



**Carbondale Preservation Commission Meeting**  
**Monday, June 15, 2026 - 5:30 PM**  
**Civic Center, Room 108**  
**200 South Illinois Avenue**

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**1. Roll Call & Introductions**

**2. Approval of Minutes**

1. Approval of Minutes from the April 20, 2026, Preservation Commission Meeting

**3. Communication and Reports**

1. Public Hearing - PD 27-01: Justin Zurlinden has submitted an application to create a new historic district on the northwest side of Carbondale

**4. Old Business**

1. CarbonRail Event Discussion

**5. New Business**

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

**7. Adjournment**



## Agenda Item Details

**Meeting:** June 15, 2026 - Preservation Commission Meeting  
**Category:** Approval of Minutes  
**Subject:** Approval of Minutes from the April 20, 2026, Preservation Commission Meeting  
**Type:** Action  
**Recommended Action:** Approve the meeting minutes of the April 20, 2026, Preservation Commission meeting.  
**Goals:**  
**Originating Department:** Community Development

**Background:**

**Additional Information:**

**Attachments:**

1. DRAFT Preservation Commission Minutes 4.20.26

**Motion & Voting:** Approve the meeting minutes of the April 20, 2026, Preservation Commission meeting.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



**MINUTES**  
**Preservation Commission**  
**Monday, April 20<sup>th</sup>, 2026**  
**City Hall/Civic Center– 5:30 p.m.**

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1. **Roll Call:** K. Mueller called the meeting to order at 5:31 pm.
  - a. **Members Present:** Brown, Bittle, Zurlinden, Grant, Young
  - b. **Members Absent:** Rhodes (Excused), Ashby (Excused), Stanfield (Ex-officio)
  - c. **Staff Present:** Mueller
  - d. **Guests:** Steven Mitchell, Economic Development Director

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2. **Approval of Minutes:** G. Young made a motion to approve; T. Grant seconded. The motion passed unanimously.
3. **Communication and Reports:**
  1. Report from the July 4, 2026, Celebration Committee
    - a. B. Brown and G. Young provided an update to the Commission. Due to loss of quorum during this item, the meeting was called during the middle of discussion on this item at 6:11 p.m.
4. **Old Business:**
  1. None.
5. **New Business:**
  1. Discussion and Action on a Certificate of Appropriateness for the Old Depot at 131 South Illinois Avenue
    - a. K. Mueller and S. Mitchell of the City of Carbondale updated the Commission on the proposed door replacement. S. Mitchell noted that door replacement is required for security reasons for the new tenant, Senator Duckworth’s Office. B. Brown made a motion to approve; seconded by J. Zurlinden. The motion was passed unanimously.
  2. Review of Proposed Locations for Inclusion in the 2026 Carbondale Endangered Places List
    - a. K. Mueller informed the Commission that one location was submitted for the proposed Carbondale Endangered Places list for 2026. The next step for the Endangered Places List is for the Nominating and Hardship Subcommittee to prepare a report for consideration by the Preservation Commission and, ultimately, Carbondale City Council.
  3. Discussion and Action Regarding Submissions for the 2026 Historic Preservation Awards Program.

- a. K. Mueller informed the Commission that two applications were received for the 2026 awards program; 211 West Oak Street, Elks Lodge, for the Preservation category, and 401 South Illinois Avenue, the location of the new Southern Illinois Multimodal Station, for the Compatible New Construction category.
  - b. T. Grant informed the Commission that he previously served on the Board for the Elks Lodge and asked if that would be a conflict of interest. K. Mueller stated that it would not be.
  - c. J. Zurlinden made a motion to give an award to 211 West Oak Street for Preservation and 411 South Illinois Avenue for Compatible New Construction; B. Brown seconded. The motion was approved unanimously.
4. Election of Officers
- a. B. Brown nominated B. Rhodes to continue to serve as Commission Chair; T. Grant seconded. The motion was approved unanimously.
  - b. J. Zurlinden requested not to be nominated to serve as Vice-Chair. T. Bittle was nominated and agreed to serve as Vice-Chair. B. Brown made a motion to approve T. Bittle as the Vice-Chair of the Preservation Commission; T. Grant seconded. The motion was approved unanimously.
5. Standing Committees
- a. The Commission discussed the four standing committees of the Preservation Commission. K. Mueller stated that the Preservation Work Plan committee currently had no Commissioners on the committee. K. Mueller informed the Commission that each committee should have two or three members with at least one alternative for each committee. Each Commissioner should also serve on at least one committee.
  - b. B. Brown moved to approve the Standing Committees as follows, with J. Zurlinden seconding the motion:

## **STANDING COMMITTEES**

### **Certificate of Appropriateness Review:**

- Brian Rhodes
- Justin Zurlinden
- Betsy Brown

Alternate:

- Tony Bittle
- Bruce Ashby

### **Education & Technical Assistance:**

- Geoff Young
- Betsy Brown

Alternate:

- Tony Bittle
- Justin Zurlinden

### **Nomination and Hardship Review:**

- Brian Rhodes
- Justin Zurlinden

Alternate:

- Betsy Brown
- Tony Bittle

### **Preservation Work Plan**

- Young
- Brown
- Grant

Alternate:

- Vacant
- Vacant

## **SPECIAL COMMITTEES**

### **July 4<sup>th</sup> Community Event:**

- Geoff Young
- Betsy Brown

The motion was approved unanimously.

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

1. None.

7. **Adjournment:** J. Zurlinden left the meeting at 6:11 p.m., causing the quorum to be lost. Due to the loss of quorum, the meeting ended at 6:11 p.m.



# CARBONDALE

All Ways Open

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

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**TO:** The City of Carbondale Preservation Commission  
**FROM:** Karl Mueller, Planner/Downtown & Preservation Focus  
**RE:** PD 27-01 Proposed Northwest Historic District  
**DATE:** June 15<sup>th</sup>, 2026

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**(Public Hearing: June 15, 2026, 5:30 p.m.)**

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### **PART A: GENERAL INFORMATION**

A.) Applicant: Justin Zurlinden has submitted a petition for the nomination of a historic district on the northwest side of Carbondale, to the Carbondale Register of Historic Places. (See Applicant's Brief Exhibit A)

B.) Proposed District Boundaries:

The proposed historic district encompasses the general description as follows. From the:

100 to 300 Block of North Springer;  
The 500 Block of West Sycamore;  
The 400 to 500 Block of North Poplar;  
Portions of the 600 to 700 Block of West Main;  
The 100 Block of North Almond; and,  
The 500 to 600 Block of West Oak

A full legal description along with the proposed boundary is included in Exhibit B.

C.) Existing Zoning

The southern boundary of the proposed district running along West Main Street is zoned PAR, Professional Administrative Office, Residential District; property north to Pecan Street is zoned R-2 Medium Density Residential; and property north of Pecan Street is zoned R-1-5 Low Density Residential (5,000 sq. ft.) The proposed Northwest Historic District is also adjacent to the West Walnut Street Historic District, a Preservation Overlay district.

D.) Existing Land Use

Existing land uses within the proposed district are primarily residential structures, lawns and yards, and small-scale commercial uses along West Main Street. (Exhibit E – Existing Land Use Map)

E.) Future Land Use

The City’s comprehensive plan identifies the proposed historic district area as Traditional Neighborhood, and Corridor Mixed Use, and as a Neighborhood Opportunity area. (Exhibit F – Future Land Use Map)

**PROCEDURE FOR DESIGNATION:**

The Preservation Commission is required to conduct a public hearing to hear testimony from the applicant, staff, other interested parties, expert witnesses and any written comments submitted prior to or during the hearing. The Commission shall make a Finding of Fact regarding the criteria for nomination, the district boundaries, and the design guidelines, and shall also make a recommendation to the City Council. The nomination is then reviewed by the City Council and approved by ordinance if the designation is granted, or denied by resolution.

Attached for the Commission's review are the proposed district boundaries (Exhibit A), the Preservation District Nomination Form for the property, and photos of the subject property.

**DESCRIPTION OF PROPERTY:**

There are approximately 70 existing residences within the proposed district, and a few commercial offices. Approximately 40 percent of homes are Craftsman-style homes; Vernacular and Colonial Revival account for approximately 16 percent each, and Queen Anne-style homes account for 11 percent. There are several other historic housing types that exist within the proposed district, but make up a small percentage of the housing stock. Examples of each housing typology are included for reference. Craftsman, Colonial-Revival, and Vernacular style homes used to be common home designs in Carbondale; today, there are few remaining. Many of the remainders are concentrated within the proposed historic district.

There are two existing properties within the proposed district that have local historic designation: 512 West Oak Street, also known as the Winter House, and 601 West Oak Street. This section of town includes some of the older properties in town, many of which were platted in the mid-to-late nineteenth century. A few houses in the neighborhood were constructed prior to 1900, but the majority were constructed between 1910 to 1915. The neighborhood was largely built out by the early 1940s.

In addition to older housing stock, the neighborhood retains sections of brick sidewalk and a handful of brick driveways. A couple of examples are provided in Exhibit C. Sections of streets through the neighborhood also retain their brick, although they have since been overlaid with asphalt. The potential to be restored to brick, however, remains.

