Pension										
Account 85000 - Pension Benefits & Refunds										
1792 - POLICE PENSION PAYROLL	02/19/2026	Pension Payroll-February 2026 - L. Butler	Paid by EFT # 1495		03/09/2026	03/13/2026	03/13/2026		03/13/2026	3,368.01
							Account 85000 - Pension Benefits & Refunds Totals	Invoice Transactions 1		\$3,368.01
							Division 48100 - Police Pension Totals	Invoice Transactions 1		\$3,368.01
							Department 80 - Fiduciary Totals	Invoice Transactions 1		\$3,368.01
							Fund 81 - Police Pension Totals	Invoice Transactions 3		\$5,111.77

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
							Grand Totals	Invoice Transactions	168	\$1,658,547.02

DIRECTOR OF FINANCE

CITY MANAGER

DATE

DATE

This is to certify that the above warrant was duly presented at a meeting of the council on _____ and payment of said warrant has been made in accordance with the Carbondale Revised Code.

APPROVED:

Carolyn Harvey, Mayor

ATTEST:

Jennifer R. Sorrell, City Clerk

LIST OF WARRANTS REVIEWED BY:

Jeffrey M. Davis, City Treasurer



Agenda Item Details

Meeting: March 24, 2026 - City Council Meeting
Category: Consent Agenda
Subject: Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Type: Action - Consent
Recommended Action: Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file.
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: City Clerk

Background: Carbondale Public Library Board - October 8, November 12, December 10, 2025, and January 14, 2026
Planning Commission - June 25, August 13, October 29, November 19, 2025, and January 28, 2026
Preservation Commission - August 18 and November 17, 2025

Additional Information:

Attachments:

1. Carbondale Public Library Board Meeting Minutes 2025-10-08
2. Carbondale Public Library Board Meeting Minutes 2025-11-12
3. Carbondale Public Library Board Meeting Minutes 2025-12-10
4. Carbondale Public Library Board Meeting Minutes 2026-01-14
5. Planning Commission Meeting Minutes 2025-06-25
6. Planning Commission Meeting Minutes 2025-08-13
7. Planning Commission Meeting Minutes 2025-10-29
8. Planning Commission Meeting Minutes 2025-11-19
9. Planning Commission Meeting Minutes 2026-01-28
10. Preservation Commission Meeting Minutes 2025-08-18
11. Preservation Commission Meeting Minutes 2025-11-17

Motion & Voting: Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

MINUTES

Call to order.

Ms. Anterola called the meeting to order at 4:31 p.m.

Roll call.

Frances Anterola, Vice President

Julian Pei, Treasurer

Susan Tulis, Secretary (3)

Philip Brown

Roland Person

Don Prosser

Aimee Trojnar

Absent

Chastity Mays, President (3)

The number following the Trustee's name indicates the number of absences this fiscal year.

Staff present.

Jennifer Robertson, Director

Gwen Hall Grosshenrich, Finance Manager

Visitors or Guests.

Barbara Levine.

Library leadership thanked Ms. Levine for her service as a library trustee for over sixteen years.

President's report. None.

Secretary's report.

1. Approval of the September 10, 2025, Board Meeting minutes. Mr. Prosser moved to approve the minutes. Ms. Tulis seconded the motion. The motion carried with unanimous approval.

Correspondence and communications.

1. Ms. Robertson presented a letter from the City of Carbondale regarding the potential annexation of a property on Sycamore St.

Financial report.

1. Approval of the bills payable up to and including October 8, 2025, through November 12, 2025. Ms. Tulis moved to approve the bills payable. Mr. Person seconded the motion. The motion carried with unanimous approval.
2. Acceptance of the financial report for September 2025. Mr. Prosser moved to approve the financial report. Mr. Pei seconded the motion. The motion carried with unanimous approval.

Librarian's report.

1. Building and Maintenance.
 - a. Closures for HVAC and roof project. Mr. Brown moved to approve building closures at the discretion of Ms. Robertson during the HVAC and roof project. Mr. Person seconded the motion. The motion carried with unanimous approval.
2. Fiscal Year 2027 budget and levy.
3. Board membership update.
4. Staffing and staff development.
5. Community survey implementation plan.
 - a. Email survey to all patrons.
 - b. Mr. Prosser moved to approve the survey. Mr. Pei seconded the motion. Mr. Brown amended the survey to run from Nov. 3, 2025, to Dec. 8, 2025. Mr. Prosser accepted the amendment. Ms Tojnar seconded the amended motion. The motion carried with unanimous approval.
6. Serving Our Public 4.0 review.
7. Other.

Committee reports.

1. **Five-Year Planning Committee,**
 - a. Approve minutes from Sept. 2, 2025, meeting. Ms. Trojnar moved to approve the minutes. Ms. Anterola seconded the motion. The motion carried with unanimous approval.
 - b. Approve minutes from Sept. 8, 2025, meeting. Mr. Prosser moved to approve the minutes. Mr. Person seconded the motion. The motion carried with unanimous approval.

Unfinished business.

1. Mr. Prosser invited Riley Logan Barker to attend the board meeting.

New business.

1. Fiscal Year 2027 levy request. Julian moved to increase the levy by 4.25% for Fiscal Year 2027. Mr. Brown seconded the motion. The motion carried with unanimous approval.

Other.

1. Patron behavior.

Adjournment.

Ms. Anterola adjourned the meeting at 5:36 p.m.

Respectfully submitted:

Susan Tulis, Secretary

Prepared by: Jennifer Robertson, Library Director

Board Meetings for 2025. Board Meetings are held on the second Wednesday of each month at 4:30 p.m. in the Carbondale Public Library meeting room unless noted. Agendas for regular Board Meetings are posted on the Library website no later than forty-eight (48) hours before the meeting date at links.carbondalepubliclibrary.org/agenda

Meeting Dates. January 8, February 12, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, & December 10

MINUTES

Call to order.

Ms. Mays called the meeting to order at 4:31 p.m.

Roll call.

Chastity Mays, President (3)

Frances Anterola, Vice President

Julian Pei, Treasurer

Susan Tulis, Secretary (3)

Philip Brown

Hend Jadalla

Roland Person

Don Prosser

Aimee Trojnar

Absent

None.

The number following the Trustee's name indicates the number of absences this fiscal year.

Staff present.

Jennifer Robertson, Director

Gwen Hall Grosshenrich, Finance Manager

Visitors or Guests.

Jarus Jones and Chris Howard, Hafer

President's report.

No report

Secretary's report.

1. Approval of the October 8, 2025, Board Meeting minutes. Ms. Tulis moved to approve the minutes. Ms. Anterola seconded the motion. The motion carried with unanimous approval.

Correspondence and communications.

Resolution.

Financial report.

1. Approval of bills payable through December 10, 2025. Mr. Pei moved to approve the bills payable. Mr. Person seconded the motion. The motion carried with unanimous approval.
2. Approval of payment to J&L Robinson for roof/HVAC project in the amount of \$424,026.90. Mr. Prosser moved to approve payment of the \$424,026.90 invoice to J&L Robinson. Mr. Pei seconded the motion. The motion carried with unanimous approval.

3. Acceptance of the financial report for October 2025. Mr. Person moved to approve the financial report. Mr. Brown seconded the motion. The motion carried with unanimous approval.

Librarian's report.

1. Building and Maintenance.
 - a. HVAC and roof project.
 - b. Approve project adjustment to repair skylight curbs. Tabled.
 - c. Approve budget adjustment for skylight curb repairs. Tabled.
2. City Council updates.
3. Five-Year Plan.
 - a. Community survey.
4. Serving Our Public 4.0 review.
5. Other.

Committee reports.

None.

Unfinished business.

1. Mr. Prosser updated the Board on the status of the Greenfield estate.

New business.

1. Approve revised Insurance Policy for Personnel Handbook. Mr. Pei moved to approve the revised Insurance Policy for the Personnel Handbook. Ms. Mays seconded the motion. The motion carried with unanimous approval.
2. Approve Scheduled Closing Days for 2026. Mr. Brown moved to approve the Scheduled Closing Days for 2026. Ms. Trojnar seconded the motion. The motion carried with unanimous approval.
3. Approve Board Meeting dates for 2026. Mr. Prosser moved to approve the Board Meeting dates for 2026. Ms. Anterola seconded the motion. The motion carried with unanimous approval.

Other.

1. Patron behavior.

Adjournment.

Ms. Mays adjourned the meeting at 5:27 p.m.

Respectfully submitted:

Susan Tulis, Secretary

Prepared by: Jennifer Robertson, Library Director

Board Meetings for 2025. Board Meetings are held on the second Wednesday of each month at 4:30 p.m. in the Carbondale Public Library meeting room unless noted. Agendas for regular Board Meetings are posted on the Library website no later than forty-eight (48) hours before the meeting date at links.carbondalepubliclibrary.org/agenda

2025 Meeting Dates. January 8, February 12, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, & December 10

MINUTES

Call to order.

Ms. Anterola called the meeting to order at 4:31 p.m.

Roll call.

Chastity Mays, President (3) *(attended virtually)*

Frances Anterola, Vice President

Julian Pei, Treasurer

Susan Tulis, Secretary (3)

Philip Brown

Hend Jadalla

Roland Person

Don Prosser

Aimee Trojnar

Absent. None.

Staff present.

Jennifer Robertson, Director *(attended virtually)*

Gwen Hall Grosshenrich, Finance Manager

Visitors or Guests. None.

President's report.

No report.

Secretary's report.

1. Approval of the November 12, 2025, Board Meeting minutes. Ms. Tulis moved to approve the minutes. Mr. Person seconded the motion. The motion carried with unanimous approval.

Correspondence and communications.

Financial report.

1. Approval of bills payable through January 14, 2026. Mr. Brown moved to approve the bills payable. Ms. Tulis seconded the motion. The motion carried with unanimous approval.
2. Approval of payment to J&L Robinson for roof/HVAC project in the amount of \$152,689.57. Mr. Prosser moved to approve payment of the \$152,689.57 invoice to J&L Robinson. Mr. Pei seconded the motion. The motion carried with unanimous approval.
3. Acceptance of the financial report for November 2025. Mr. Prosser moved to approve the financial report. Mr. Person seconded the motion. The motion carried with unanimous approval.

Librarian's report.

1. Building and Maintenance.
 - a. HVAC and roof project. Discussion only.
 - b. Approve project and budget adjustment for skylight curb repairs. Discussion only.
2. Five-Year Plan.
 - a. Community survey update.
3. Serving Our Public 4.0 review.
4. Other.

Committee reports.

No reports.

Unfinished business.

1. Amend and approve Board Meeting dates for 2026. Ms. Tulis moved to amend the board meeting date from November 11, 2026, to November 18, 2026, due to Veterans' Day. Ms. Trojnar seconded the motion. The motion carried with unanimous approval.

New business.

1. Approve revised Borrower's Card policy.
 - a. Mr. Pei moved to approve the revised Borrower's Card policy with a minor change. Ms. Anterola seconded the motion. The motion carried with unanimous approval.
2. Approve revised Nonresident Fee policy.
 - a. Mr. Prosser moved to approve the revised Nonresident Fee policy with a minor change. Mr. Person seconded the motion. The motion carried with unanimous approval.

Other.

1. Patron behavior. Discussion only.

Adjournment.

Ms. Anterola adjourned the meeting at 5:17 p.m.

Respectfully submitted:

Susan Tulis, Secretary

Prepared by: Jennifer Robertson, Library Director

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2026 Meeting Dates. January 14, February 11, March 18 (*third Wednesday*), April 15 (*third Wednesday*), May 13, June 10, July 15 (*third Wednesday*), August 12, September 9, October 14, November 18 (*third Wednesday*), December 9

MINUTES

Call to order.

Ms. Mays called the meeting to order at 4:30 p.m.

Present.

Chastity Mays, President (3)

Frances Anterola, Vice President

Julian Pei, Treasurer

Susan Tulis, Secretary (3)

Philip Brown

Hend Jadalla

Roland Person

Don Prosser

Aimee Trojnar

Absent. None.

Staff present.

Jennifer Robertson, Director

Gwen Hall Grosshenrich, Finance Manager

Visitors or Guests. None.

President's report.

1. Trustee Jadalla was administered the oath of office.

Secretary's report.

1. Approval of the December 10, 2025 Board Meeting minutes. Ms. Anterola moved to approve the minutes with a minor correction. Ms. Trojnar seconded the motion. The motion carried with unanimous approval.

Correspondence and communications.

Financial report.

1. Approval of bills payable through February 11, 2025. Mr. Brown moved to approve the bills payable. Mr. Person seconded the motion. The motion carried with unanimous approval.
2. Approval of payment to J&L Robinson for roof/HVAC project in the amount of \$262,846.50. Mr. Pei moved to approve payment of the \$152,689.57 invoice to J&L Robinson. Ms. Trojnar seconded the motion. The motion carried with unanimous approval.
3. Acceptance of the financial report for December 2025. Ms. Tulis moved to approve the financial report. Ms. Mays seconded the motion. The motion carried with unanimous approval.

Librarian's report.

1. Building and Maintenance.
 - a. HVAC and roof project.
 - b. Sidewalk repair.
 - c. Other.
2. Per Capita grant.
3. Other.
 - a. Mr. Prosser moved to authorize the Library Director to work with an attorney and sign documents on behalf of the library to petition for the appointment of an attorney to the Greenfield estate. Mr. Brown seconded. The motion carried with unanimous approval.

Committee reports.

1. Approval of minutes from the January 13, 2026, 5-Year Planning Committee meeting.
Tabled.

Unfinished business.

New business.

1. Approve \$35,000 budget adjustment for unforeseen repairs in HVAC/Roof project. Ms. Anterola moved to approve a \$35,000 budget adjustment for unforeseen repairs in the HVAC/Roof project. Ms. Mays seconded. The motion carried with unanimous approval.
2. Approve sidewalk repair for \$6,234.08. Following discussion, Ms. Trojnar moved to authorize the Library Director to obtain a second estimate and approve the best of the two estimates for sidewalk repair. Ms. Anterola seconded. The motion carried with unanimous approval.
3. Approve exploring sale options for Frank Lloyd Wright drawings. Mr. Pei moved to approve exploring sale options for the Frank Lloyd Wright drawings. Ms. Anterola seconded. The motion carried with unanimous approval.

Other.

1. Patron behavior.

Adjournment.

Ms. Mays adjourned the meeting at 5:08 p.m.

Respectfully submitted:

Susan Tulis, Secretary

Prepared by: Jennifer Robertson, Library Director

Board Meetings for 2026. Board Meetings are held on the second Wednesday of each month at 4:30 p.m. in the Carbondale Public Library meeting room unless noted. Agendas for regular Board Meetings are posted on the Library website no later than forty-eight (48) hours before the meeting date at links.carbondalepubliclibrary.org/agenda

2026 Meeting Dates. January 14, February 11, March 18 (*third Wednesday*), April 15 (*third Wednesday*), May 13, June 10, July 15 (*third Wednesday*), August 12, September 9, October 14, November 18 (*third Wednesday*), December 9



MINUTES

**Carbondale Planning Commission
Special Meeting
Wednesday, June 25th 2025
Room 116, 6:00 p.m.**

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Love, Carrier, Brown

Members Absent: Lilly, Shukites, Schilling

Staff Present: Lenzini, Maxwell

1. Approval of Minutes:

There were none.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings/Plan Review

PC 25-13: Continuation of a public hearing to take testimony and make recommendations to City Council regarding the City's Comprehensive Plan update

Ms. Maxwell read the meeting memorandum and recommended action.

Ms. Litecky asked if the Commissioners had questions or comments of Staff.

Mr. Sheffer expressed his desire for action items relating to economic development and housing to be expanded upon with intended steps to reach the goals specified.

Ms. Maxwell stated that she feels the Plan addresses many of Mr. Sheffer's concerns, albeit not directly. Ms. Maxwell spoke about how updating the zoning code will open up more opportunities for businesses and development within Carbondale. Ms. Maxwell stated that the Economic Development Department is currently undergoing an Economic Development Plan

which will have more specific recommendations for that department in regards to attracting businesses to Carbondale. Ms. Maxwell stated that she believes the Carbondale Community Housing Not for Profit (CCHNFP) intends to conduct an in depth housing study to address the housing needs of the City.

Mr. Lenzini discussed the housing issues currently being observed in Carbondale. Mr. Lenzini discussed the high number of professionals that drive to Carbondale for work but do not live in Carbondale. Mr. Lenzini discussed changes that could be made to the Title 15 use table to encourage businesses and lessen the amount of special use hearings and variance cases that would be needed in regards to individuals bringing their businesses to Carbondale.

Ms. Maxwell explained the reasoning behind the categorization of the Plan's action items and goals, stating that some action items may fall under one category while addressing concerns in other categories as well.

Mr. Brown asked if the items being discussed were included in the Implementation Matrix.

Ms. Maxwell confirmed that the recommendations are included in the Plan at the end and are summarized within the Implementation Matrix, which details the departments and entities that will be responsible for implementing the items, and also includes reasonable timelines for the items to be implemented.

Mr. Love discussed reasons as to why young people and professionals are leaving Carbondale, citing a lack of activities and entertainment. Mr. Love discussed the potential for revitalization in Carbondale and stressed the importance of intentional actions.

Mr. Carrier stated that he believes the report provides good direction, as the City's responsibility lies mainly in creating policy that will encourage development. Mr. Carrier stated that there is only so much the City can do, and that while they can lessen barriers to development, ultimately the developers have to be the ones to decide on coming to Carbondale.

Mr. Lenzini discussed the CCHNFP's progress and goals in addressing the City's housing concerns.

Ms. Litecky asked Ms. Maxwell to address the written comments from Mr. Don Monty in the next revision of the Plan.

Ms. Litecky asked if any audience members had questions or comments.

Ms. Kimberly Murray, community member and SIU alumni, asked about what policies were in place to encourage businesses coming to Carbondale.

Mr. Lenzini detailed the City's efforts with Tax Incremental Financing (TIF) Districts, the Downtown Code Compliance Grant, and the Enterprise Zone, and provided examples of these programs helping local businesses. Mr. Lenzini discussed how zoning changes could open up more options for local businesses.

Mr. Carrier discussed how the existing zoning code and zoning map acts as a filter that may dissuade developers or prospective business owners due to its complexity, and that simplifying the zoning code and zoning map are goals the City should look to achieve.

Ms. Kathy Jones, retiree of SIU and PLAN Carbondale Steering Committee member, expressed her contentment with the discussion about simplification and metaphorical cutting of red tape for development, and questioned the lack of involvement with SIU and SIH in the development of the Comprehensive Plan. Ms. Jones proposed SIU and/or SIH partnering with the City to subsidize their workers living within Carbondale for a determined amount of time.

Mr. Lenzini discussed that there were stakeholder meetings as part of the development of the Plan, including individuals with both entities.

5. Old Business

There was none.

6. New Business

There was none.

7. Adjournment

Mr. Sheffer moved to adjourn the meeting, seconded by Mr. Love. The meeting was adjourned with unanimous voice vote.



MINUTES

Carbondale Planning Commission
Wednesday, August 13th, 2025
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Carrier, Love, Shukites, Schilling, Brown

Members Absent: Lilly

Staff Present: Maxwell, Lenzini

1. Approval of Minutes:

Mr. Love made a motion to approve the minutes from the May 28th, 2025 meeting, seconded by Mr. Brown. The minutes were approved with unanimous voice vote.

Mr. Love made a motion to approve the minutes from the June 11th, 2025 meeting, seconded by Mr. Sheffer. The minutes were approved with unanimous voice vote.

Mr. Love made a motion to approve the minutes from the June 25th, 2025 meeting, seconded by Mr. Sheffer. The minutes were approved with 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

PC 26-01: Still Woods Bar, LLC is requesting a Special Use Permit for a drinking place (alcoholic beverages) and a Special Use Permit for a restaurant in order to operate a food truck venue in an NB, Neighborhood Business District.

Ms. Litecky declared Public Hearing PC 26-01 open and asked Ms. Maxwell to read the staff report. Ms. Maxwell read Part A and Part B of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

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

The applicant was present and willing to answer questions.

Ms. Litecky asked if there were questions for the applicant.

Ms. Allee asked why the special use permit that was granted to the applicant in 2022 expired without the project being completed.

Mr. John Deas, partial owner of Still Woods, discussed the amount of work needed to renovate the building and setbacks that the project faced; such as funding, the Covid-19 pandemic, and continuing to work full-time while renovating the building.

Ms. Allee stated that Mr. Deas gave a similar answer during the 2022 special use permit hearing, and asked what had been done since 2022.

Ms. Shelby Ladd, partial owner of Still Woods, stepped forward and spoke about how the project's vision has evolved since its conception, and detailed work that had been completed such as an entirely new plumbing system and bathrooms, new electrical system, and the installation of the bar and tap system.

Mr. Brown asked if there was a target date that the applicants were hoping to open.

Ms. Ladd stated that it was largely dependent on when they were able to obtain the liquor license for the establishment, but their goal is late September to early October.

Mr. Love asked how the applicants planned to address parking and overflow parking at the establishment.

Ms. Ladd stated that they have 20 regular spaces and one ADA compliant parking space currently and that they have been in communication with Mr. Baker of the neighboring Baker Dentistry about using his empty lot to utilize for overflow parking.

Ms. Litecky asked if anyone would like to speak in favor.

Ms. Margaret Pavolich, neighbor to the site, stepped forward and spoke in favor of the application.

Ms. Litecky asked if the Commissioners had questions.

Ms. Allee asked the applicant what exterior work was being done at the location.

Ms. Ladd detailed the exterior work that had been done such as the replacement of exterior doors,

and intended upcoming work such as exterior painting and renovation of the patio space.

Ms. Litecky asked if anyone would like to speak in opposition.

There were none.

Ms. Litecky asked Ms. Maxwell to read Part C and Part D of the staff report.

Ms. Maxwell read Part C and Part D of the staff report, with a recommendation of approval.

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

There were none.

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

Ms. Litecky asked if the applicant planned on having bands perform at the location.

Ms. Ladd said in the future they would like to have bands play inside or on the patio, but not to the extent of other local establishments.

Ms. Litecky declared PC 26-01 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicants were present and spoke, and that one person spoke in favor, zero people spoke in opposition, and there were no letters or petitions of support for applicant to be acceptable as a finding of fact, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Ms. Litecky asked whether the commissioners wished to vote on the 13 criteria together as one or individually.

Mr. Sheffer moved that the Commission vote on all 13 criteria as one, seconded by Mr. Love.

Roll Call Vote:

Yes – 8 (Litecky, Allee, Sheffer, Love, Carrier, Shukites, Schilling, Brown)

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on whether all 13 criteria had been met.

Mr. Sheffer made a motion that the applicant met all 13 criteria, seconded by Mr. Love.

Roll Call Vote:

Yes – 8 (Litecky, Allee, Sheffer, Love, Carrier, Shukites, Schilling, Brown)

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on the recommendation of granting the special use permit for PC 26-01.

Mr. Sheffer moved that the Planning Commission recommend approval of special use permit for PC 26-01, seconded by Mr. Love.

Roll Call Vote:

Yes – 8 (Litecky, Allee, Sheffer, Love, Carrier, Shukites, Schilling, Brown)

No – 0

The vote was unanimously passed.

Mr. Lenzini stated that the case will go to City Council on August 26th, 2025.

PC 25-13: Continuation of a public hearing to take testimony and make recommendations to City Council regarding the City's Comprehensive Plan update

Ms. Litecky declared Public Hearing PC 25-13 open and asked Ms. Maxwell to read the staff report.

Ms. Maxwell read the staff report.

Ms. Litecky asked if the commissioners had questions or comments.

There were none.

Ms. Litecky asked if there were any community members that wished to comment.

Mr. Don Monty commended staff for their thorough work on the Comprehensive Plan and dedication to public input.

Mr. Lee Fronaberger expressed his desire for the economic development portion of the Comprehensive Plan to be expanded upon more and suggested focus on the revitalization of the University Mall. Mr. Fronaberger commended staff on their work.

Mr. Lenzini stated the intention of not turning the Comprehensive Plan into a secondary Economic Development Plan and overstepping department bounds.

Ms. Litecky asked for a motion.

Mr. Sheffer moved that the Commission recommend that City Council approve PC 25-13, the Comprehensive Plan, seconded by Mr. Shukites.

Roll Call Vote:

Yes – 8 (Litecky, Allee, Sheffer, Love, Carrier, Shukites, Schilling, Brown)

No – 0

The vote was passed unanimously.

Mr. Lenzini stated that the case will go to City Council on August 26th, 2025.

5. Old Business

There was none.

6. New Business

There was none.

7. Adjournment

Mr. Carrier moved to adjourn the meeting, seconded by Mr. Love. The meeting was adjourned with unanimous voice vote.



MINUTES

Carbondale Planning Commission
Wednesday, October 29th, 2025
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Lilly, Love, Shukites, Schilling, Brown, Roberts (ex-officio)

Members Absent: Carrier

Staff Present: Mueller, Maxwell, Lenzini, Snyder, Reno

1. Approval of Minutes:

Mr. Love made a motion to approve the minutes from the August 13th, 2025 meeting, seconded by Ms. Allee.

2. Citizen Comments or Questions

Ms. Candace Weingart, citizen of Carbondale, stepped forward and spoke about the community need for food and housing resources.

Mr. Nathan Columbo, Carbondale citizen and City Councilperson, stepped forward and spoke about the operation of order of City procedure and offered an apology for his recent statements on a project at University Baptist Church that had been submitted and subsequently withdrawn.

3. Report of Officers, Committees, Communications

a. Introduction of new Ex-Officio member, Councilperson Dawn Roberts

4. Public Hearings/Plan Review

PC 26-02: Carbondale Community Development staff are requesting a text amendment to Title 15 of the Carbondale Revised Code to create a land use category that allows for the development of emergency services training facilities in the AG, General Agriculture, District.

Ms. Litecky declared Public Hearing PC 26-02 open and asked Mr. Mueller to read the staff report. Mr. Mueller read Part A of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

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

Mr. David Rednar of MTU-15 was present and willing to answer questions.

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

There were none.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

There were none.

Ms. Litecky asked Mr. Mueller to read Part B and Part C of the staff report.

Mr. Mueller read Part B and Part C of the staff report, with a recommendation of approval.

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

Ms. Allee asked why the text amendment was proposed and not a rezoning of the parcel.

Mr. Mueller explained that rezoning the parcel would result in spot zoning because the surrounding area is all zoned as General Agriculture. Mr. Mueller explained that there was a prior rezoning case that had been denied in the past for the property.

Ms. Allee asked what zone the prior rezoning case proposed to rezone the property.

Mr. Mueller stated the prior rezoning case attempted to rezone the land to General Industrial. Mr. Mueller further explained that the use category being proposed by the text amendment is not currently found in Title 15 of the Carbondale Revised Code, so a text amendment to include the use is needed regardless.

Ms. Allee asked if the category would allow for federal emergency services.

Mr. Mueller stated it could as they are governmental agencies but that isn't the general intent behind the text amendment.

Mr. Shukites asked about required setbacks for the location.

Mr. Mueller explained that the location must adhere to all setback requirements applicable to the General Agriculture zoning district.

Mr. Shukites asked to confirm that those were the only required setbacks for the site.

Mr. Mueller confirmed and stated that the site would also be required to plant a landscape buffer to provide additional screening around the location.

Mr. Sheffer asked the required size of the landscape buffer.

Mr. Mueller stated it must be 20 feet wide.

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

Christine Lesinski, a Carbondale resident, stepped forward and asked about safety regarding fire training at the location and whether there was the potential for fire to spread offsite or for smoke to pollute nearby residential locations.

Mr. Lenzini explained that the City's fire training facility has been at the location for around 30 years and that his understanding is that MTU-15 will not be doing fire training, and that any fire training that does occur onsite would be conducted by the Carbondale Fire Department.

Ms. Litecky declared PC 26-02 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present, that zero people spoke in favor or opposition to the application, and there were no letters or petitions of support or opposition for the application to be acceptable as a finding of fact.

Ms. Litecky asked for clarification on voting procedure from Jamie Snyder, City Attorney.

Mr. Snyder, City Attorney, stepped forward and stated that the finding of fact vote was not required for a text amendment case, and advised the Commission to proceed to a vote of approval.

Ms. Litecky asked for a motion for approval for the text amendment.

Mr. Sheffer moved to recommend City Council approval of PC 26-02, seconded by Ms. Lilly.

Ms. Litecky asked if there was any discussion.

Mr. Shukites voiced his concern regarding the potential for community members to not have an opportunity to voice their concerns or opinions regarding potential future projects if the text amendment is passed as written, allowing the proposed use category outright in the General Agriculture district without requiring a Special Use Permit. Mr. Shukites stated he is in support of the specific project proposed by MTU-15, but he believes the use should be limited to being allowed with the approval of a Special Use Permit.

Roll Call Vote:

Yes – 6 (Brown, Schilling, Love, Lilly, Sheffer, Litecky)

No – 2 (Shukites, Allee)

The motion was passed with majority vote.

5. Old Business

There was none.

6. New Business

- a. Capital Improvement Program call for projects – Ms. Maxwell read a memorandum regarding the Capital Improvement Program call for projects.

7. Adjournment

Mr. Sheffer moved to adjourn the meeting, seconded by Mr. Love. The meeting was adjourned with unanimous voice vote.



MINUTES

Carbondale Planning Commission
Wednesday, November 19th, 2025
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Love, Shukites, Schilling, Brown, Roberts (ex-officio)

Members Absent: Lilly, Carrier

Staff Present: Mueller, Maxwell, Lenzini

1. Approval of Minutes:

Mr. Love made a motion to approve the minutes from the October 29th, 2025 meeting, seconded by Mr. Schilling.

2. Citizen Comments or Questions

3. Report of Officers, Committees, Communications

4. Public Hearings/Plan Review

PC 26-07: Elizabeth Dickens on behalf of the Eurma Hayes Center, is requesting a rezoning from R-1, Low Density Residential, to R-3, High Density Residential, zoning district at 441 East Willow Street.

Ms. Litecky declared Public Hearing PC 26-07 open and asked Mr. Mueller to read the staff report. Mr. Mueller read Part A of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

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

Ms. Erin Ashley, legally Elizabeth Ashley, the applicant, stepped forward and made a statement in support of the application.

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

There were none.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

Dr. M. Stalls stepped forward and asked several questions about the hearing procedure and details of the case.

The Commission advised Dr. Stalls that there would be an opportunity later in the meeting for questions and that at this time they only needed a statement of support or opposition.

Dr. Stalls stated she is not in opposition but that she has questions about the proposal.

Mr. Love asked to clarify the name of the applicant.

Ms. Ashley stepped forward and explained that her name used to be Elizabeth Erin Dickson before she remarried, and that her name is now Elizabeth Erin Ashley, and she goes by Erin. Ms. Ashley stated that the name being listed as Elizabeth Dickens on the application is likely a clerical error misspelling her previous last name.

Mr. Love asked Staff what name was listed on the application.

Ms. Ashley stated that she put Mr. Bob Wills as the contact person on the application.

Mr. Mueller stated he thought the applicant was listed as Elizabeth Dickens but it was handwritten so it is possible he misread.

Mr. Lenzini asked to amend the applicant name on the record.

Mr. Love made a motion to amend the name of the applicant to reflect Elizabeth Erin Ashley on behalf of the Eurma Hayes Center, seconded by Ms. Allee.

Roll Call Vote:

Yes – 7 (Brown, Love, Schilling, Litecky, Allee, Sheffer, Shukites)

No – 0

The motion was passed.

Ms. Litecky asked Mr. Mueller to read Part B and Part C of the staff report.

Mr. Mueller read Part B and Part C of the staff report, with a recommendation of approval.

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

Mr. Sheffer asked if Ms. Ashley had the standing to make this application on behalf of the Eurma Hayes Center.

Mr. Mueller clarified that the application was signed by both the Eurma Hayes Center Board and the Director, Bob Wills.

Mr. Schilling asked if the Eurma Hayes Center was once owned by the City.

Mr. Lenzini stated that it used to be but that it is now independently run.

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

Dr. Stalls returned to the podium and asked if information about the Eurma Hayes Center was sought out from community members in the area.

Ms. Ashley stated that no formal survey was distributed but that she has had several conversations with nearby residents about the facility.

Dr. Stalls asked if a written or phone survey had been performed of nearby residents.

Ms. Ashley stated that no formal survey had been performed.

Dr. Stalls questioned the term "Traditional Neighborhood" used in the staff report.

Mr. Mueller explained the term in relation to the City's usage.

Dr. Stalls asked if City police and fire would still service the property.

Mr. Mueller stated that the property is located within City limits so City emergency services will continue.

Dr. Stalls questioned the speed of traffic in the area.

Mr. Mueller stated that the rezoning case was unrelated to traffic speed in the area.

Ms. Litecky declared PC 26-07 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present and spoke, that zero people spoke in favor of the application, that one person spoke in opposition of the application, that there was one general inquiry, and there were no letters or petitions of support or opposition for the application to be acceptable as a finding of fact, seconded by Mr. Love.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Love, Sheffer, Allee, Litecky)

No – 0

The motion was passed with unanimous vote.

Ms. Litecky asked for a motion on the recommendation to City Council.

Mr. Sheffer moved to recommend City Council approval of PC 26-07, seconded by Mr. Love.

Ms. Litecky asked if there was any discussion.

Mr. Love asked to confirm that the Eurma Hayes Center Board signed off on the case application.

Mr. Mueller confirmed.

Mr. Lenzini stated that he texted Mr. Bob Wills during the meeting procedure and Mr. Wills confirmed that the Eurma Hayes Center was aware of and in support of the application.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Love, Sheffer, Allee, Litecky)

No – 0

The motion was passed with unanimous vote.

Mr. Mueller stated that the case will go to City Council for final approval on December 9th, 2025.

PC 26-08: Elizabeth Dickens on behalf of the Eurma Hayes Center, is requesting a Special Use Permit for a community center operation in a R-3, High Density Residential, zoning district at 441 East Willow Street.

Ms. Litecky declared Public Hearing PC 26-08 open.

Mr. Love made a motion to correct the applicant's name to Elizabeth Erin Ashley, seconded by Ms. Allee.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Love, Sheffer, Allee, Litecky)

No – 0

The motion passed with unanimous vote.

Ms. Litecky asked Mr. Mueller to read the staff report. Mr. Mueller read Part A of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

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

Ms. Erin Ashley, legally Elizabeth Ashley, the applicant, stepped forward and made a statement in support of the application.

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

Mr. Shukites asked if the grocery store would sell alcoholic beverages.

Ms. Ashley stated that it will not.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

There were none.

Ms. Litecky asked Mr. Mueller to read Part B and Part C of the staff report.

Mr. Mueller read Part B and Part C of the staff report, with a recommendation of approval.

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

Mr. Love asked if the building will be changed at all for the proposed project.

Mr. Mueller stated that the building footprint will remain the same but that there will be interior construction required that will be inspected by the Building and Fire Inspector.

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

There were none.

Ms. Litecky declared PC 26-08 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present, that zero people spoke in favor or opposition to the application, and there were no letters or petitions of support or opposition for the application, and that two general inquiries and two verbal statements

of support were received to be acceptable as a finding of fact, seconded by Mr. Love.

The motion was passed with unanimous voice vote.

Ms. Litecky asked whether the commissioners wished to vote on the 7 criteria together as one or individually.

Mr. Sheffer moved that the Commission vote on all 7 criteria as one, seconded by Mr. Love.

Roll Call Vote:

Yes – 7 (Litecky, Allee, Sheffer, Love, Shukites, Schilling, Brown)
No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on whether all 7 criteria had been met.

Mr. Sheffer made a motion that the applicant met all 7 criteria, seconded by Ms. Allee.

Roll Call Vote:

Yes – 7 (Litecky, Allee, Sheffer, Love, Shukites, Schilling, Brown)
No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on the recommendation of granting the special use permit for PC 26-08.

Mr. Sheffer moved that the Planning Commission recommend approval of special use permit for PC 26-08, seconded by Mr. Love.

Roll Call Vote:

Yes – 7 (Litecky, Allee, Sheffer, Love, Shukites, Schilling, Brown)
No – 0

Ms. Litecky asked for a motion for approval

Mr. Sheffer moved to recommend City Council approval of PC 26-08, seconded by Ms. Allee.

Ms. Litecky asked if there was any discussion.

There was none.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Love, Sheffer, Allee, Litecky)

No – 0

The motion was passed with unanimous vote.

Mr. Mueller stated that the case will go to City Council for final approval on December 9th, 2025.

PC 26-04: Catherine Walker, on behalf of Westwood Rentals, LLC, is requesting a rezoning from the R-3, High Density Residential, to the SB, Secondary Business, zoning district for the below-described property.

Ms. Litecky declared Public Hearing PC 26-04 open and asked Ms. Maxwell to read the staff report.

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

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

There were none.

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

Ms. Catherine Walker was present and willing to answer questions.

Ms. Litecky asked if there were questions for the applicant.

There were none.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

Ms. Maxwell read a statement of opposition.

Ms. Litecky asked Ms. Maxwell to read Part C and Part D of the staff report.

Ms. Maxwell read Part C of the staff report.

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

Mr. Brown asked if the single-family home located on the property was still occupied.

Ms. Maxwell stated that the home on the subject property is vacant.

Ms. Allee asked if there were limitations on the scale of the retail facilities that are permitted in the Secondary Business zoning district.

Ms. Maxwell stated it would mainly be limited by the size of the parcel as the district is intended for commercial uses, including retail.

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

Mr. Shukites asked the applicant if the site plan could be amended to allow for a landscape buffer on the northern property line.

Ms. Catherine Walker stated that the plan being shown is preliminary and not the final draft but they are willing to make needed adjustments during the review process.

Ms. Litecky asked Ms. Maxwell to read Part D of the staff report.

Ms. Maxwell read Part D of the staff report, with a recommendation of approval.

Ms. Litecky declared PC 26-04 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present and spoke, that zero people spoke in favor or opposition, that there was one letter of opposition received, and one general inquiry received, be acceptable as a finding of fact, seconded by Mr. Love.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Love, Sheffer, Allee, Litecky)

No – 0

The vote was unanimously passed.

Ms. Litecky asked for a motion on the recommendation to City Council for PC 26-04.

Mr. Sheffer moved that the Planning Commission recommend City Council approval of the rezoning proposed in PC 26-04, seconded by Mr. Love.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Love, Sheffer, Allee, Litecky)

No – 0

The vote was unanimously passed.

5. Old Business

There was none.

6. New Business

- a. Capital Improvement Program discussion and vote on recommendation to Council
 - i. The Commission discussed the Capital Improvement Program (CIP) recommendations proposed by Mr. Sheffer, Mr. Brown, and Mr. Shukites. Mr. Sheffer made a motion to send the recommendations to City Council for action, seconded by Mr. Love. The motion was passed with unanimous voice vote.
- b. Approval of 2026 Meeting Calendar
 - i. Ms. Allee made a motion to approve the 2026 Meeting Calendar, seconded by Mr. Love. The motion was approved with unanimous voice vote and the meeting calendar was accepted.
- c. City Council Update
 - i. Ms. Roberts gave an update on City Council business

7. Adjournment

Mr. Sheffer moved to adjourn the meeting, seconded by Mr. Love. The meeting was adjourned with unanimous voice vote.



MINUTES

Carbondale Planning Commission
Wednesday, January 28th, 2026
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Shukites, Schilling, Carrier, Roberts (ex-officio)

Members Absent: Lilly, Love, Brown

Staff Present: Gibson, Lenzini

1. Approval of Minutes:

Ms. Litecky and Mr. Shukites suggested corrections for the November 29, 2025 meeting minutes. Ms. Allee made a motion to approve the minutes, seconded by Mr. Shukites. The meeting minutes will be brought back for approval at the next meeting date, as the motion did not include the approval of the suggested corrections.

2. Citizen Comments or Questions

3. Report of Officers, Committees, Communications

4. Public Hearings/Plan Review

PC 26-09: The City of Carbondale is initiating a Text Amendment to Title 15 of the Carbondale Revised Code relative to Minimum Surfacing Standards in All R-1, Low Density Residential, Districts, and all RR, Rural Residential, Districts.

Ms. Litecky declared Public Hearing PC 26-09 open and asked Ms. Gibson to read the staff report.

Ms. Gibson read Part A of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

Ms. Allee asked if community members requesting alternative driveway materials were asking for cost reasons or environmental reasons.

Ms. Gibson stated it was a healthy mix of both reasons.

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

City staff was present and willing to answer questions. Mr. Lenzini spoke about community member requests for the amendment and provided history on past driveway and pavement requirements.

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

Ms. Allee asked Mr. Lenzini if he would like information pertaining to the permeable parking lot located at John A. Logan.

Mr. Lenzini stated he would.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

Mr. Don Monty stepped forward and spoke in opposition to the text amendment.

Ms. Litecky asked Ms. Gibson to read Part B and Part C of the staff report.

Ms. Gibson read Part B and Part C of the staff report, with a recommendation of approval.

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

There were none.

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

Mr. Shukites asked if staff considered including single family residences in the R-2 zoning district in the text amendment.

Mr. Lenzini stated that staff did not because most properties within the R-2 zoning district are rental properties, and the amendment was meant to be focused on lessening restrictions for owner-occupied, single-family residences.

Mr. Monty asked if staff had researched surrounding communities parking standards.

Ms. Gibson stated that she did research other municipalities' codes of cities of similar size and demographic to Carbondale, but not necessarily the surrounding communities.

Ms. Litecky declared PC 26-09 closed and opened discussion.

Ms. Allee recommended changing the language to specify that pavers being used must be driveway specific or capable pavers.

Mr. Carrier suggested not specifying what materials are allowed but focus on the end effect has to be. Mr. Carrier expressed concern about the enforceability of the amendment as currently written pertaining to maintenance and edging specs. Mr. Carrier stated that subjective reasoning about appearances should not be used, but rather objective reasoning regarding functionality as a driveway. Mr. Carrier suggested simplifying the amendment as much as possible to allow gravel driveways and paver driveways, with no stipulations.

Mr. Sheffer recommended requiring a concrete or asphalt apron between the roadway and any driveway surface. Mr. Sheffer expressed concern with specifying specific types of rock or gravel as being allowed or not allowed.

Mr. Shukites recommended keeping an edging requirement in the amendment.

Ms. Allee stated she still feels that the amendment should be specific regarding pavers to prevent individuals from using improper pavers that cannot handle the weight of a vehicle.

Ms. Gibson stated the language could be updated to specify driveway pavers.

Mr. Sheffer suggested following Mr. Carriers line of reasoning and focusing more on the desired end effect rather than the specific materials used to create the desired effect of a driveway.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present, that zero people spoke in favor, one person spoke in opposition to the application, and there were no letters or petitions of support or opposition for the application to be acceptable as a finding of fact, seconded by Mr. Carrier.

The motion passed with unanimous voice vote.

Ms. Litecky asked for a motion for approval for the text amendment.

Mr. Sheffer moved to recommend City Council approval of PC 26-09 with the condition that the amendment language specifies that the surface must be able to support the weight of a vehicle and that the property owner must maintain a clearly defined driveway edge, seconded by Mr. Shukites.

Ms. Litecky asked if there was any discussion.

There was none.

Roll Call Vote:

Yes – 6 (Schilling, Shukites, Allee, Carrier, Sheffer, Litecky)

No – 0

The motion was passed with majority vote.

5. Old Business

There was none.

6. New Business

- a. VOTE: Officer Elections – Mr. Carrier made a motion to nominate Ms. Litecky as Chair and Mr. Sheffer as Vice Chair, seconded by Ms. Allee.

Roll Call Vote:

Yes – 6 (Schilling, Shukites, Allee, Carrier, Sheffer, Litecky)

No – 0

The motion passed with a unanimous vote.

- b. City Council Update
 - i. Ms. Roberts had no updates to provide.

7. Adjournment

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



MINUTES
Preservation Commission
Monday, August 18th, 2025
City Hall/Civic Center– 5:30 p.m.

1. **Roll Call:** K. Mueller called the meeting to order at 5:35 pm.
 - a. **Members Present:** Ashby, Brown, Bittle, Zurlinden, Grant, Young (arrived 5:45 p.m.)
 - b. **Members Absent:** Rhodes (Excused), Norris-Price
 - c. **Staff Present:** Mueller
 - d. **Guests:** None
-

2. **Approval of Minutes:** B. Brown made a motion to approve. T. Bittle 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:**

- None.

5. **New Business:**

- a. Review with possible action on draft letter on the Senator Paul Simon Federal Building
 - Commissioners discussed the proposed letter, initially drafted for Congressman Bost's office. The Commission agreed that it would be most effective to disseminate the letter to all Illinois federal Congressional officials and Senators. B. Brown made a motion to approve the letter and distribute the letter to Illinois federal Congressional officials and Senators; J. Zurlinden seconded. The motion was passed unanimously.
- b. Discussion with possible action on the selection of Commission members to serve on the July 4th Sub-committee.
 - K. Mueller informed the Commission that the City was in the process of forming a committee to oversee planning and preparation for an event on July

4th, 2026 to celebrate the 250th anniversary of the United States. K. Mueller stated that Preservation Commissioners are invited to serve on the committee. The Commission nominated B. Brown and G. Young to serve on the committee on behalf of the Preservation Commission. A motion was made by T. Grant to approve B. Brown and G. Young as Preservation Commissioner representatives on the July 4th Committee; seconded by B. Ashby. The motion passed unanimously.

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

- a. J. Zurlinden updated the Commission on historic properties that would be on the market.
- b. K. Mueller provided an update to the Commission on the status of Plan Carbondale. K. Mueller informed the Commission that staff would be researching plaque options for historic properties and anticipated discussing the matter at an upcoming Preservation Commission meeting.

7. Adjournment: A motion to adjourn was made by T. Grant; seconded by B. Ashby. The meeting was adjourned at 6:03 p.m.



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.



Agenda Item Details

Meeting: March 24, 2026 - City Council Meeting
Category: Consent Agenda
Subject: Appointment and Reappointment to Boards and Commissions
Type: Action - Consent
Recommended Action: Council is requested to concur with Mayor Harvey's recommended appointment and reappointment to Boards and Commissions
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Originating Department: City Manager

Background: Mayor Harvey recommends the following reappointment and appointment to Boards and Commissions:

Preservation Commission: Reappointment of Geoffrey Young to a term expiring April 30, 2029.
Sustainability Commission: Appointment of Nathan Colombo to serve as an ex officio, non-voting member for a term expiring April 30, 2028.

Additional Information:

Attachments:
None

Motion & Voting: Council is requested to concur with Mayor Harvey's recommended appointment and reappointment to Boards and Commissions

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



Agenda Item Details

Meeting: March 24, 2026 - City Council Meeting
Category: Consent Agenda
Subject: Award of Contract for East Walnut Street Watermain Replacement (Giant City to Kelly Rae) to Scott Escue Construction, LLC, of Cobden, Illinois in the Amount of \$448,135.
Type: Action - Consent
Recommended Action: Award the Contract for East Walnut Street Water Main Replacement (Giant City to Kelly Rae) to Scott Escue Construction, LLC, of Cobden, Illinois in the amount of \$448,135.
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Goal 5: Provide high-quality City infrastructure.
Originating Department: Public Works

Background: Each year, the City solicits bids to replace water mains that are in poor condition with frequent maintenance, causing service outages for customers and resulting in costly repairs and street patches. Bids for water main replacements in FY2027 include the East Walnut Street Watermain Replacement (Giant City to Kelly Rae) WS1806 listed in the 5-year CIP budget. This project came in approximately 31% under budget. Sufficient funds are provided in the FY 2027 CIP budget.

This bid was advertised in the Southern Illinoisan on Saturday, February 14, 2026. An Invitation to Bid was sent to thirteen (13) companies and five (5) plan houses, as shown on the attached certificate. Five (5) sets of bid documents were purchased and five (5) bids were received and opened on Thursday, March 12, 2026. The lowest bid meeting the minimum required specifications was submitted by Scott Escue Construction, LLC, of Cobden, Illinois in the amount of \$448,135.

The City Council is asked to award a contract for the East Walnut Street Watermain Replacement (Giant City to Kelly Rae) to Scott Escue Construction, LLC, of Cobden, Illinois in the amount of \$448,135.

Additional Information:

Attachments:

1. 26-21 E Walnut St Watermain Replacements Bid Tab 2026-03-24
2. 26-21 E Walnut St Watermain Replacements Certificate 2026-03-24

Motion & Voting: Award the Contract for East Walnut Street Water Main Replacement (Giant City to Kelly Rae) to Scott Escue Construction, LLC, of Cobden, Illinois in the amount of \$448,135.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

City of
CARBONDALE
Illinois



East Walnut Street Watermain Replacement
Giant City Road to Kelly Rae Lane CIP NO. WS1806

Bid No. 26-21

Date of Opening: March 12, 2026

				Wiggs Excavating, Inc. PO Box 806 Benton, IL 62812		Twin Lakes Civil Construction 3804 N Cunningham, Suite A Urbana, IL 61802		A & W Plumbing & Heating 11 Alliance Ave. Murphysboro, IL 62966		Haier Plumbing & Heating, Inc. 301 N Elkton Street Okawville, IL 62271		Scott Escue Construction, LLC PO Box 64 Cobden, IL 62920	
ACCEPTABLE				Yes		Yes		Yes		Yes		Yes	
BID BOND AMOUNT 10 %				Yes		Yes		Yes		Yes		Yes	
ITEM	Item/Description Name	QUANTITY	UNIT	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	C900 DR 18 PVC Water Main - 6"	2,905	LF	\$52.00	\$151,060.00	\$55.00	\$159,775.00	\$65.00	\$188,825.00	\$38.00	\$110,390.00	\$42.00	\$122,010.00
2	Fire Hydrant w/ Gate Valve	7	EA	\$7,800.00	\$54,600.00	\$9,000.00	\$63,000.00	\$8,713.00	\$60,991.00	\$7,600.00	\$53,200.00	\$6,500.00	\$45,500.00
3	Fire Hydrant Removed	4	EA	\$350.00	\$1,400.00	\$1,000.00	\$4,000.00	\$1,296.00	\$5,184.00	\$250.00	\$1,000.00	\$1,000.00	\$4,000.00
4	Gate Valve & Box - 6"	8	EA	\$2,250.00	\$18,000.00	\$4,000.00	\$32,000.00	\$2,438.00	\$19,504.00	\$2,260.00	\$18,080.00	\$2,500.00	\$20,000.00
5	DI Cap - 6"	1	EA	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,042.00	\$1,042.00	\$900.00	\$900.00	\$2,500.00	\$2,500.00
6	DI Elbow 45 Degrees - 6"	6	EA	\$1,050.00	\$6,300.00	\$1,500.00	\$9,000.00	\$1,230.00	\$7,380.00	\$780.00	\$4,680.00	\$900.00	\$5,400.00
7	DI Elbow 90 Degrees - 6"	1	EA	\$1,600.00	\$1,600.00	\$1,750.00	\$1,750.00	\$1,230.00	\$1,230.00	\$790.00	\$790.00	\$975.00	\$975.00
8	DI Tee - 6" X 6"	7	EA	\$1,650.00	\$11,550.00	\$2,250.00	\$15,750.00	\$1,768.00	\$12,376.00	\$950.00	\$6,650.00	\$1,500.00	\$10,500.00
9	Tapping Sleeve & Valve - 6" X 6"	2	EA	\$5,000.00	\$10,000.00	\$5,750.00	\$11,500.00	\$4,700.00	\$9,400.00	\$4,300.00	\$8,600.00	\$5,500.00	\$11,000.00
10	Short Service Connection, 3/4"	15	EA	\$800.00	\$12,000.00	\$995.00	\$14,925.00	\$844.00	\$12,660.00	\$1,000.00	\$15,000.00	\$500.00	\$7,500.00
11	Long Service Connection, 3/4"	14	EA	\$1,500.00	\$21,000.00	\$1,150.00	\$16,100.00	\$1,682.00	\$23,548.00	\$1,500.00	\$21,000.00	\$700.00	\$9,800.00
12	Long Service Connection, 1"	2	EA	\$1,550.00	\$3,100.00	\$2,650.00	\$5,300.00	\$2,300.00	\$4,600.00	\$1,600.00	\$3,200.00	\$1,000.00	\$2,000.00
13	Water Meter Complete	31	EA	\$1,250.00	\$38,750.00	\$1,785.00	\$55,335.00	\$918.00	\$28,458.00	\$1,300.00	\$40,300.00	\$1,000.00	\$31,000.00
14	CA-7 Aggregate Final Backfill	355	CY	\$46.00	\$16,330.00	\$90.00	\$31,950.00	\$84.00	\$29,820.00	\$55.00	\$19,525.00	\$80.00	\$28,400.00
15	Pavement Removal	738	SY	\$50.00	\$36,900.00	\$23.00	\$16,974.00	\$58.00	\$42,804.00	\$20.00	\$14,760.00	\$75.00	\$55,350.00
16	Pavement Replacement 6" PCC	49	SY	\$100.00	\$4,900.00	\$120.00	\$5,880.00	\$157.00	\$7,693.00	\$190.00	\$9,310.00	\$100.00	\$4,900.00
17	Pavement Replacement 8" PCC	682	SY	\$100.00	\$68,200.00	\$130.00	\$88,660.00	\$215.00	\$146,630.00	\$210.00	\$143,220.00	\$100.00	\$68,200.00
18	Asphalt Driveway Replacement	7	SY	\$150.00	\$1,050.00	\$180.00	\$1,260.00	\$401.00	\$2,807.00	\$120.00	\$840.00	\$300.00	\$2,100.00
19	Seed, Fertilize, Mulch	1	LS	\$3,800.00	\$3,800.00	\$8,000.00	\$8,000.00	\$6,740.00	\$6,740.00	\$4,000.00	\$4,000.00	\$7,000.00	\$7,000.00
20	Traffic Control	1	LS	\$7,500.00	\$7,500.00	\$10,000.00	\$10,000.00	\$48,031.00	\$48,031.00	\$1,000.00	\$1,000.00	\$10,000.00	\$10,000.00
TOTAL					\$469,540.00		\$552,659.00		\$659,723.00		\$476,445.00		\$448,135.00

Note:
This is a bid tab for proposals received March 12, 2026. Proposals will be reviewed by City Staff for acceptability.
Council approval is required for this contract.
The next City Council Meeting will be held at 7:00 p.m. on Tuesday, March 24, 2026

**CERTIFICATE IN CONNECTION WITH PURCHASE OF SUPPLIES,
EQUIPMENT & MATERIALS IN EXCESS OF \$10,000.00**
(This certificate must be furnished to the City Manager in connection with each purchase.)

The undersigned hereby certifies:

1. That the supplies, equipment or materials sought to be purchased are as follows:
BID NO.: 26-21
PROJECT NAME: East Walnut Street Water Main Replacement - Giant City Road to Kelly Rae La
CIP NO: WS1806
2. That specifications particularly and specifically describing same have been prepared, are complete in every detail, and a copy of same is attached.
3. That such supplies, equipment, or materials are needed in connection with:
East Walnut Water Main Replacement - Giant City Road to Kelly Rae Lane
4. That a notice calling for sealed bids are to be submitted on:
Bid Opening: Thursday, March 12, 2026 at 10:00 a.m.
has been prepared, is attached hereto, and that the date fixed therein for reception of bids is more than 7 days after the date of this Certificate.
5. That a copy of such notice calling for sealed bids and a copy of the specifications have been furnished either by mail or personally this day to firms or persons most likely to be interested in submitting bids and furnishing such supplies, as follows:
(All persons advised about the requirements, either by mail, telephone, or personally must be listed here - three (3) or more competitors must be notified.)

Wiggs Excavating, Inc.
PO Box 866
Benton, IL 62812
Phone: 618-927-7171
jwiggs71@yahoo.com

Mott Excavating
1210 Lake Autumn Lane
Vienna, IL 62995
Phone: 618-658-2605
mottexc@yahoo.com

Utility Pipe Sales
11802 N. Green River Toad
Evansville, IN 47725
Phone: 812-774-2273
davea@utilpipe.com

BC Contracting
13715 N Greenbriar Rd
Carterville, IL 62918
Phone: 618-922-6381
bcontracting76@gmail.com

A & W Plumbing
1 Alliance Ave.
Murphysboro, IL 62966
Phone: 618-687-5862
customerservice@awplumbingil.com

Twin Lakes
3804 N Cunningham
Urbana, IL 61802
Phone: 217-379-7106
evan@twinlakesfireservice.com

Kassen Excavating, Inc.
221 E. Main Street
Damiansville, IL 62215
Phone: 618-248-5676
kassenexcavating@gmail.com

Haier Plumbing
301 N. Elkton Street
Okawville, IL 62271
Phone: 618-243-5908
jimrossel@haierplumbing.com

Scott Escue Construction, LLC
PO Box 64
Cobden, IL 62920
Phone: 618-534-2032
scottescue81@gmail.com

Pinoy Construction, Inc.
420 N Mill Street
Harrisburg, IL 62949
Phone: 618-252-0375
bossmanteston@gmail.com

Roadworks, LLC
12068 Old Frankfort Road
Marion, IL 62595
Phone: 618-922-8515
brandon@roadworksllc.com

R.B.Bush Contracting
936 Pleasant Hill Road
Carbondale, IL 62902
Phone: 618-528-6938
rbbushcon00@gmail.com

Korte Luitjohan Contractors
12052 Highland Road
Highland, IL 62249
Phone: 618-654-9877
estimating@korteluitjohan.com

PLANHOUSE
SIBA
ePlan
Construct Connect
Prime Vendor
Dodge Construction

TO BE AWARDED ON March 24, 2026
This is the 17th day of February, 2026
Name: _____
Christi Green
Purchasing/Risk Mgt Specialist



Agenda Item Details

Meeting:	March 24, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Award of Contract for Bicentennial Industrial Park Redundant Booster Pump to Twin Lakes, Inc., of Urbana, Illinois in the Amount of \$88,128.00
Type:	Action - Consent
Recommended Action:	Award the Contract for Bicentennial Industrial Park Redundant Booster Pump to Twin Lakes, Inc., of Urbana, Illinois in the Amount of \$88,128.00
Goals:	Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services. Goal 5: Provide high-quality City infrastructure.
Originating Department:	Public Works

Background: Bicentennial Industrial Park Redundant Booster Pump installation is included in FY2027 (WS2502 listed in the 5-year CIP budget). A recent Illinois Environmental Protection Agency inspection mandated the installation of an additional pump at this site. This project came in approximately 50% under budget. Sufficient funds are provided in the FY 2027 CIP budget.

This bid was advertised in the Southern Illinoisan on Saturday, February 7, 2026. An Invitation to Bid was sent to fifteen (15) companies and four (4) plan houses, as shown on the attached certificate. Five (5) sets of bid documents were purchased and three (3) bids were received and opened on Thursday, March 12, 2026. The lowest bid meeting the minimum required specifications was submitted by Twin Lakes, Inc., of Urbana, Illinois in the amount of \$88,128.00.

The City Council is asked to award a contract for the Bicentennial Industrial Park Redundant Booster Pump to Twin Lakes, Inc., of Urbana, Illinois in the amount of \$88,128.00.

Additional Information:

Attachments:

1. 26-19 Bicentennial Industrial Park Redundant Booster Pump Bid Tab 2026-03-24
2. 26-19 Bicentennial Industrial Park Redundant Booster Pump Certificate 2026-03-24

Motion & Voting: Award the Contract for Bicentennial Industrial Park Redundant Booster Pump to Twin Lakes, Inc., of Urbana, Illinois in the Amount of \$88,128.00

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

City of
CARBONDALE
Illinois



Bicentennial Industrial Park Redundant Booster Pump

Bid No. 26-19
CIP No. WS2502

Date of Opening: March 12, 2026

				Twin Lakes Civil Construction 3804 N Cunningham Ave., Suite A Urbana, IL 61802		Korte & Luitjohan Contractors, Inc. 12052 Highland Road Highland, IL 62249		Haier Plumbing & Heating, Inc. 301 N Elkton Street Okawville, IL 62271			
BID BOND AMOUNT 10 % of BID				Yes		Yes		Yes			
ACCEPTABLE				Yes		Yes		Yes			
ITEM	BRIEF DESCRIPTION	Quantity	Unit	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	Lump Sum Base Bid	1.00	Lump Sum	\$88,128.00	\$88,128.00	\$129,600.00	\$129,600.00	\$97,000.00	\$97,000.00		
TOTAL					\$88,128.00		\$129,600.00		\$97,000.00		

Note:
 This is a bid tab for proposals received March 12, 2026. Proposals will be reviewed by City Staff for acceptability.
 Council approval is required for this contract.
 The next City Council Meeting will be held at 7:00 p.m. on Tuesday, March 24, 2026

**CERTIFICATE IN CONNECTION WITH PURCHASE OF SUPPLIES,
EQUIPMENT & MATERIALS IN EXCESS OF \$10,000.00**

(This certificate must be furnished to the City Manager in connection with each purchase.)

The undersigned hereby certifies:

1. That the supplies, equipment or materials sought to be purchased are as follows:

**Bid No. 26-19
Bicentennial Industrial Park Redundant Booster Pump
CIP No. WS2502**

2. That specifications particularly and specifically describing same have been prepared, are complete in every detail, and a copy of same is attached.

3. That such supplies, equipment, or materials are needed in connection with:

Bicentennial Industrial Park Redundant Booster Pump

4. That a notice calling for sealed bids are to be submitted on:

Thursday, March 12, 2026 at 10:00 a.m.

has been prepared, is attached hereto, and that the date fixed therein for reception of bids is more than 7 days after the date of this Certificate.

5. That a copy of such notice calling for sealed bids and a copy of the specifications have been furnished either by mail or personally this day to firms or persons most likely to be interested in submitting bids and furnishing such supplies, as follows: (All persons advised about the requirements, either by mail, telephone, or personally must be listed here - three (3) or more competitors must be notified.)

Haier Plumbing
301 North Elkton
Okawville, IL 61171
Phone: 618-243-61171
office@haierplumbing.com

River City Construction
1509 North Main Street
Benton, IL 62812
Phone: 618-435-2612
kkampwerth@rccllc.com

Wiggs Excavating Inc.
PO Box 866
Bneton, IL 62812
Phone: 618-967-7171
jwigs71@yahoo.com

Followell Construction Co.
3304 Water Tower Rd
Marion, IL 62959
Phone: 618-889-2433
jeff@followellconstruction.com

Mott Excavating, Inc.
1210 Lake Autumn Lane
Vienna, IL 62995
Phone: 618-658-2605
mottec@yahoo.com

Ken Hall Electric
12112 State Rt 154
Sparta, IL 62286
Phone: 618-443-3013
knhall@frontier.com

Burke Electric
10575 IL-127
Murphysboro, IL 62966
Phone: 618-687-3262
kburke@burke-electric.com

A & W Plumbing & Heating, Inc
11 Alliance Ave
Murphysboro, IL 62966
Phone: 618-687-5862
customerservice@awplumbingil.com

Scott Escue Construction, LLC
PO Box 64
Cobden, IL 62920
Phone: 618-534-2032
scottescue81@gmail.com

Korte & Luitjohan Contractors, Inc
12052 Highland Road
Highland, IL 62249
Phone: 618-654-9877
johnwhitworth@korteluitjohan.com

BC Contracting
13715 N Greenbriar Road
Carterville, IL 62918
Phone: 618-922-6381
bccontracting75@gmail.com

Heartland Services, Inc.
4014 District 204 Road
Tamaroa, IL 62888
Phone: 618-357-3850
mike@heartlandservicesinc.com

Brian Bush Contracting
936 Pleasant Hill Road
Carbondale, IL 62902
Phone: 618-528-6938
rbushcon00@gmail.com

Samron Midwest Contracting, Inc.
PO Box 1555
Murphyboro, IL 62966
Phone: 618-687-5500
bnimmo@samron.com

Municipal Equipment Co., Inc.
13625 Lakefront Drive
Earth City, MO 63045
Phone: 314-302-4753
drowatt@munequip.com

To Be Awarded on March 24, 2026
This is the 9th day of February, 2026

Name: _____
Christi Green
Purchasing/Risk Management Specialist

PLANHOUSES:
SIBA
Dodge Construction Network
Prime Vendors
Construct Connect



Agenda Item Details

Meeting:	March 24, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Resolution Approving a TIF Redevelopment Agreement with ZACM, LLC for 231 West Main Street
Type:	Action - Consent
Recommended Action:	Approve Resolution Approving TIF Redevelopment Agreement with ZACM, LLC for 231 West Main Street
Goals:	Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services. Goal 4: Encourage responsible and progressive economic development/tourism/arts and entertainment. Goal 8: Update the downtown master plan as a guide to revitalize the City Center.
Originating Department:	Economic Development

Background: On December 27, 2012, the City Council approved an ordinance adopting tax increment financing (TIF) for Illinois-University Corridor TIF #2. This ordinance allows property tax revenue created by new development within the project area to be held in a special City fund to pay for certain redevelopment expenses. One use of the “increment” funds is to reimburse private developers for eligible redevelopment project costs. The State statutes governing TIF specify eligible redevelopment project costs that include property acquisition, demolition, site preparation, environmental cleanup, remodeling and rehabilitation of existing buildings, and a portion of interest costs from financing. The cost of new building construction is not an eligible expense. The reimbursement terms for an individual project are specified in a redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a redevelopment agreement between the City and ZACM, LLC for reimbursement of a portion of the costs to redevelop the property at 231 West Main Street, also known as the Schwartz building. The subject property is located within TIF #2, and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$1,295,000.00, which is the developer’s cost of renovation of the existing structures. Costs related to any new construction of the property will not be eligible and are not included in this estimate.

Objectives of the TIF Redevelopment Plan include the reduction or elimination of blighting conditions, enhancing the real estate tax base, and encouraging private investment in the redevelopment project area. Development of the subject property, as proposed by ZACM, LLC, represents a substantial contribution to all of these objectives.

Recommended Action: It is recommended that the City Council approve a resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with ZACM, LLC, for a redevelopment project at 231 West Main Street.

Additional Information:

Attachments:

1. Resolution Approving TIF Agreement with ZACM, LLC for 231 West Main Street 2026-03-24
2. ZACM LLC TIF Redevelopment Agreement 2026-03-24

Motion & Voting: Approve Resolution Approving TIF Redevelopment Agreement with ZACM, LLC for 231 West Main Street

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

RESOLUTION NO. 2026-R-_____

A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT USING TAX INCREMENT FINANCING AT 231 WEST MAIN STREET

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a) of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public, health, safety, morals and welfare; and

WHEREAS, the City of Carbondale established by Ordinance in compliance with State Law, a Tax Increment Allocation District, designated TIF #2 (Illinois-University Corridor TIF #2); and

WHEREAS, the City Council of the City of Carbondale finds that it is in the best interest of the City of Carbondale to enter into a Redevelopment Agreement with ZACM, LLC. for reimbursement of costs relating to redevelopment costs for the property located at 231 West Main Street, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

SECTION 1. The City Manager of the City of Carbondale, Illinois, is hereby authorized to enter into a Redevelopment Agreement using Tax Increment Financing at 231 West Main Street, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The City Manager is hereby authorized to execute all documents and to take all other action necessary and proper to effectuate the entry into said agreement.

SECTION 3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

APPROVED: _____

Carolin Harvey, Mayor

ATTEST: _____

Jennifer R. Sorrell, City Clerk

REDEVELOPMENT AGREEMENT

City of Carbondale, TIF Redevelopment Project Area #2

This Redevelopment Agreement (this “**Agreement**”) dated as of this ___ day of _____, 20___, by and between the **CITY OF CARBONDALE**, an Illinois home rule municipal corporation (the “**Municipality**”), and **ZACM, LLC** (the “**Developer**”).

P R E A M B L E

WHEREAS, the Municipality has the authority to promote health, safety and welfare, including to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of and private investment in industry, business and housing and enhancing the marketability of property, thereby increasing the tax base of the Municipality and reducing unemployment; and

WHEREAS, the Municipality has by a series of ordinances (as supplemented and amended, the “**TIF Ordinances**”) undertaken a program and plan of redevelopment of a designated area in the Municipality by the adoption of Tax Increment Financing (“**TIF**”) and the adoption, approval and designation of the “**TIF Redevelopment Project Area #1, Redevelopment Plan and Project**” (the “**Redevelopment Plan**”), TIF Redevelopment Project Area #1 Redevelopment Project Area (the “**TIF Area**”) and the related Redevelopment Project (the “**Redevelopment Project**”), all pursuant to the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 *et seq.* (as supplemented and amended, the “**TIF Act**”); and

WHEREAS, pursuant to and in furtherance of the Redevelopment Plan, the Developer proposes to improve, repair, rehabilitate or otherwise develop certain property within the Area (the “**Development Area**”) as described in EXHIBIT A, attached hereto and by reference made a part hereof; and

WHEREAS, the Developer has proposed, as applicable: (i) public facilities (“**Public Facilities**”) and/or (ii) private development (“**Private Development**”) ((i) and (ii), collectively, as applicable, the “**Development Project**”) are consistent with the land uses within the TIF Area and the Redevelopment Plan and is located in the TIF Area, wholly within the Area; and

WHEREAS, the Developer has requested that incentives related to the Private Development be provided by the Municipality from 75% incremental property taxes under Section 11-74.4-8 of the Act derived solely and only from the Development Area (subject to any prior pledge and other required prior charges, as provided herein, the “**Development Incremental Taxes**”), which incentives are consistent with those of the Redevelopment Plan, and are set forth in EXHIBIT A; and

WHEREAS, consistent with the Redevelopment Plan and Redevelopment Project the Municipality has the authority under the TIF Act to incur specified redevelopment project costs (as defined in the TIF Act and provided for in the Redevelopment Plan, “**Eligible Redevelopment Project Costs**”) and to pay and/or reimburse the Developer for such Eligible Redevelopment Project Costs; and

WHEREAS, the Municipality by the TIF Ordinances has determined that all incremental property taxes in the Redevelopment Project Area (“**Incremental Taxes**”) are to be allocated to and when collected shall be paid to the City Treasurer for deposit into or credit to the Special Tax Allocation Fund (the “**Fund**”) for the TIF Area (including therein a Special Account (defined below) with respect to the Development Area) for the purpose of payment of or reimbursement for Eligible Redevelopment Project Costs or debt service with respect to obligations (including, as applicable, Tax Increment Redevelopment Revenue Note, in substantially the form set forth in Exhibit B, the “**TIF Note**”) issued by the Municipality to finance such Eligible Redevelopment Project Costs, only as specifically provided herein, and not otherwise; and

WHEREAS, the Municipality and the Developer desire to segregate in a special account within the Fund the Development Incremental Taxes, derived solely and only from the Development Area, which separate account shall be designated the “Special Tax Allocation #2 Fund” Account (the “**Special Account**”); and

WHEREAS, the Municipality has determined that the Development Project requires the incentives requested as set forth in EXHIBIT A and that the Development Project will as a part of the Redevelopment Plan and Redevelopment Project, promote the health, safety and welfare of the Municipality and its citizens by attracting private investment to prevent blight and deterioration and to provide employment and generally to enhance the economy of the Municipality.

NOW, THEREFORE, THE MUNICIPALITY AND THE DEVELOPER, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, agree as follows:

1. ACQUISITION OF PROPERTY AND CONSTRUCTION OF PROJECT IMPROVEMENTS

The Developer represents and warrants that it has acquired the interest in the Development Area, as described in EXHIBIT A; and the Development Area is located wholly within the TIF Area.

The Developer shall commence construction (which shall include, as applicable, repair, rehabilitation and remodeling of existing private facilities) of facilities constituting the Development Project, and complete such construction, occupy the buildings constituting the Development Project and begin operations as set forth in the timetable in EXHIBIT A.

2. INCENTIVES

The Municipality shall pay directly or reimburse the Developer for Eligible Redevelopment Project Costs permitted by the Act from Development Incremental Taxes (as generated solely and only from the Development Area, and not otherwise) and deposited into or credited to the Special Account of the Fund, and only for the term of the Redevelopment Plan or such lesser period as provided in this Agreement and the TIF Act. Unless specified in Exhibit A, and also subject to other required allocations under the TIF Act, including but not limited to school and library payments under Section 11-74.4-3(q)(7.5) and (7.7) of the TIF Act, substantial property tax objections in process and any required declaration of surplus for repayments to taxing districts.

Unless specified in EXHIBIT A, no TIF Note shall be issued to finance Eligible Redevelopment Project Costs, and if issued shall be sold only to the Developer or a bank or other financial institution, as arranged, if at all, by the Developer. If there is no TIF Note, reference herein to a TIF Note shall be given no effect. Any TIF Note shall be payable solely and only from Development Incremental Taxes, and not otherwise.

3. PAYMENT FOR ELIGIBLE PROJECT COSTS

Payments to the Developer (other than with respect to debt service on a TIF Note), or otherwise, including endorsement of the TIF Note, if any, for Eligible Redevelopment Project Costs shall be made only upon requisitions therefor (each a “**Requisition**”) submitted from time to time by the Developer to the Municipality’s Economic Development Director (the “**EDD**”) or other officer or individual designated by the City Manager and upon approval of the City Manager (or the City Manager's designee, as the case may be), and in each case subject to the availability of funds in the Special Account, including, as the case may be, if at all, and not otherwise, as set forth in an applicable TIF Note).

All Requisitions must be accompanied by appropriately supporting documentation, including, as applicable, by way of example, and not limitation: verified bills or statements of suppliers, contractors, or professionals, lien waivers and contractor affidavits.

The City Manager (or designee, as the case may be), shall approve or disapprove a Requisition by written notice to the Developer within ten (10) business days after receipt of the Requisition. Approval of a Requisition will not be unreasonably withheld. If a Requisition is disapproved, the reasons for approval will be set forth in writing; and the Developer may resubmit the Requisition with such additional information as may be required, and the same procedures as set forth herein for initial submission shall apply to such resubmittals.

The Municipality and the Developer acknowledge that the determination of the qualification of Eligible Redevelopment Project Costs, the TIF Area and the Redevelopment Plan and Project and, therefore, qualification for payment and/or reimbursement under this Agreement are subject to changes made by amendments to the TIF Act, opinions of and interpretations by counsel with experiences in connection with TIF and municipal finance, administrative rules, and judicial or other interpretations during the term of this Agreement, and

the Municipality has no obligation to the Developer to attempt to modify those decisions but will assist the Developer as to obtaining approval of Eligible Redevelopment Project Costs. The Developer assumes all risks related to qualification of Eligible Redevelopment Project Costs, the Area and the Redevelopment Plan and Project or the Development Project.

4. VERIFICATION OF TAX INCREMENT

It shall be the sole responsibility of the Developer to timely provide to the Municipality, on or before December 1 in each year, the following:

(a) The Illinois Business Identification Number of the business or businesses constituting the Development Project and within the Development Area.

(b) Certified copies of real estate tax bills for the tax year prior to the calendar year of this Agreement, and annually thereafter, certified copies of all paid real estate tax bills for the immediately preceding real estate tax year on each tax parcel constituting the Development Area.

The failure of the Developer to provide any information required in this Agreement shall be considered a material breach of this Agreement and shall be sufficient cause for the Municipality to deny payments under this Agreement to or in respect of the Developer, which payments are expressly conditioned upon the receipt of the foregoing information.

5. LIMITED OBLIGATION

The Municipality's obligations under this Agreement to pay debt service on any TIF Note and/or to pay or reimburse the Developer for Eligible Redevelopment Project Costs is a special and limited obligation, to be paid solely from Development Incremental Taxes in the Special Account of the Fund, and not otherwise. Any such obligation does not now and shall never constitute an indebtedness of the Municipality within the meaning of any constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the Municipality or a charge or lien against the Municipality's general credit, funds, taxing power or otherwise, a condition precedent to the Municipality's execution hereof and to which the Developer hereby irrevocably assents.

6. EVENTS OF DEFAULT AND REMEDIES

Material failure or delay by either the Municipality or Developer to timely perform any term or provision of this Agreement shall constitute an “**event of default**” under this Agreement. The party who so fails or delays must, upon receipt of written notice of the existence of such event of default, immediately commence to cure, correct or remedy such event of default and thereafter proceed with diligence to cure such event of default. The party claiming such event of default shall give written notice of the claimed event of default to the other party specifying the event of default complained of. Except as required to protect against immediate, irreparable harm, the party asserting an event of default may not institute proceedings against the other party until thirty (30) days after having given such notice. If such event of default is cured

within such thirty (30) day period, the event of default shall not be deemed to constitute a “**default**” under this Agreement. If the event of default is one which cannot reasonably be cured within a thirty (30) day period, upon request and with appropriate showings the cure period shall be extended for such time as is reasonably necessary for the curing of the same, so long as there is diligent proceeding to cure such event of default. If such event of default is cured within such extended period, the event shall not be deemed to constitute a default under this Agreement. However, an event of default not cured as provided above shall constitute a default under this Agreement. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of its rights or remedies as to any event of default or default shall not operate as a waiver of any such event of default or default of any rights or remedies it may have as a result of such event of default or default.

The sole remedy of the Developer in the event of a default by the Municipality under any of the terms and provisions of this Agreement shall be to institute legal action against the Municipality for specific performance or other appropriate equitable relief. Under no circumstances shall the Municipality be subject to any monetary liability or be liable for damages (compensatory or punitive or otherwise) under the provisions, terms and conditions of this Agreement. Except as to the foregoing, the parties shall have all remedies with respect to this Agreement available under applicable law. Notwithstanding anything herein to the contrary, the Municipality shall be liable for no amount hereunder in excess of Incremental Taxes duly deposited into or credited to the Special Account.

7. LIMITED LIABILITY TO OTHERS

Except as otherwise expressly provided herein, the Municipality shall not be obligated to make any payments to any person other than the Developer, nor shall the Municipality be obligated to pay any contractor, subcontractor, mechanic, materialman providing services or materials to the Developer for or in respect of the Development Project.

8. TIME; UNAVOIDABLE DELAY

Time is of the essence of this Agreement. Provided, however, the Developer shall not be deemed in default with respect to any obligations under this Agreement on its part to be performed if the Developer fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruption of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the Municipality (or the Municipality's agents or, employees) or third parties, or any other similar cause beyond the reasonable control of Developer, including but not limited to delays in acquiring interests in or possession of real estate caused by the parties who are contractually obligated to convey and grant to the Developer, for which the Developer shall have a day for day extension for any deadlines hereunder, if such event is claimed in writing delivered within ten (10) days of the occurrence of the event giving rise thereto and otherwise shall have no extension.

9. ASSIGNMENT

The rights and obligations of Developer under this Agreement shall be assignable, in whole and not in part, with (i) not less than 20 business days' (or such lesser notice acceptable to the Municipality) written notice by the Developer to the Municipality and (ii) the written approval of such assignment by the Municipality, without which no such assignments shall be effective, including on such terms and conditions as the Municipality shall require; provided that no such assignment shall be deemed to release the Developer of its obligations to the Municipality under this Agreement unless the written consent of the Municipality to the release of the Developer's obligations is first obtained.

10. PREPAYMENTS

The Municipality absolutely reserves the right, prior to the expiration of the term of this Agreement and to the extent lawful, in its sole discretion, to prepay all or any part of its obligations under this Agreement or any TIF Note.

11. WAIVER

Any party to this Agreement may elect to waive any remedy it may have hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right or remedy does so in writing. No such waiver shall obligate such party to waive any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

12. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of such section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

13. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows (or to such other address as is provided by notice):

If to the Developer:

Business Name: ZACM, LLC
Attn: Zane T. Cagle
Street: 231 W. Main Street
City: Carbondale, IL

Tel: (314) 276-1681
Email: zane@caglellc.com

If to the Municipality:

City of Carbondale
Attn: City Manager
200 South Illinois Avenue
Carbondale, IL 62901

Tel: (618) 549-5302

Fax: (618) 457-3283

With a copy to:

City Attorney
200 South Illinois Avenue
Carbondale, IL 62901

Tel: (618) 549-5302

Fax: (618) 457-3283

14. SUCCESSORS IN INTEREST

This Agreement shall be binding upon and inure to the benefit of the Municipality and the Developer to and, subject to Section 9 above, to their respective successors and assigns.

15. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Municipality and/or the Developer under this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between them. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of any official, officer, agent, employee or attorney of the Municipality, in his or her individual capacity, and neither the members of the Corporate Authorities nor any other official or employee of the Municipality shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

16. INDEMNIFICATION

(A) Except for any claims, suits or actions caused by the intentional acts of the Municipality or the Municipality's employees, agents, officers or contractors, the Developer, and any person claiming rights hereunder through the Developer, agrees to indemnify and defend (including the payment of the Municipality's attorneys fees and related costs) the Municipality from and against any claims, suits, or actions for death or injury to persons or damage to property or breach of contract or any other claim or demand brought against the Municipality

arising from any alleged claims, acts or omissions in connection with the Private Development, the Development Project, the Development Area and this Agreement, whether or not suit is filed.

(B) In order further to induce the Municipality to enter into and accept its obligations and undertakings hereunder and in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the extent lawful, the Developer agrees, as follows:

(a) **Definitions.** As used in this Section, certain additional terms shall have the meanings, as follows:

“Environmental Laws” means all applicable laws, governmental rules and regulations of any federal, state, regional or local governmental agency, including, without limitation, all applicable federal, state and local laws, rules and regulations pertaining to air and water quality, hazardous waste, waste disposal and other environmental matters, including, but not limited to, the Clean Air, Federal Water Pollution Control, Solid Waste Disposal, Resource Conservation and Recovery, Comprehensive Environmental Response, Compensation and Liability, Illinois Environmental Protection and Illinois Responsible Property Transfer Acts.

“Hazardous Substance” means any substance that is at any time defined or listed in, or otherwise classified pursuant to, any applicable laws or regulations, including, without limitation, the Environmental Laws, as a “hazardous substance,” “hazardous material,” “hazardous waste,” “infectious waste,” “toxic substance,” “toxic pollutant” or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, toxicity, reproductive toxicity or “EP toxicity,” including, without limitation, asbestos, polychlorinated biphenyls and also including petroleum products, by-products and wastes, or by-products associated with the extraction, refining or use of petroleum or petroleum products, whether or not so listed or classified in such laws or regulations.

“Hazardous Substance Activity” means any actual, proposed or threatened storage, holding, existence, use, release, emission, discharge, generation, processing, abatement, removal, cleanup or detoxification, disposition, handling or transportation of any Hazardous Substance from, under, into or on or in respect of the property subject to this Agreement or the surrounding property, or any other activity or occurrence that causes or would cause such event to exist.

(b) **Representations and Warranties of the Developer.** The Developer represents and warrants to the Municipality that: (a) the Developer will be in compliance with all applicable Environmental Laws relating to the Development Area and the use of the property subject to this Agreement; (b) except in compliance with all applicable Environmental Laws, the Developer has not engaged in any Hazardous Substance Activity on such property, nor to the best knowledge of the Developer, after due inquiry and investigation, except for **NONE**:, has any Hazardous Substance Activity otherwise

occurred in violation of any applicable Environmental Laws; (c) except for **NONE**, no investigations, inquiries, orders, hearings, actions or other proceedings by or before any governmental agency are pending or, to the best knowledge of the Developer, after due inquiry and investigation, threatened in connection with any Hazardous Substance Activity or alleged Hazardous Substance Activity; (d) the use of the property subject to this Agreement for its intended purpose is not expected to result in any Hazardous Substance Activity in violation of any applicable Environmental Laws; (e) except for **NONE**, no notice of any order, directive, complaint or other communication, written or oral, has been made or issued by any governmental agency nor has the Developer received a written notice from any other third party alleging the occurrence of any Hazardous Substance Activity in violation of any applicable Environmental Laws or demanding payment or contribution for environmental damage or injury to the Development Area; and (f) except for **NONE**, underground storage tanks or underground Hazardous Substance deposits are or were located on the Development Area, except to the extent that any of the foregoing which were located on the property are in process of being removed, remediated or taken out of service in accordance with all applicable Environmental Laws.

(c) **Covenants of the Developer.** The Developer shall at all times it controls all or any part of the Development Area: (a) keep and maintain the Development Area in compliance with, and shall not cause or permit such property to be in violation of, any Environmental Laws; (b) not engage in or otherwise permit the occurrence of any Hazardous Substance Activity on the Development Area except in compliance with all applicable Environmental Laws; (c) immediately advise the Municipality in writing of (i) any and all enforcement, cleanup, removal, mitigation or other governmental or regulatory acts instituted, contemplated or threatened pursuant to any Environmental Laws affecting the Development Area, (ii) all claims made or threatened by any third party against the Developer or such property relating to the damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Substance Activity (the matters set forth in clauses (i) and (ii) above hereinafter being referred to as "**Hazardous Materials Claims**"), (iii) the Developer's discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Development Area that could cause such property or any part thereof to be the subject of a claim or cause of action under any Environmental Laws, or the Developer's receipt of any notice in connection with the foregoing, and (iv) the Developer's discovery of any occurrence or condition on the property subject to this Agreement or any real property adjoining or in the vicinity of the Development Area and such property which could subject the Developer or such property to any restrictions on ownership, occupancy, transferability or use of such property under any Environmental Laws.

(d) **Indemnity.** The Developer (and all parties claiming rights hereunder through the Developer) hereby agrees to indemnify, defend and hold harmless the Municipality from and against any and all claims and liabilities under Environmental Laws. The Developer (and all parties claiming rights hereunder through the Developer) shall pay when due any judgments or claims for damages, penalties or otherwise against the Municipality, and shall assume the burden and expense of defending all suits,

administrative proceedings and resolutions of any description with all persons, political subdivisions or governmental agencies arising out of the occurrences set forth in this Section. If such payment is not made, the Municipality, at its sole discretion, may file suit against the Developer (and all parties claiming rights hereunder through the Developer) to compel such payment. All funds advanced by the Municipality concerning this Section shall bear interest at either (i) the highest rate born by the TIF Note, if any, plus 4% per annum, or (ii) if there is no TIF Note at a rate equal to the published prime rate in The Wall Street Journal plus 4% per annum (in either case, (i) or (ii), the “**Advance Rate**,” which rate may change from day to day) from the date or dates paid until paid by the Developer (and all parties claiming rights hereunder through the Developer).

(e) **Separate Obligation.** The obligations of the Developer (and all parties claiming rights hereunder through the Developer) under this Section are independent of, and shall not be measured or affected by, (i) any other amounts at any time owing pursuant to this Agreement, (ii) any other obligations of the Developer (and all parties claiming rights hereunder through the Developer) hereunder, including to holder(s) of the TIF Note, or any other agreements delivered in connection therewith, whether they relate to compliance with Environmental Laws or the use or discharge of Hazardous Substances or otherwise, (iii) the consideration given to any party in order to acquire the property subject to this Agreement, or any portion thereof, (iv) the modification, expiration or termination of the Developer's obligations under any other document or instrument relating thereto, or (v) the discharge or repayment of any portion of any other obligations.

(f) **Survival.** The Developer's (and all parties claiming rights hereunder through the Developer) obligations hereunder shall survive the assignment, subleasing or other transfer, encumbrancing or disposition of any property subject to this Agreement. The rights of the Municipality under this Section shall be in addition to any other rights and remedies of such Municipality against the Developer under any other document or instrument now or hereafter executed by the Developer, or at law or in equity (including, without limitation, any right of reimbursement or contribution pursuant to CERCLA), and shall not in any way be deemed a waiver of any of such rights.

(g) **Obligations of the Developer Payable Upon Demand.** All obligations of the Developer hereunder (including (A) above) shall be payable on demand, and any amount due and payable hereunder to the Municipality by the Developer (and all parties claiming rights hereunder through the Developer) which is not paid immediately after written demand therefor from the Municipality with a reasonably detailed explanation of the amounts demanded shall bear interest from the date paid at the Advance Rate.

(h) **Tax and Related Payment Obligations.** The Developer agrees to pay and discharge, promptly and when the same shall become due, all general ad valorem real estate taxes and assessments, all applicable interest and penalties thereon, and all other charges and impositions of every kind and nature which may be levied, assessed, charged or imposed upon the Property or any part thereof that at any time shall become due and payable upon or with respect to, or which shall become liens upon, any part of the

Property. The Developer, including any others claiming by or through it, also hereby covenants and agrees not to file any application for any reduction in the equalized assessed valuation or any property tax exemption in connection with the Property or any part thereof under any applicable provisions of the Property Tax Code of the State of Illinois (35 ILCS 200/1-1 et seq.), as supplemented and amended, it being mutually acknowledged and understood by both the City and the Developer that any such payment of the ad valorem real estate taxes by the Developer is a material part of the consideration under and by which the City has entered into this Agreement. This covenant of the Developer shall be a covenant that runs with the land being the Property upon which the Project is undertaken and shall be and remain in full force and effect during the term of this Agreement, upon which date this covenant shall terminate and be of no further force or effect (and shall cease as a covenant binding upon or running with the land) immediately, and without the necessity of any further action by City or Developer or any other party; provided, however, upon request of any party in title to the Property, the City shall execute and deliver to such party an instrument, in recordable form, confirming for the record that this covenant has terminated and is no longer in effect.

(C) Payment of Costs. The Developer (and all parties claiming rights hereunder (including (A) above) through the Developer) shall pay to the Municipality all costs and expenses (including, without limitation, the reasonable fees and disbursements of counsel) incurred by the Municipality in connection with this Section 16 or the enforcement hereof.

(D) Successors and Assigns; Beneficiaries. This Section shall be binding upon the Developer (and all parties claiming rights hereunder through the Developer), and its successors and assigns, and shall inure to the benefit of and shall be enforceable by the Municipality, and its successors and assigns.

IN WITNESS WHEREOF, the Municipality and the Developer hereto have caused this Agreement to be executed by their duly authorized officers on the above date.

(SEAL)

CITY OF CARBONDALE, ILLINOIS
an Illinois municipal corporation

Attest:

By: _____
City Clerk

By: _____
City Manager

Approved:

By: _____
City Attorney

DEVELOPER

Name: ZACM, LLC

By: _____
Zane T. Eagle

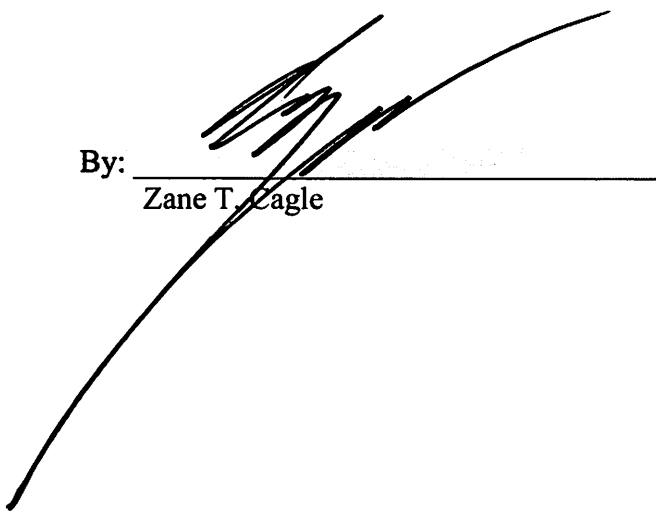


EXHIBIT A

DEVELOPMENT PROJECT

A. GENERAL NARRATIVE DESCRIPTION OF DEVELOPMENT PROJECT:

Private Development: The developer owns the real property at 231 W. Main Street, Carbondale, Illinois and may undertake future renovations and new construction to the property.

Public Improvements/Infrastructure: N/A

(1) Private Construction (including, Renovation, Repair & Remodeling)

- | | | |
|----|------------------------------------------------|--------------|
| a. | Estimated Costs | \$ 1,295,000 |
| b. | Estimated Eligible Redevelopment Project Costs | \$ 1,295,000 |
| c. | Attach site plans or elevations (upon request) | |

(2) Public Construction

- | | | |
|----|------------------------------------------------|------|
| a. | Estimated costs | \$ 0 |
| b. | Estimated Eligible Redevelopment Project Costs | \$ 0 |
| c. | Attach site plans or elevations (upon request) | |

(3) Anticipated Taxes

- | | | |
|----|----------------------------|------|
| a. | Incremental Taxes (annual) | \$ 0 |
| b. | City Sales Taxes (annual) | \$ 0 |

(4). Jobs Created or Retained (full-time equivalents, estimated)

	<u>Created</u>	<u>Retained</u>
Construction:	0	0
Operational:	2	0

B. ELIGIBLE REDEVELOPMENT PROJECT COSTS ALLOCATED AMOUNTS (\$)

Land Acquisition	\$ 0
Site Preparation	\$ 0
Demolition	\$ 0
Planning and Engineering	\$ 0
Other Professional Fees	\$ 0
Renovation Costs	\$ 1,295,000
Streetscape Improvements	\$ 0
Utilities	\$ 0
Lighting	\$ 0

TOTAL \$ 1,295,000

Tax increment allocations under this Agreement shall commence after _____, 20____ and continue until any TIF Note and/or all Eligible Redevelopment Project Costs related to the Development Project are paid or the TIF expires, whichever comes first. The payment of any TIF Note and/or Eligible Redevelopment Project Costs is subject to the availability of Development Incremental Taxes. No Interest Subsidy payments shall be made with any TIF Note is outstanding and unpaid. Interest Subsidy is not subject to TIF Note or other debt financing.

MORTGAGE INTEREST SUBSIDY*

Mortgage Interest Subsidy	\$ 0
x 30% (cost eligible expense)	\$ 0

* Pursuant to Section 11-74.4-3(q)(11) of the Act, and limited to 30% of Incremental Taxes in each year and to an aggregate limit of 30% of all Redevelopment Project Costs in the Development Area, minus land acquisition.

TOTAL ELIGIBLE COSTS \$ 0

D. INCREMENTAL TAXES

REAL ESTATE INCREMENTAL TAXES

Projected Private Development Total NEW Equalized Assessed Valuation	\$ 0
Less: INITIAL Private Development Equalized Assessed Valuation	\$ 0
Projected Private Development Incremental increase in EAV	\$ 0
Projected Annual Real Estate Incremental Taxes	\$ 0

E. DEVELOPMENT AREA

(1) **DEVELOPER'S INTEREST IN DEVELOPMENT AREA:**
(if other than fee ownership, describe and attach lease or other applicable document): N/A

(2) **DEVELOPMENT AREA:**
Street Address: 231 W. Main Street, Carbondale, IL
PIN#: 15-21-177-001

F. TIF NOTE

(a) There (x-out, as applicable) _____ is/is not _____
Municipality/Initial Developer/Initial Municipality/Initial Developer/Initial
a TIF Note related to this Agreement. (Initial whether, as applicable, there is or is not to be a TIF Note.)



Agenda Item Details

Meeting:	March 24, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Ordinance Authorizing a Budget Adjustment in the Amount of \$77,350.00 to the Fire Department's FY 2026 Budget for the Purchase of Seventeen (17) Sets of Turnout Gear
Type:	Action - Consent
Recommended Action:	Adopt an Ordinance Authorizing a Budget Adjustment to the Fire Department's FY 2027 Budget in the Amount of \$77,350.00 and Approve the Purchase of Seventeen (17) Sets of Turnout Gear
Goals:	Goal 1: Provide a high quality of life and foster a sense of community. Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department:	Fire

Background: Lion V-force turnout gear is the proprietary provider of protective gear used by the Fire Department. Lion has met the manufacturing requirements standards and also surpasses the National Fire Protection Association (NFPA) 1971 (2018) testing requirements. Lion provides a line of gear that is free of Per and Polyfluoroalkyl Substances (PFAS). Gear containing PFAS has been linked to cancer and other serious health effects. These studies highlight the risks associated with the materials and finishes used in turnout gear, even before it is exposed to its first fire. Making the change to PFAS-free gear can improve firefighter longevity and productivity by reducing carcinogen exposure while not losing any functionality or comfort. Ensuring that our firefighters are in the best equipment for their health and safety is our utmost priority. This purchase would complete the purchase of one (1) set of PFAS-free gear for each department member, which began a few years ago.

Recommended Action:

Adopt an Ordinance Authorizing a Budget Adjustment to the Fire Department's FY 2027 Budget in the Amount of \$77,350.00 and Approve the Purchase of Seventeen (17) Sets of Turnout Gear

Additional Information:

Attachments:

1. BA Turnout Gear
2. Ordinance Authorizing a BA to the Fire Department's FY26 Budget for 17 Sets of Turnout Gear 2026-03-24

Motion & Voting: Adopt an Ordinance Authorizing a Budget Adjustment to the Fire Department's FY 2027 Budget in the Amount of \$77,350.00 and Approve the Purchase of Seventeen (17) Sets of Turnout Gear

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2026- ____

AN ORDINANCE APPROVING A BUDGET ADJUSTMENT TO THE FIRE DEPARTMENT'S FY 2026 BUDGET IN THE AMOUNT OF \$77,350.00 FOR THE PURCHASE OF SEVENTEEN SETS OF TURNOUT GEAR

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF CARBONDALE, ILLINOIS

THE 24TH DAY OF MARCH, 2026

Published in pamphlet form by the authority of the City Council of the City of Carbondale, Jackson County, Illinois, this 25th day of March, 2026.

CERTIFICATE OF PUBLICATION

I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale, Illinois, and the official custodian of the records of said City, do hereby certify that this ordinance was published in pamphlet form by the authority of the City Council on the 25th day of March, 2026.

Jennifer R. Sorrell, City Clerk

ORDINANCE NO. 2026-____

AN ORDINANCE APPROVING A BUDGET ADJUSTMENT TO THE FIRE DEPARTMENT'S FY 2026 BUDGET IN THE AMOUNT OF \$77,350.00 FOR THE PURCHASE OF SEVENTEEN SETS OF TURNOUT GEAR

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Carbondale Fire Department has been replacing turnout gear for the past few years; and

WHEREAS, new turnout gear that is free from Polyfluoroalkyl Substances (PFAS) will improve the longevity and productivity of firefighters through a reduction in carcinogen exposure; and

WHEREAS, the City Council of the City of Carbondale finds it in the best interest of the City of Carbondale to increase the Fire Department's FY2026 budget in the amount of Seventy-Seven Thousand Three Hundred Fifty Dollars (\$77,350.00) in accordance with Exhibit "A", attached hereto and incorporated herein, for the purchase of seventeen sets of turnout gear.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE AS FOLLOWS:

SECTION 1. That the City Council deems it in the best interest of the citizens of Carbondale to increase the Fire Department's FY2026 budget in the amount of Seventy-Seven Thousand Three Hundred Fifty Dollars (\$77,350.00) in accordance with Exhibit "A", attached

hereto and incorporated herein.

SECTION 2. That the FY2026 budget is hereby adjusted in accordance with the expenditures as shown in Exhibit A, and such funds are hereby appropriated in accordance with law for the purposes of this Ordinance.

SECTION 3. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper action to carry out the intent and purposes of this Ordinance.

SECTION 4. That the Finance Director is hereby authorized to transfer funds into the FY2026 Budget in accordance with this Ordinance, in the amount of Seventy-Seven Thousand Three Hundred Fifty Dollars (\$77,350.00), as shown in Exhibit "A", and to disperse the funds from the FY2026 Budget for the expenditures as indicated in Exhibit A.

SECTION 5. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 6. That repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinances.

SECTION 7. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 8. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is

passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 9. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk



Agenda Item Details

Meeting:	March 24, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Award Purchase of 2019 Forklift to Illinois Lift Equipment in the Amount of \$19,999.00 and an Ordinance Declaring 1974 Clark Forklift as Surplus
Type:	Action - Consent
Recommended Action:	Award the Purchase of a 2019 forklift to Illinois Lift Equipment in the amount of \$19,999.00 and adopt an Ordinance declaring the 1974 Clark Forklift as surplus
Goals:	Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department:	Public Works

Background: In December 2025, the City Garage forklift lift cylinder failed. As the Clark forklift is from 1974, parts for repairs are not available. When pricing a rebuild of the cylinder, it was quoted at \$9,000.00. It seemed more prudent to explore replacement options due to the age of the current forklift and challenges with locating repair parts. Funds are available to complete this purchase in FY 2026. This purchase will be spread across three departmental budgets (40310, 47200, and 47000) as multiple enterprise budgets use the forklift for loading and unloading shipments.

Section 1-6-13E.7 of the Carbondale Revised Code allows Council to approve any contract for goods, services, or supplies when it is determined to be in the best interests of the city by a vote of two-thirds (2/3) of Council members present, but at least four (4) votes are required. Staff believes this purchase is in the best interest of the City because when purchasing used equipment, the bidding process limits the items that may be available. This is due to the difficulty of timing the City's formal bidding requirements with the purchase of used equipment that may become available with little notice. Staff has looked at used forklifts and evaluated them since December and believes this is a very good value.

It is requested that the City Council approve the purchase of a 2019 forklift and declare the 1974 Clark forklift, serial number 355 2343 2572 37 4, as surplus for disposal.

Additional Information:

Attachments:

1. Carbondale_Illinois_Caterpillar_GP30_quote 2025-03-24
2. An Ordinance Declaring a 1974 Clark Forklift as Surplus 2026-03-24

Motion & Voting: Award the Purchase of a 2019 forklift to Illinois Lift Equipment in the amount of \$19,999.00 and adopt an Ordinance declaring the 1974 Clark Forklift as surplus

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2026- ____

**AN ORDINANCE DECLARING CITY-OWNED PERSONAL PROPERTY BEING A
1974 CLARK FORKLIFT AS SURPLUS**

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF CARBONDALE, ILLINOIS

THE 24th DAY OF MARCH, 2026

**Published in pamphlet form by authority of the City Council of the City of Carbondale,
Jackson County, Illinois, this 25th day of March, 2026.**

CERTIFICATE OF PUBLICATION

**I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale, Illinois,
and the official custodian of the records of said City, do hereby certify that this ordinance
was published in pamphlet form by authority of the City Council on the 25th day of March
2026.**

Jennifer R. Sorrell, City Clerk

ORDINANCE NO. 2026-____

**AN ORDINANCE DECLARING CITY-OWNED PERSONAL PROPERTY BEING A
1974 CLARK FORKLIFT AS SURPLUS**

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, in December 2025, the City Garage's 1974 Clark Forklift's lift cylinder failed and replacement parts are no longer available; and

WHEREAS, staff requested a quote to rebuild the lift cylinder and received a quote of \$9,000, a cost greater than the value of the forklift; and

WHEREAS, pursuant to Section 1-13-3 of the Carbondale Revised Code, the Council may, by simple majority, declare personal property surplus; and

WHEREAS, the Council finds that the 1974 Clark Forklift (serial number 355 2343 2572 37 4) is surplus.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CARBONDALE AS FOLLOWS:**

SECTION 1. That the City Council deems it in the best interest of the citizens of Carbondale to declare the 1974 Clark Forklift (serial number 355 2343 2572 37 4) as surplus personal property.

SECTION 2. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper action to carry out the intent and

purposes of this Ordinance.

SECTION 3. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 4. That repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinances.

SECTION 5. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 6. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 7. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk



Agenda Item Details

Meeting:	March 24, 2026 - City Council Meeting
Category:	General Business
Subject:	A Resolution to Approve and a Resolution to Deny Corrine Williams' Request for a Special Use Permit to Establish a Day Care Home II at 100 South Glenview Drive in an R-1-8, Low Density Residential, District
Type:	Action
Recommended Action:	Adopt a Resolution Approving Corrine Williams' Request for a Special Use Permit to Establish a Day Care Home II at 100 South Glenview Drive in an R-1-8, Low Density Residential, District
Goals:	Goal 1: Provide a high quality of life and foster a sense of community. Goal 2: Establish programs/processes/networks to include diversity/inclusion/equity and justice.
Originating Department:	Community Development

Background: Corrine Williams is requesting a Special Use Permit to establish a Day Care Home II for property located in an R-1-8, Low-Density Residential District at 100 South Glenview Drive. Per the Carbondale Revised Code, a Day Care Home II is a residential structure occupied by the care provider's family and licensed by the State that provides care for more than six up to a maximum of twelve children for less than 24 hours per day. The maximum number of twelve children includes the family's natural, foster, or adopted children 12 years of age or under. However, the Illinois Department of Children and Family Services (DCFS) is permitting a maximum of eight children at this location due to bed space restrictions.

Attached for City Council review are the following:

- A Resolution approving and a Resolution denying the request
- A copy of the staff report to the Planning Commission for PC 26-12 Exhibit A
- A letter in support of this request
- A copy of the unapproved minutes of the Planning Commission for public hearing PC 26-12

Additional Information:

Attachments:

1. Resolution to Approve Request for SUP for Day Care Home II for Corrine Williams at 100 S Glenview Drive, PC 26-12, 2026-03-24
2. Resolution to Deny Request for SUP for Day Care Home II for Corrine Williams at 100 S Glenview Dr, PC 26-12, 2026-03-24
3. PC 26-12 Staff Report w Attachments
4. Exhibit A-Location Map
5. PC 26-12 Addendum- Letter of Support from Mr. Clendenin
6. Unapproved Planning Commission Minutes 2.25.26

Motion & Voting: Adopt a Resolution Approving Corrine Williams' Request for a Special Use Permit to Establish a

Day Care Home II at 100 South Glenview Drive in an R-1-8, Low Density Residential, District

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

RESOLUTION NO. 2026-R-___

**A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW FOR A DAY
CARE HOME II IN AN R-1-8, LOW DENSITY RESIDENTIAL, DISTRICT
(100 South Glenview Drive)**

WHEREAS, a Petition has been filed with the City of Carbondale by Corrine Williams, requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow for a Day Care Home II within an R-1-8, Low Density Residential, district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose, was published in the *Southern Illinoisan* on the 7th day of February, 2026, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 250 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 25th day of February, 2026, at the City Council Chambers in said City to

consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 26-12, Corrine Williams, request for a Special Use Permit to allow for a Day Care Home II in an R-1-8, Low Density Residential, district; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

Section 1. That the request for a Special Use Permit to allow for a Day Care Home II in an R-1-8, Low Density Residential, district, at the property shown in Exhibit A attached hereto is approved for the property described below as:

GENERAL DESCRIPTION

100 South Glenview Drive, Carbondale, Illinois 62901

LEGAL DESCRIPTION

Lot 1 in Block 1 in West Highlands, being a subdivision of the Southeast Quarter of the Northwest Quarter of Section 20, Township 9 South, Range 1 West of the 3rd P .M., in the City of Carbondale, Illinois, as shown by the recorded Plat thereof in Book 9 of Plats on Page 2 in the Recorder's Office of Jackson County, Illinois.

Section 2. That the City Council adopts the findings of fact as filed by the Planning Commission.

Section 3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois, on the 24th day of March, 2026.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk

RESOLUTION NO. 2026-R-___

**A RESOLUTION DENYING A SPECIAL USE PERMIT TO ALLOW FOR A DAY
CARE HOME II IN AN R-1-8, LOW DENSITY RESIDENTIAL, DISTRICT
(100 South Glenview Drive)**

WHEREAS, a Petition has been filed with the City of Carbondale by Corrine Williams, requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow for a Day Care Home II within an R-1-8, Low Density Residential, zoning district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose, was published in the *Southern Illinoisan* on the 7th day of February, 2026, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 250 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 25th day of February, 2026, at the City Council Chambers in said City to

consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 26-12, Corrine Williams, request for a Special Use Permit to allow for a Day Care Home II in an R-1-8, Low Density Residential, district; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be denied.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

Section 1. That said petition for a Special Use Permit to allow for a Day Care Home II within an R-1-8, Low Density Residential, district is denied for the property shown in Exhibit A, attached hereto, and described below as:

GENERAL DESCRIPTION

100 South Glenview Drive, Carbondale, Illinois 62901

LEGAL DESCRIPTION

Lot 1 in Block 1 in West Highlands, being a subdivision of the Southeast Quarter of the Northwest Quarter of Section 20, Township 9 South, Range 1 West of the 3rd P .M., in the City of Carbondale, Illinois, as shown by the recorded Plat thereof in Book 9 of Plats on Page 2 in the Recorder's Office of Jackson County, Illinois.

Section 2. That the City Council of the City of Carbondale makes the following

findings as the basis for denial of said petition:

- a. The proposed Special Use will not permit and encourage an environment of sustained desirability and stability, and that it will not be in harmony with the character of the surrounding neighborhood;
- b. The Special Use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair property value within the neighborhood, and;
- c. The establishment of the Special Use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the District.

Section 3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois, on the 24th day of March, 2026.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk



Community Development
200 South Illinois Avenue
Carbondale, Illinois 62901
Telephone 618-457-3248
Fax 618-457-3289
www.explorecarbndale.com

M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Planning Commission

FROM: Ashley Gibson, Planner

RE: PC 26-12, Corrine Williams is requesting a Special Use Permit for a Day Care Home II, located at 100 South Glenview Drive within an R-1-8, Low Density Residential, District.

DATE: February 20, 2026

(Planning Commission Public Hearing on February 25, 2026, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Corrine Williams
100 South Glenview Drive Apt. A
Carbondale, IL 62901
2. Requested Action and Background: The applicant is requesting a Special Use Permit to allow a Day Care Home II at 100 South Glenview Drive (Please Refer to Exhibit A: Location Map). The property is currently zoned R-1-8, Low Density Residential, and allows Day Care Home II use by Special Use Permit. According to the Carbondale revised Code, a Day Care Home II is a residential structure occupied by the care provider's family and licensed by the State which provides care for more than six up to a maximum of twelve children for less than 24 hours per day. The maximum number of twelve children includes the family's natural, foster, or adopted children 12 years of age or under. (Title 15.11.4)

Ms. Williams is a graduate of SIU Early Childhood Education and has been working in the field since 2005. Her Applicant's Brief states that she is seeking a Special Use Permit as part of the final stages in getting licensed by the Department of Childcare and Family Services (DCFS), to provide child care services at her residence, located at 100 South Glenview Drive. The hours of operation will be Monday through Sunday, 2:00 pm – 12:00 am. (Please Refer to Exhibit B: Applicant's Brief).

The applicant's goal is to provide quality childcare during the evening hours for those who work non-traditional hours. Ms. Williams intends to provide care for children ages two (2) through twelve (12).

3. Number of Notices Sent to Owners within 250 feet: Twenty-five (25) notices were sent to property owners located within 250 feet of the subject property.
4. Size and Location: The subject property consists of one parcel located at 100 South Glenview Drive and totals approximately .27 acres.
(Please refer to Exhibit C: Photos of the Subject Property)
5. Existing Zoning: The subject property is currently zoned R-1-8, Low Density Residential, as is land to the immediate south, east, and west. Property to the immediate north is zoned SB, Secondary Business. Other nearby zoning districts include: R-2, Medium Density Residential; R-3, High Density Residential; PUD, Planned Unit Development.
(Please refer to Exhibit D: Existing Zoning)
6. Existing Land Use: The subject property currently houses a single-family residence that serves both residential and commercial uses. The east side of the residence is utilized as office space, while Ms. William's apartment is located on the western side of the residence. Properties to the north are commercial in nature. Properties to the south, east, and west are single-family residences. Turley Park is located to the northeast of the subject property.
(Please refer to Exhibit E: Existing Land Use)
7. Comprehensive Plan: The 2025 Comprehensive Plan Future Character and Land Use Map designates the subject property as Neighborhood Residential, with nearby properties being designated Corridor Mixed-Use and Open Space.
(Please refer to Exhibit F: 2025 Comprehensive Plan Future Character and Land Use Map)
8. Zoning History: The subject property was originally zoned R-1-8, Low Density Residential, with the adoption of the 1974 zoning ordinance.
9. Applicable Regulations:

Statement of Intent of Existing Zoning District:

Section 15.2.11.1. R-1 Low Density Residential.

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. Five (5) such districts are established with varying lot sizes and densities (R-1-15, R-1-12, R-1-8, R-1-8A, R-1-5).

Special Uses:

Section. 15-6.8.1: Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this Chapter, it shall be considered a lawful special use.

Section. 15-6.8.2.C: Procedures

C.1 Hearing: A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:

(a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;

(b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;

(c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;

(d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

(e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

(f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

C.2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be

written to the applicant by the administrative official. (Please refer to the Zoning Ordinance for additional zoning district regulations.)

Section 15.3.3.1: Standards for Special Uses

J. Day Care Homes:

1. Day Care Homes I, II, And III (AG, RR, R-1, R-1-D, R-2, R-3, PA, PAR And PUD Districts): Day care homes I, II, and III in any AG, RR, R-1, R-1-D, R-2, R-3, NB, PA, PAR, or PUD district shall:
 - a. Provide adequate screening and/or fencing.
 - b. Be designed to be compatible with permitted uses.
 - c. Be subject to all state licensing and fire regulations.
 - d. Permit outdoor play only between eight o'clock (8:00) A.M. and dusk.
 - e. Place no play equipment in front yard.
 - f. Shall comply with occupancy limits as defined in section 15.11.4 of this title.

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 Old West Main Street.

Sanitary Sewer: The subject property has access to an eight inch (8") Carbondale sanitary sewer line running along West Sunset Drive.

Storm Sewer: Storm water is routed via a twelve inch (12") storm sewer pipe that runs north to south along Glenview Drive.

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:

Average Daily Traffic

Old West Main	1500 ADT
West Sunset Drive	1950 ADT
North Glenview Drive	5300 ADT
South Glenview Drive	2100 ADT

4. Correspondence Received: As of the writing of this report, staff has received two letters in opposition to this request. (Please see Exhibit G: Letters of Opposition).

PART C. ANALYSIS

The applicant, Corrine Williams, is requesting a Special Use Permit to allow for a Day Care Home II in an R-1-8, Low Density Residential, zoning district.

The following are staff's responses to the seven criteria for granting a special use (Section 15-6.8.2.C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The physical character of the surrounding area and home will be maintained and there will be no physical changes to the exterior appearance other than the addition of fencing, which is harmonious to the surrounding neighborhood. Therefore, staff finds that this proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

A home day care is a regulated residential use subject to applicable state licensing requirements, including standards related to caregiver qualifications, child-to-staff ratios, life-safety provisions, sanitation, supervision, and emergency preparedness. Compliance with these requirements ensures that the operation meets established public health and safety benchmarks. In addition, the facility must adhere to all applicable building, fire, and zoning codes, including occupancy limits and safety inspections where required. Based on the limited scale of the operation, compliance with regulatory requirements, and absence of identified adverse impacts, staff finds that the establishment, maintenance, and operation of the proposed home day care will not be detrimental to or endanger the public health, safety, or general welfare.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

The operation of a home day care, at the subject property, will not be injurious to the use and enjoyment of other property in the neighborhood or substantially diminish neighborhood property values. Noise levels associated with a small number of children engaged in supervised indoor or outdoor play are not anticipated to exceed what is typical in a residential neighborhood. Any outdoor activity will occur during daytime hours and will be subject to supervision and applicable nuisance regulations. The appearance of the home will not be altered by the operation of the special use and therefore will not change the character of the neighborhood.

With respect to property values, small-scale home day care operations are generally

considered compatible residential uses when properly regulated and maintained. The continued residential appearance of the structure, compliance with zoning and licensing standards, and the limited scale of operations support the conclusion that the use will not substantially diminish or impair surrounding property values. In many cases, access to neighborhood-based child care services is viewed as an amenity that supports family-oriented residential areas.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed home day care will operate within an existing residence and does not require rezoning, subdivision, or site reconfiguration that would alter established development patterns. No variances, expansions of infrastructure capacity, or changes to lot configuration are proposed that would constrain adjacent property owners from developing or improving their properties in accordance with permitted district standards.

The scale and operational characteristics of the home day care remain residential in nature and subordinate to the principal dwelling. The use will not introduce permanent site features, access limitations, utility demands, or environmental impacts that would restrict neighboring properties from pursuing permitted residential improvements, including additions, accessory structures, or redevelopment consistent with zoning regulations.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

All utilities and public services serving the property are existing and adequate, and no off-site improvements are required.

6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

The subject property and the surrounding areas are designed to provide safe ingress and egress and minimize traffic congestion. The applicant plans to provide parking in the driveway of the subject property. Additional parking is available if necessary, on the north side of the property. Traffic associated with the use is expected to be limited and concentrated during brief drop-off and pick-up periods, and is not anticipated to burden the surrounding street network in a manner that would hinder access or cause congestion.

7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*

The R-1-8 District allows Day Care Home II as a special use. Granting the special use would conform to all requirements of this section.

ADDITIONAL ANALYSIS

It is Staff's opinion that a Day Care Home II is an appropriate and efficient use of the property. The subject property is located within an established residential neighborhood characterized by single-family homes and small-scale residential uses. A home day care, by definition, is a residential-based use that operates within a dwelling and maintains the appearance and function of a residential property. The proposed use does not involve exterior alterations that would change the residential character of the structure, nor does it introduce commercial-scale activity inconsistent with the surrounding area.

Home day cares are commonly considered a compatible accessory or special residential use because they provide neighborhood-serving services while maintaining the scale, intensity, and operational characteristics of a dwelling unit. The anticipated number of children, staffing levels, and hours of operation are limited in scope and consistent with typical residential occupancy patterns. Traffic generation is expected to be modest and primarily concentrated during short drop-off and pick-up periods. Based on staff review, the existing street network and driveway access are adequate to accommodate this activity without adverse impact on neighboring properties.

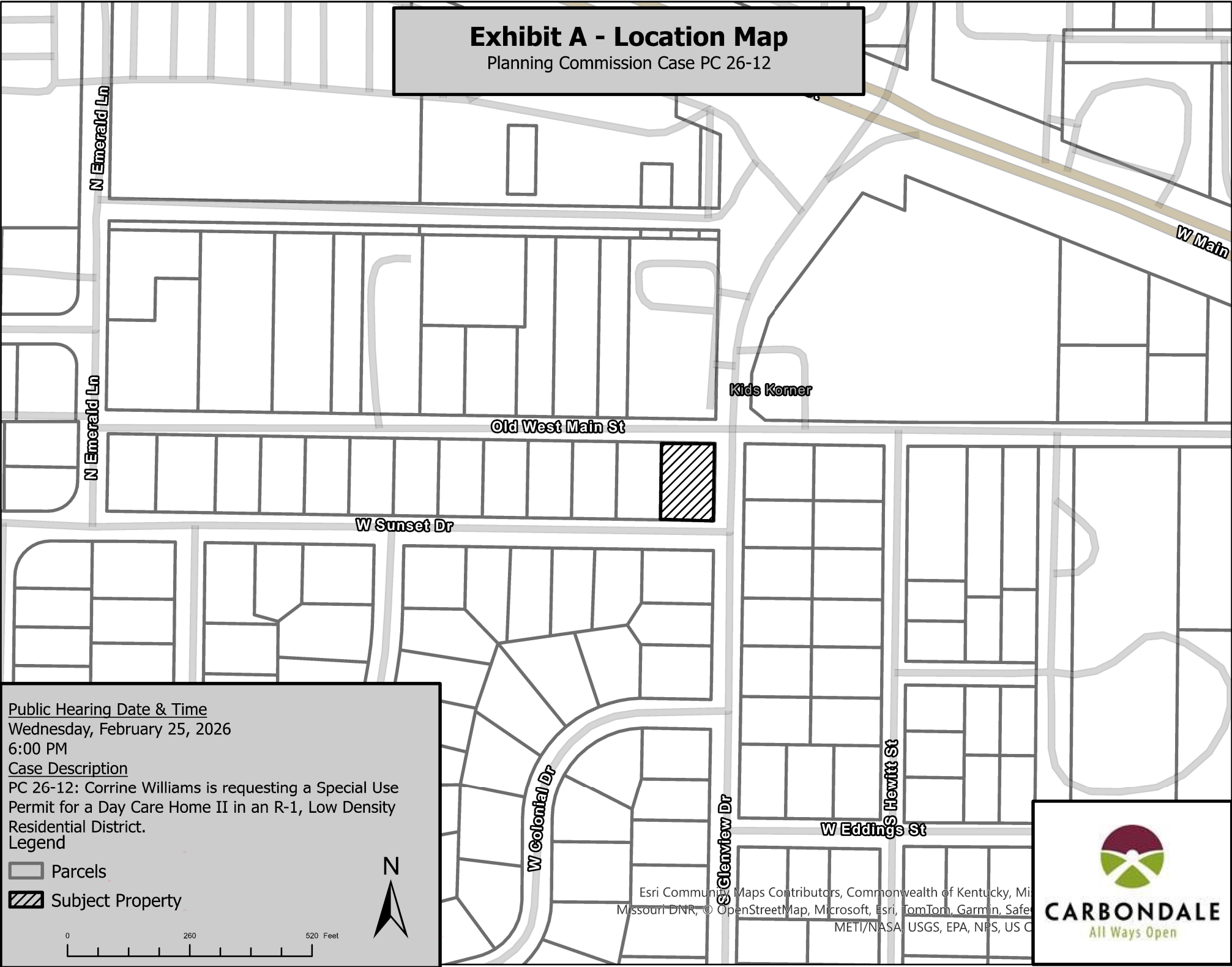
Additionally, the provision of local child care services contributes positively to neighborhood stability by supporting working families and allowing residents to access services within walking or short driving distance of their homes. Such uses can enhance the livability and long-term desirability of residential neighborhoods by strengthening community cohesion and supporting household needs.

PART C. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 26-12.

Exhibit A - Location Map

Planning Commission Case PC 26-12



Public Hearing Date & Time
Wednesday, February 25, 2026
6:00 PM

Case Description
PC 26-12: Corrine Williams is requesting a Special Use Permit for a Day Care Home II in an R-1, Low Density Residential District.

Legend
[Outline] Parcels
[Hatched] Subject Property



0 260 520 Feet

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To Whom It May Concern:

My name is Corrine Williams, I am asking for a Special Use Certification of my home. Currently I am a home daycare provider, in the last stages of being licensed by DCFS to provide care. I would appreciate this Special Use Permit be granted, on the basis of there is a lack of quality care options for evening and overnight care in this area. My program would not begin until 4:00p.m. every evening and would end at 8:00a.m. in the morning as to not disturb the Farmer Insurance business next door.

Note: Ms. Williams has updated her hours of operation to 2:00 pm-12:00am Monday-Sunday

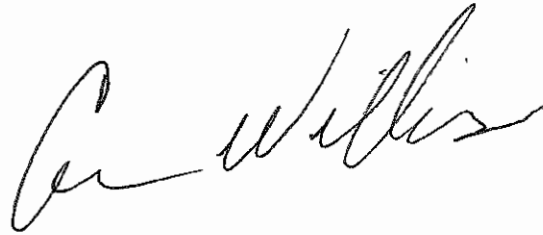
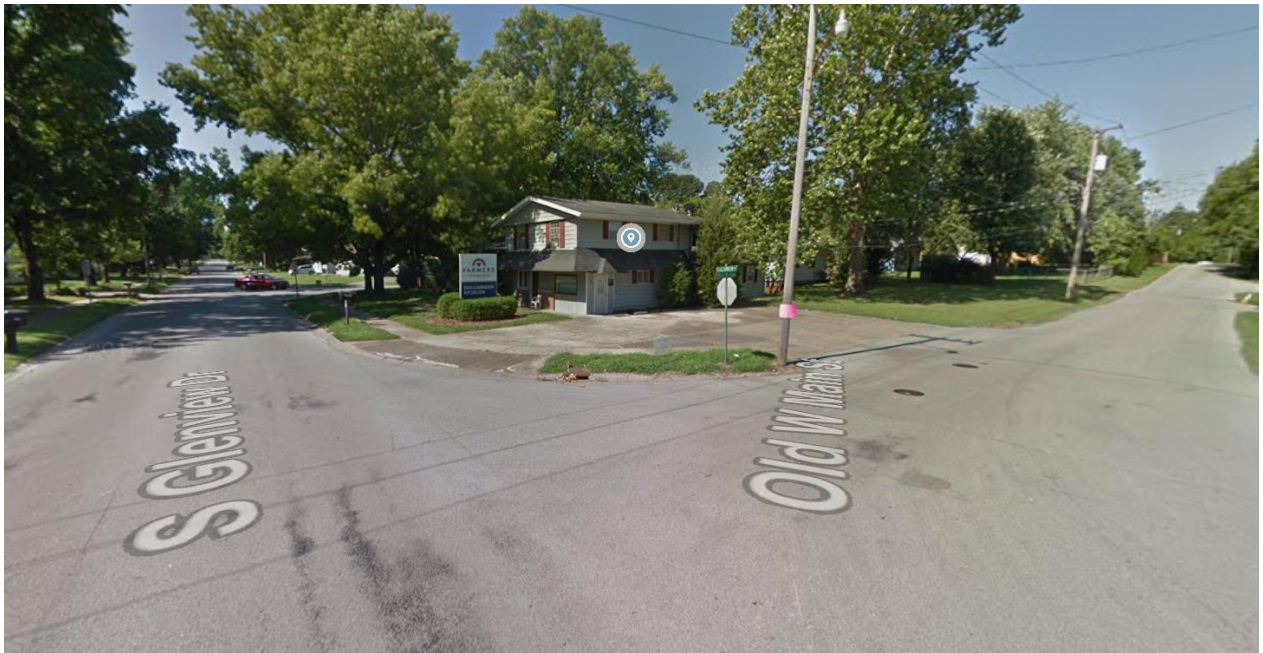
A handwritten signature in cursive script, appearing to read "Corrine Williams". The signature is written in black ink on a white background.

Exhibit C: Subject Property Photos



View of the subject property looking south toward the intersection of Old West Main and South Glenview Drive



View of the subject property looking southwest toward the intersection of Old West Main and South Glenview Drive



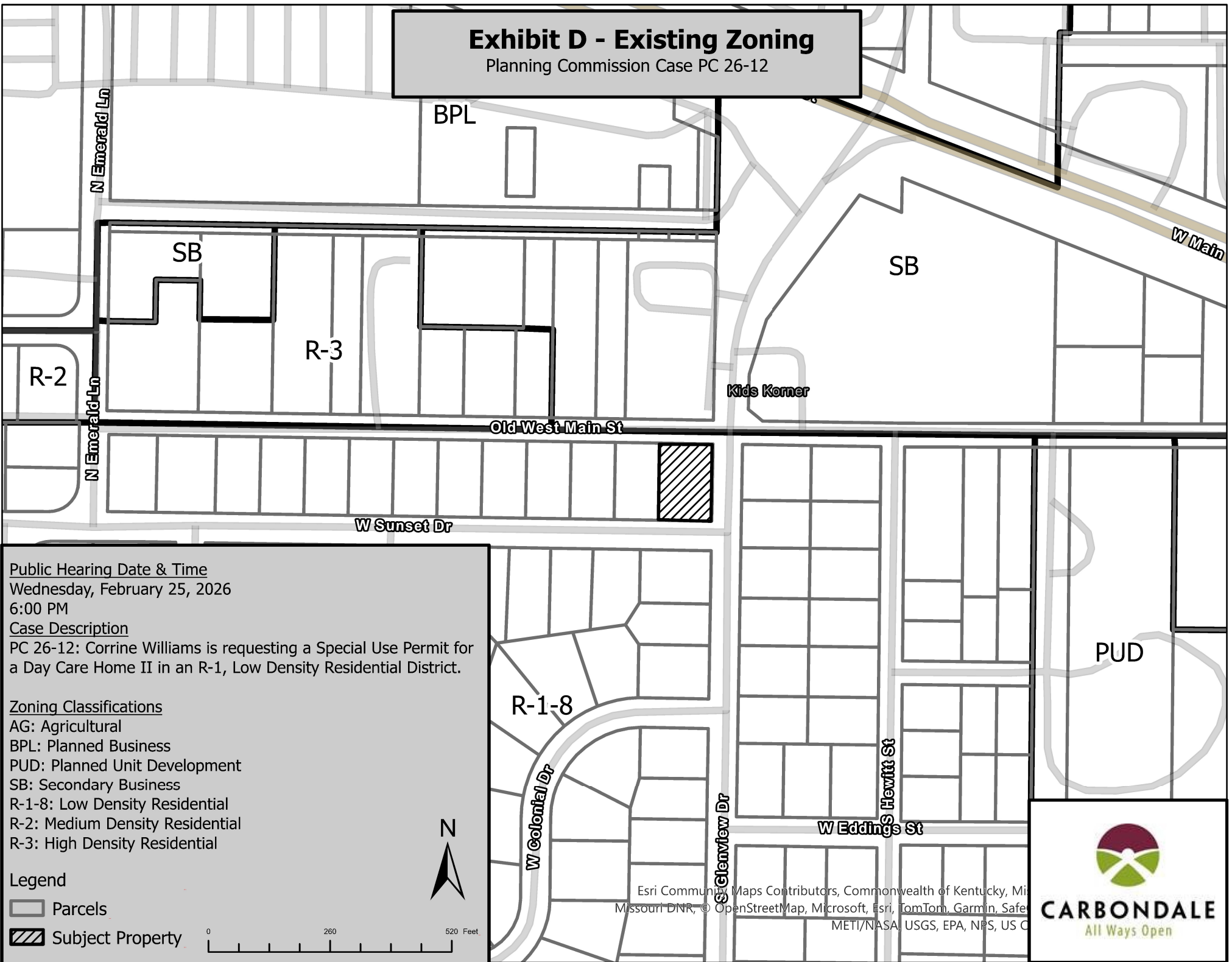
View of the subject property facing west



View of the subject property facing northwest looking at the intersection of South Glenview Drive and West Sunet Drive

Exhibit D - Existing Zoning

Planning Commission Case PC 26-12



Public Hearing Date & Time

Wednesday, February 25, 2026

6:00 PM

Case Description

PC 26-12: Corrine Williams is requesting a Special Use Permit for a Day Care Home II in an R-1, Low Density Residential District.

Zoning Classifications

AG: Agricultural

BPL: Planned Business

PUD: Planned Unit Development

SB: Secondary Business

R-1-8: Low Density Residential

R-2: Medium Density Residential

R-3: High Density Residential

Legend

 Parcels

 Subject Property

0 260 520 Feet



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Exhibit E: 2025 Comprehensive Plan Map

Existing Land Use (City Limits)

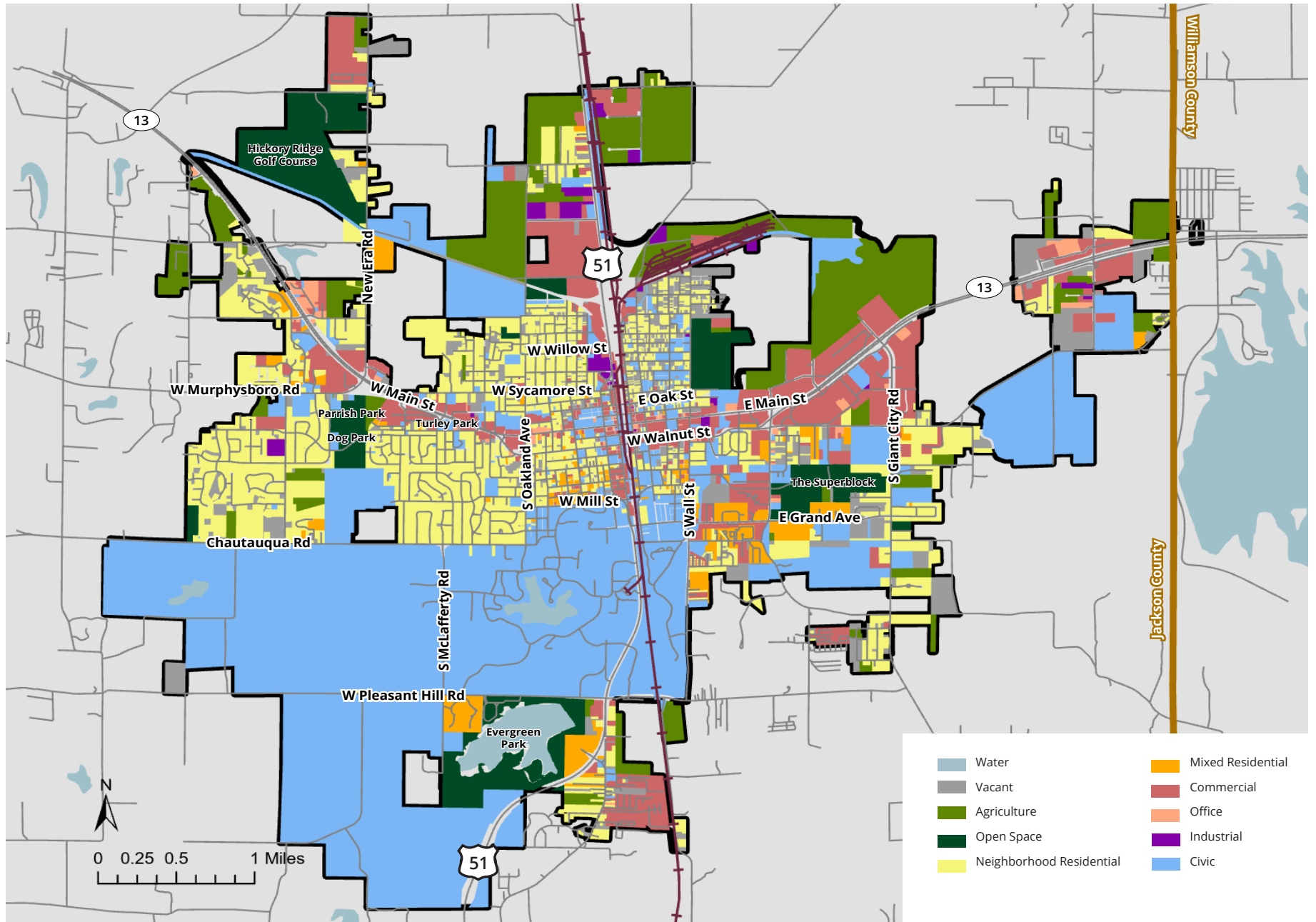


Exhibit F: 2025 Comprehensive Plan Future Character and Land Use (City Limits)

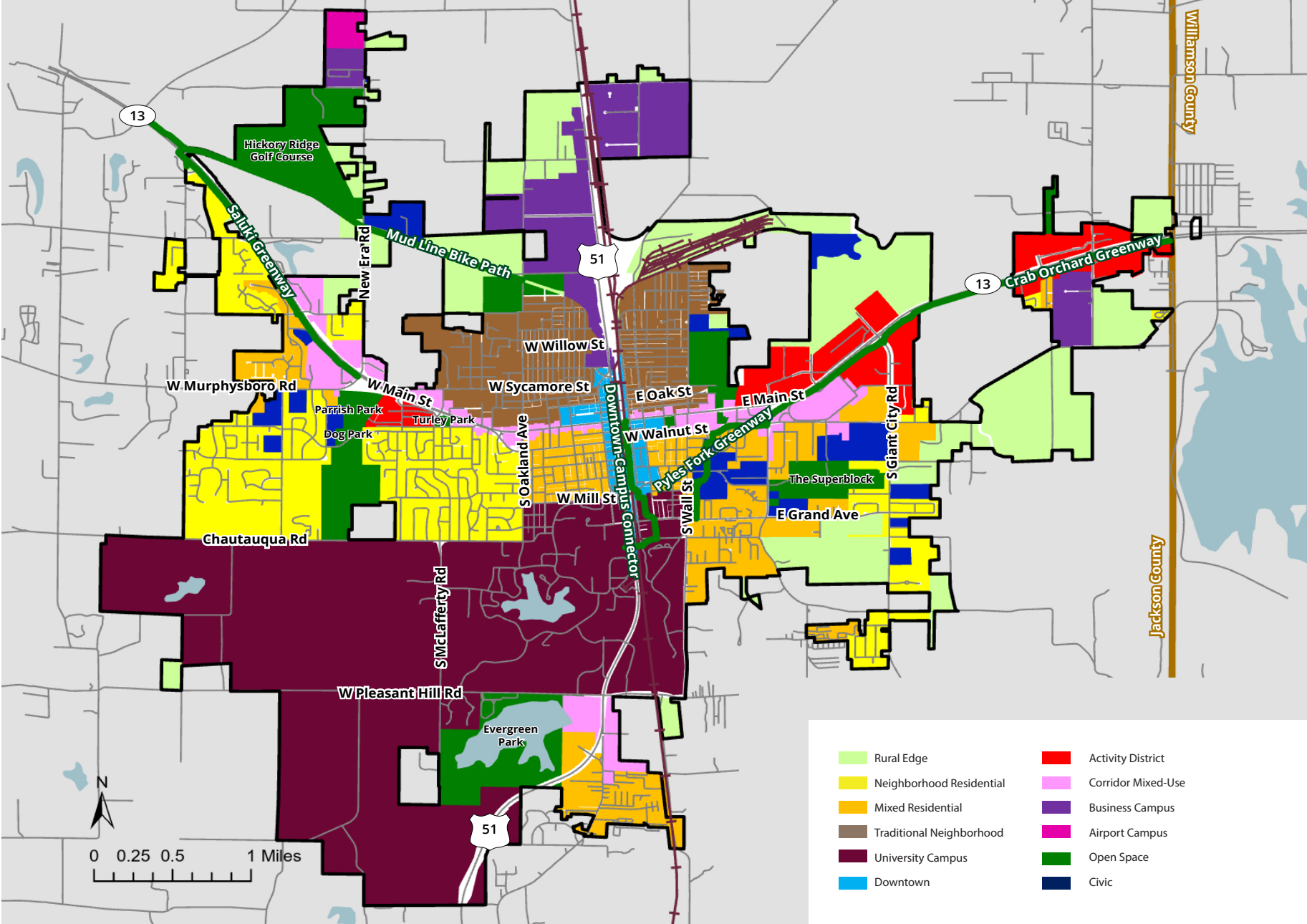


Exhibit G: Letters of Opposition

Ashley Gibson

From: John Lenzini <JLenzini@carbondaleil.gov>
Sent: Wednesday, February 18, 2026 11:39 AM
To: Ashley Gibson
Subject: proposed daycare PC26-12

Ashley,

I received a call from Alan Teska who had received his certified mail regarding PC26-12. He lives at 1706 W. Sunset, and he would like to voice his opposition to the daycare. His concern was based on traffic congestion, and also objecting to the use in a residential area.

John Lenzini
Community Development Manager
City of Carbondale, Illinois
618-457-3251
618-201-4059
jlenzini@carbondaleil.gov



From: Drs. Jane Geisler-Lee & Matt Geisler
1711 W Sunset Drive
Carbondale, IL 62901

To: Mr. John Lenzini, Manager
Community Development
200 S Illinois Avenue
Carbondale, IL 62901 (copy 1)

Re: Ms. Corrine Williams' requesting a special use permit for a Day Care Home II in an R-1,
Low Density Residential District, for property located at 100 S Glenview Drive

Date: February 18, 2026

Dear Mr. Lenzini, Community Development Manager,

Thanks for the notification letter of February 11 regarding to the permit change on the property of 100 S Glenview Drive (abbreviated as "Property" in the letter).

It would be good for the community near the Property.

1. It would promote childcare support for the parents with young children in the community.
2. The Property is close to the city Turley Playground.

However, at least six drawbacks would impact the community in the "low-density residential district" near the Property.

1. The Property has limited parking – two (facing W Sunset Drive) for personal/residential use, and three (facing W Old Main Street) and one facing the intersection of S Glenview Drive and W Old Main Street) for commercial use. Daycare Level 2 permits 7-12 children. How could the Property accommodate 7-12 parents' vehicles when children would be dropped off/picked up twice a day?

2. The Property would compete parking: (1) at narrow W Old Main behind Murdale Shopping Center, (2) off street parking spaces on S Glenview adjacent to Turley Playground and Kids Korner, (3) at W Sunset and S Glenview near the T-junction (i.e., T-junction) between W Sunset Drive and S Glenview. The both streets are the main arteries for the residents in the community near the Property to go from their houses to Route 13.

3. School buses pick up and drop off students in front of the Property on W Sunset and at the T-junction. When the buses are there, all the directions of the traffic come to a complete halt for students' safety. This would likely occur within the hours for pick-up and drop off for day-care.

4. Kids Korner is less than 50 feet away from the Property. Kids Korner and the Property would combine to increase interference with the local residential traffic near the two facilities. Especially during rush hour going to and coming from work and picking up children at the Property.

5. The intersection of S Glenview and W Old Main (i.e., Intersection) is already busy at rush hours and become a choking point for the community, especially since the addition of the stop sign by Kids Korner. Already we experience minor traffic jamming in that Intersection, which can interrupt the commute in the community. The heavy traffic comes from all the four directions: from north – incoming traffic from Route 13 and from the service roads of Murdale Shopping Center; from east – the residents and commuters in the nearby apartments and houses; from south – the residents in the community through S Glenview; from west – the residents on W Sunset and commuters on Sunset through the T-junction. The T-junction is less than 25 feet away from the Intersection with the stop sign, making it difficult to turn onto Glenview as the interval between stopped cars southbound is already too short to get between them.

6. Before and after work, parents drop off and pick up their kids to Kids Korner and the Property. In addition, Turley Playground is less than 50 feet away from the Property; parents may bring kids to play

after picking them up. Thus, several waves of drop-off and pickup in duration of hours occur. In those hours, not only sensible adults are involved but also insensible young children. Consequently, safety is an unavoidable issue on that section of S Glenview. Once a while, turning from Route 13 into S Glenview, I saw parents chasing their young toddlers and had to step on the brake to accommodate the unexpected scene. Adding salt to the wound: on the very short section of S Glenview from Route 13, through W Old Main to W Sunset, school buses drop off students and parents pick up children from Kids Korner and the Property. How much patience of a resident driver in the community should be expected to wait for school buses, parents' drop-off/pickup, and parent-child chasing games? Not to mention local residents' activities in the community, e.g., walking dogs and jogging when crossing from one block (e.g., S Glenview) to another block (e.g. W Sunset). This is already a busy place at times, especially at rush hour.

Note that none of these above problems were that bad when State Farm was the business, mostly because State Farm did not have any more than 1-2 customers visiting the site at any given time. With up to 12 customers, the Property will be jam packed twice a day, and greatly interfere with residents on Glenview, Sunset and their side streets trying to get to Route 13, or simply get around the two adjacent intersections of Glenview with Sunset and W Old Main.

Based on the six aforementioned drawbacks, we have four recommendations.

1. The Property should be changed from Daycare Level 2 to Daycare Level 1. Daycare Level 1 will accommodate 3-6 children. This would not need much street or adjacent parking, as it could accommodate up to 4 pickup/dropoffs simultaneously.

2. The Property could add two more parking spaces for Daycare Level 1 to accommodate six parents' vehicles (especially larger SUVs) to totally alleviate parking problems.

3. Before the permit change from insurance company to daycare service would be granted by the City of Carbondale to Ms. Corrine Williams on the Property, the City of Carbondale should have a doable method to solve the future potential traffic jams in the Intersection (of W Old Main and S Glenview) and likewise to prevent a complete halt in the T-junction of S Glenview and W Sunset.

4. We would also recommend to lower the speed limit, for e.g., to 20 mph, to accommodate children around **Turley Playground, Kid's Korner** and the future **Daycare Level 1**. The speed limit should be lowered in the area within 250 feet away from these three children's facilities at least "when children present" like a school.

In sum, a small business involved with 3-6 children and their 3-6 caregivers would be appreciated by the community; however, that small business should not be more important than hundreds of local residents residing in the community and needing to get through that Intersection and T-junction.

Once again, thanks for the notification of the February 11 letter. Our concerns and recommendations are provided as above.

Sincerely Yours,
Matt Geisler
Jane Geisler-Lee

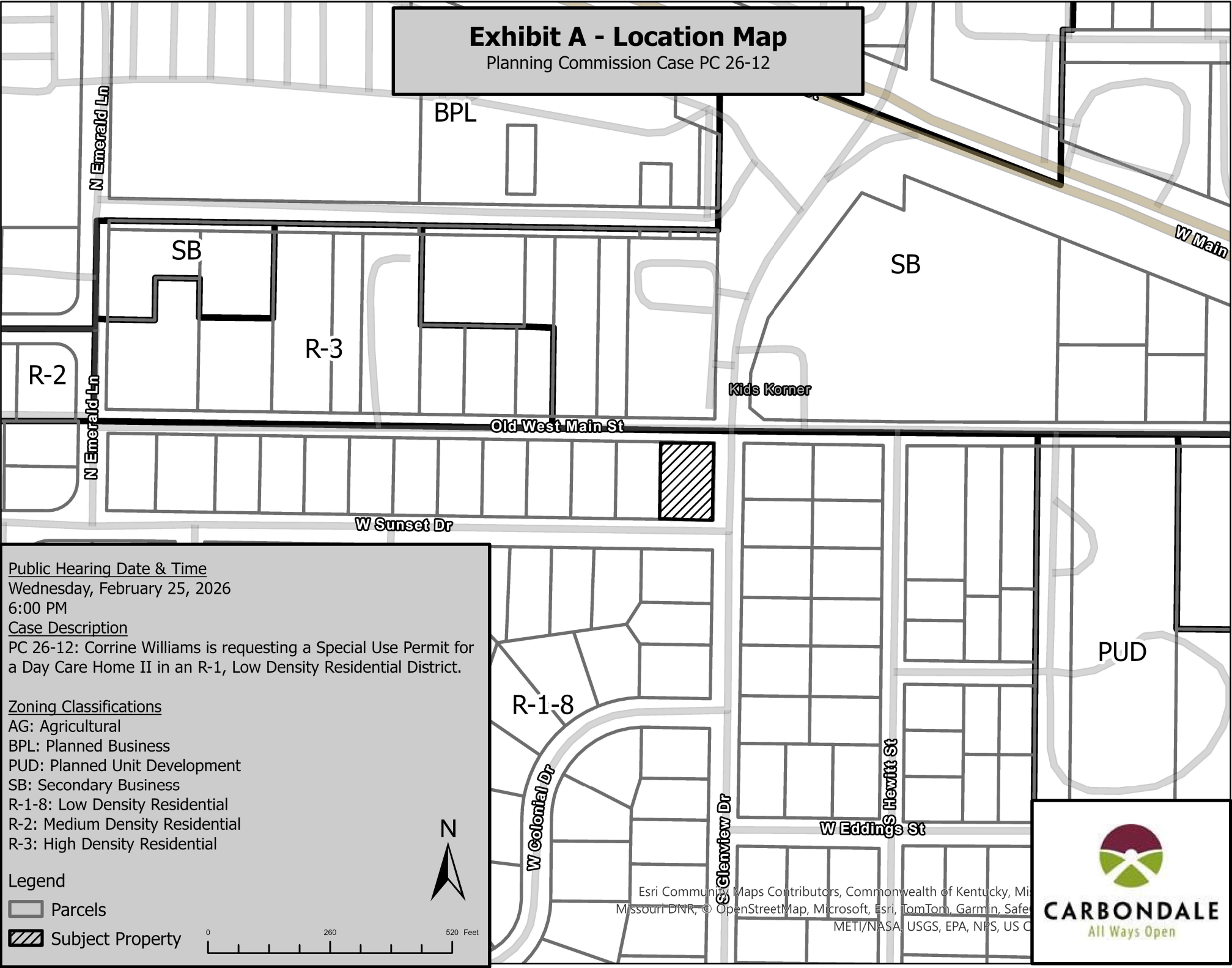


cc: Drs. Matt Geisler & Jane Geisler-Lee (copy 2)



Exhibit A - Location Map



Planning Commission Case PC 26-12

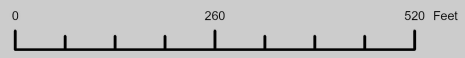


Public Hearing Date & Time
 Wednesday, February 25, 2026
 6:00 PM

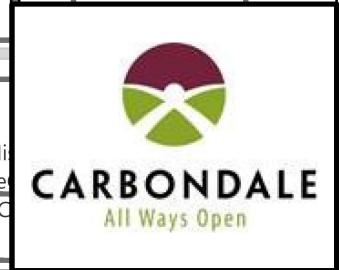
Case Description
 PC 26-12: Corrine Williams is requesting a Special Use Permit for a Day Care Home II in an R-1, Low Density Residential District.

Zoning Classifications
 AG: Agricultural
 BPL: Planned Business
 PUD: Planned Unit Development
 SB: Secondary Business
 R-1-8: Low Density Residential
 R-2: Medium Density Residential
 R-3: High Density Residential

Legend
 Parcels
 Subject Property



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Ashley Gibson

From: Corrine Williams <raganswilliams@gmail.com>
Sent: Monday, February 23, 2026 11:17 AM
To: Ashley Gibson
Subject: Fwd: Day care at 100 South Glenview Drive

----- Forwarded message -----

From: <lclendenin@aol.com>
Date: Mon, Feb 23, 2026, 11:15 AM
Subject: Day care at 100 South Glenview Drive
To: <raganswilliams@gmail.com>

To Whom It May Concern,

My name is Eric Clendenin and I own the property at 100 South Glenview Drive, Carbondale, IL. I lease part of the property to Corrine Williams. She has been working closely with me over the past few weeks to open a daycare at this location. I am writing this letter to let you know that I am fully aware of her plans and support her in this endeavor. If you have any questions for me you can contact me at 618-534-3222.

Thank You,
Eric Clendenin



MINUTES

Carbondale Planning Commission
Wednesday, February 25th, 2026
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Love, Carrier, Brown

Members Absent: Lilly, Shukites, Schilling, Roberts (ex-officio)

Staff Present: Lenzini, Maxwell, Gibson

1. Approval of Minutes:

Mr. Sheffer made a motion to approve the minutes from the November 19th, 2025 meeting, seconded by Mr. Carrier. The minutes were approved by unanimous voice vote.

Mr. Carrier made a motion to approve the minutes from the January 28th, 2026 meeting with corrections, seconded by Ms. Allee. The minutes with corrections were approved by unanimous voice vote.

2. Citizen Comments or Questions

3. Report of Officers, Committees, Communications

4. Public Hearings/Plan Review

PC 26-11: The City of Carbondale is initiating a Text Amendment to Title 15 of the Carbondale Revised Code relative to uses in the Retail Revitalization Overlay District and other commercial districts.

Ms. Litecky declared Public Hearing PC 26-11 open and asked Ms. Maxwell to read the staff report.

Ms. Maxwell read Part A of the staff report.

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

There were none.

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

City staff was present and willing to answer questions.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

There were none.

Ms. Litecky asked Ms. Maxwell to read Part B and Part C of the staff report.

Ms. Maxwell read Part B and Part C of the staff report, with a recommendation of approval.

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

There were none.

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

Mr. Dean Reese asked to clarify the purpose of the text amendment.

Ms. Maxwell stated that the text amendment was meant to streamline development of various uses, mainly pertaining to entertainment.

Ms. Litecky declared PC 26-11 closed and asked for a motion on the finding of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present, that zero people spoke in favor, zero people spoke in opposition to the application, and there were no letters or petitions of support or opposition for the application to be acceptable as a finding of fact, seconded by Mr. Love.

The motion passed with unanimous voice vote.

Ms. Litecky asked for a motion for approval for the text amendment.

Mr. Sheffer moved to recommend City Council approval of PC 26-11 seconded by Mr. Love.

Ms. Litecky asked if there was any discussion.

Mr. Carrier discussed the City moving towards a code that tries to list uses that are excluded or dissuaded rather than trying to include every possible use in the use table. Mr. Carrier commended

staff on their work regarding text amendments and stated he understands that staff and the City are working within the constraints of the current code the best they can.

Ms. Allee agreed with Mr. Carrier's sentiment but questioned the legality of an exclusionary code.

Ms. Maxwell explained that the current code is protective in nature by outlining specific uses that are allowed.

Mr. Carrier stated the proposed text amendment seemed to be a response to Marion's current mall revitalization and development projects.

Mr. Steven Mitchell, Economic Development Manager, stepped forward and stated the nature of the text amendment was to open up more development opportunities in Carbondale and that he does not see it as being competitive with Marion's current developments.

Ms. Maxwell explained that the text amendment was initiated because of one use not being expressed within the use table and then spread to a wider inclusion of uses based on staff input.

Ms. Allee asked why the text amendment was mainly entertainment focused and if staff had received interest for entertainment uses.

Ms. Maxwell stated that the text amendment originated from discussion on one of the uses and then staff thought of more entertainment based uses to include so that multiple text amendments were not required.

Ms. Allee asked if staff thought there were more uses that could be included in the current proposal or if it was as comprehensive as possible at this time.

Ms. Maxwell stated that it was possible that more uses could be included in the future and welcomed input from Commissioners.

Roll Call Vote:

Yes – 6 (Brown, Carrier, Love, Sheffer, Allee, Litecky)

No – 0

The motion was passed unanimously.

PC 26-12: Corrine Williams is requesting a Special Use Permit for a Day Care Home II in an R-1, Low Density Residential District.

Ms. Litecky declared Public Hearing PC 26-12 open and asked Ms. Gibson to read the staff report. Ms. Litecky noted that the applicant is ill and will be attending the meeting virtually.

Ms. Gibson read Part A and Part B of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

Ms. Litecky asked if the applicant would like to speak.

Ms. Corrine Williams made a statement regarding her qualifications and application.

Ms. Litecky asked if there were questions for the applicant.

Mr. Sheffer asked to clarify the hours of operation.

Ms. Williams stated her hours of operation will be from 2 p.m. to 12 a.m., seven days a week.

Ms. Litecky asked to clarify the difference between the types of daycares included in the code.

Mr. Lenzini read a code excerpt regarding Home Daycare 1, stating that Home Daycare 1 allows three to six children to be cared for.

Ms. Williams stated that she is licensed through DCFS to care for up to eight children.

Ms. Gibson clarified that the application is for a Home Daycare 2 which allows up to 12 children through the Carbondale Revised Code.

Ms. Litecky asked about square footage requirements.

Ms. Gibson stated the code does not specify required square footage for home daycares.

Ms. Williams stated that the state DCFS has square footage requirements and that she expects to meet the threshold to care for eight children at her next DCFS visit.

Ms. Litecky asked if anyone would like to speak in favor.

Ms. Gibson read a letter of support from Mr. Eric Clendinin, Ms. Williams landlord, that was received after the writing of the staff report.

Ms. Litecky asked if the Commissioners had questions.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

Dr. Matt Geisler stepped forward and spoke in opposition to the application. Dr. Geisler had written a letter of opposition which was included in the staff report.

Mr. Alan Teska stepped forward and spoke in opposition to the application. Mr. Teska had called

and voiced his opposition to Mr. Lenzini, which was included in the staff report in the form of an email from Mr. Lenzini to Ms. Gibson stating Mr. Teska's opposition.

Ms. Litecky asked Ms. Gibson to read Part C and Part D of the staff report.

Ms. Gibson read Part C and Part D of the staff report, with a recommendation of approval.

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

Mr. Sheffer asked if the Commission should add a clause that the Home Daycare 2 being applied for be capped at eight children.

Mr. Carrier suggested adding a requirement that the daycare must be in compliance with DCFS, who have already specified the maximum number of children being cared for as eight.

Mr. Joseph De Mond, Assistant City Attorney, agreed with a clause stating that all DCFS requirements must be followed would be more agreeable as DCFS has their own requirements that must be followed and a clause specifying the number of children may be redundant.

Ms. Gibson stated that DCFS has licensed Ms. Williams to care for up to eight children, and that is the maximum permitted per their standards.

Mr. Carrier asked staff if there was another business at the location.

Ms. Gibson confirmed that there is a current commercial use at the location: a Farmers Insurance office is on the east side of the property, and that the subject location is on the western side of the property.

Ms. Love asked if there was still a daycare located across the street from the subject property.

Mr. Lenzini confirmed that Kids' Corner, ran by the Park District, was across from the subject property.

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

Ms. Allee asked the applicant if she expected all children to be dropped off or picked up at the same time or if it would be more staggered.

Ms. Williams stated that drop off and pick up times will be staggered.

Mr. Brown asked the Commission if it would be in the Commission's best interest to require that the facility not open until the fence is erected surrounding the children's play yard.

Ms. Litecky stated she assumed that DCFS would not allow the facility to open until their fence requirement was met.

Ms. Gibson asked Ms. Williams to clarify.

Ms. Williams stated that the fence, gate, and locking mechanism must be installed before her license is granted and she can open the facility.

Dr. Jane Geisler-Lee stepped forward and asked where children would be playing as she did not believe there was a front yard.

Ms. Williams stated that there is a yard to the side of the home as well as a concrete patio, and stated that there will be a sizable fenced in area for the children to play in.

Dr. Geisler-Lee pointed to a photo included in the staff report being shown on the projector screen and stated she did not believe there was a yard for the children to play in.

Ms. Gibson apologized for not providing better images of the subject location in the staff report and clarified that the photo shows the western side of the property where the insurance office is located, and that the play yard will be located on the eastern side of the property.

Ms. Allee stated that one of the photos provided in Exhibit C of the staff report clearly shows a fenced in yard area. Ms. Allee stated that if DCFS considers the yard adequate for their licensing purposes that the Commission should also consider it adequate.

Ms. Gibson asked Ms. Williams if she could clarify the DCFS requirements for yard space.

Ms. Williams stated that when the DCFS agent visited her home, she stated the yard was adequate and that the only addition needed is the previously discussed fence.

Ms. Gibson stated that the Carbondale Revised Code does not include any yard size requirements pertaining to daycare facilities.

Staff showed the Jackson County Property Tax map aerial imagery of the subject property on the projector screen.

Mr. Lenzini stepped forward to the projector screen and pointed out the specified yard area on the map.

Dr. Geisler-Lee again disagreed that there was a yard in the area that Mr. Lenzini pointed out and stated the area was paved.

Ms. Litecky stepped forward and showed Dr. Geisler-Lee on the Jackson County Property Tax map aerial imagery where the specified yard is located and stated that the area is grassed.

Dr. Geisler-Lee stated she was opposed to the proposal because she does not believe the yard space is adequate.

Ms. Allee asked Dr. Geisler-Lee if she opposed the proposal despite the fact that DCFS has

inspected the location and stated that the yard space is adequate for the proposed use.

Dr. Geisler-Lee stated she does not believe the yard space is adequately sized for children to play in.

Ms. Allee asked if Dr. Geisler-Lee worked for DCFS.

Dr. Geisler-Lee stated she does not but that she is a nearby resident of the subject property.

Mr. Love stated that DCFS has very strict guidelines, standards, and licensing requirements that must be followed, and that there should be no issue if the entity has approved the location.

Mr. Dean Reese asked if DCFS has any accessibility requirements for licensure.

Ms. Williams stated that DCFS requires railings for stairs, which are present, and that if she did have a child sign up that required a ramp, she would have to install one. Ms. Williams stated that at this time she does not have any children that require accessibility devices.

Mr. Teska stepped forward and asked Mr. Lenzini if he would be agreeable to a daycare facility open seven days a week until midnight being next door to his home.

Mr. Lenzini asked Mr. De Mond if he was allowed to answer the question.

Mr. De Mond stated that he was able to provide his opinion as an individual but discouraged him from making a statement on behalf of the City or his position.

Mr. Lenzini stated that even though the facility is intended to provide care until 12 a.m. he did not believe that the facility would be disruptive as it is unlikely that children would be outside playing past 8 p.m.

Mr. Carrier stated that Mr. Teska could ask his opinion.

Mr. Teska asked if Mr. Carrier if he would be agreeable to a daycare facility open seven days a week until midnight being next door to his home.

Mr. Carrier stated he would be agreeable to it, as he grew up on Glenview Drive and attended a home daycare in the neighborhood. Mr. Carrier stated without a resource of that nature being provided within his neighborhood, it would have been very difficult for his mother, who was a schoolteacher, to tend to many after work needs such as grocery shopping and tending to her elderly parents.

Mr. Teska asked Mr. Carrier if that facility was open until midnight.

Mr. Carrier stated that he was never picked up that late, but if needed the woman providing the daycare service would have watched him as long as necessary. Mr. Carrier noted that the children being cared for were all from the neighborhood and that the facility was a community resource.

Ms. Heidi Teska stepped forward and asked what safeguards the residents of the neighborhood have to ensure their nightly routines will not be disrupted.

Mr. Lenzini stated the City's noise ordinance will be applicable to the location and that if the residents have an issue, they can call the Carbondale Police.

Ms. Teska asked if the proposed daycare facility would be providing care for neighborhood children or children from outside the neighborhood.

Mr. Brown stated it does not matter if the facility is specific to children within the neighborhood or not, and that any child that meets the requirements for the care provided could be cared for at the location. Mr. Brown stated the facility is not going to choose which children get to attend based on what neighborhood they live in.

Ms. Litecky declared PC 26-12 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant spoke, and that zero people spoke in favor, two people spoke in opposition, one of which who also wrote a letter in opposition and one of which who also called and voiced opposition, and there was one letter of support for applicant to be acceptable as a finding of fact, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Ms. Litecky asked whether the commissioners wished to vote on the 7 criteria together as one or individually.

Mr. Love moved that the Commission vote on all 7 criteria as one, seconded by Ms. Allee.

Roll Call Vote:

Yes – 6 (Brown, Carrier, Love, Sheffer, Allee, Litecky)

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on whether all 7 criteria had been met.

Mr. Love made a motion that the applicant met all 7 criteria, seconded by Ms. Allee.

Roll Call Vote:

Yes – 6 (Brown, Carrier, Love, Sheffer, Allee, Litecky)

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on the recommendation of granting the special use permit for PC 26-12.

Mr. Love moved that the Planning Commission recommend approval of special use permit for PC 26-12, seconded by Ms. Allee.

Roll Call Vote:

Yes – 6 (Brown, Carrier, Love, Sheffer, Allee, Litecky)

No – 0

The vote was unanimously passed.

Mr. Lenzini stated that case will go to City Council for approval on March 10th, 2026.

5. Old Business

- a. City Council Update – Ms. Roberts was not in attendance to provide an update, but Ms. Litecky provided an update on an approved land sale on the behalf of the City.

6. New Business

7. Adjournment

Mr. Carrier moved to adjourn the meeting, seconded by Mr. Brown. The meeting was adjourned with unanimous voice vote.