Over the last several decades, the neighborhood has undergone a degree of decline due to a combination of demolitions, deferred maintenance, and incompatible alterations, particularly the

haphazard execution of converting single-family homes into multi-family residences as a quick band-aid to the City's housing shortage of the 1950s, 60s, and 70s. Today, these rental properties comprise approximately one-third of all homes within the proposed district. Deferred maintenance and demolitions have become especially problematic in recent years. Neighbors have expressed concerns about the number of demolitions of homes near the proposed historic district. The demolitions are, in part, an effect of deferred maintenance; however, there is also a reinforcing feedback loop where the demolitions make residents less willing to maintain their homes for fear their property will be acquired and demolished next; this, in turn, exacerbates deferred maintenance, and increases the likelihood that structures will further deteriorate to the point where it is cost prohibitive to restore them, and/or, safety becomes such a concern that demolition is the only option.

One consideration for designating an area as a historic district is the number of contributing properties. A contributing property is typically considered as a structure whose design contributes to the period of significance and has retained the historic character, design, and materials. Contributing structures within the proposed Northwest Historic District were constructed between the late 1800s to 1920. Non-contributing structures were either constructed after the period of significance or have been altered so heavily that they have lost their historic character. According to the Applicant, there are 61 contributing structures within the proposed historic district. Exhibit C shows houses contributing to the historic character of the neighborhood, according to the Applicant. Approximately 15% of properties in the neighborhood are newer constructions that do not contribute to the historic significance of the neighborhood.

#### **PART B. FINDING OF FACT:**

##### A.) Criteria For Designation:

The property satisfies the following criteria for designation (Section 15-2D-1.D of the Preservation District regulations):

- j. Its recognition as a Carbondale neighborhood, commercial area, or public activity center characterized by solid housing or commercial buildings (which are not necessarily significant or homogeneous in architectural design), and whose properties and structures are threatened by deterioration, demolition, or disharmonious alteration.

#### **Recommended Design Standards for the Northwest Historic District:**

The following are the proposed design standards for the Northwest Historic District.

##### **Purpose**

The purpose of these design standards is to provide a guideline to educate the community on appropriate design considerations for the Northwest Historic District, to inspire the community to invest and restore the existing historic homes in Carbondale, and protect the character and structures of the designated district from demolition or uncharacteristic exterior renovations. All design standards are to be created by and for the neighborhood in which they will be applied.

##### **Scope**

These design standards apply to all properties within the boundaries of the Northwest Historic

District. The design standards apply to any significant exterior renovations and/or additions to a property. These design standards will not override or supersede the City of Carbondale's Revised Code.

These standards do not change the zoning or use regulations of the properties within the district. Interior changes are not included in the scope of any of these design standards. The intent is that owners will consult these design standards (and the historic preservation design resources available through the Carbondale Preservation Commission) when making decisions about updates and upgrades to their properties.

### **Demolition**

Every effort should be made to locate a sympathetic buyer and/or an appropriate use for the structure to prevent its demolition. For structures already designated or for structures listed on the City's Inventory or Potential Historic Landmarks, a 60-day moratorium is required before a demolition permit can be issued. During the 60-day period, the Carbondale Preservation Commission will assist the property owner to identify possible alternatives to demolition.

### **Additions**

Any addition to the property should conform to the original character of the property, especially when the addition can be seen from the street. The scale of the addition as well as the setbacks from the road and property lines shall be taken into consideration when designing an addition to a property in the district.

### **Exterior Materials**

When choosing materials for the exterior of the property, owners should consider:

- Siding: Original siding materials are preferred including horizontal overlapping wood siding and brick veneer. Siding options should be evaluated and the most historic style chosen when financially possible. Homes with vinyl siding are allowed to replace with similar materials.
- Windows- Window size and configuration should be maintained when possible. Windows should look the same as the original style when viewed from the street.
- Doors- Historically accurate door styles should be used. Door size and configuration should be appropriate to the style of the house.
- Roofing- Roofing should be traditional shingle roofs. Metal roofs should not be encouraged. The original shape, pitch, and architectural details like dormers, cornices, brackets, dentil moldings and/or trim, chimneys, cupolas, cresting and finials should be maintained.
- Paint Colors- Historically accurate paint palettes should be used on properties within the district. No fluorescents or metallics should be used.

### **Landscaping and Lot Maintenance**

When making decisions on landscaping and lot maintenance, owners should consider:

- Fences and Retaining Walls - Historic fences and retaining walls should be preserved. Fencing should be typical of the time period of the home. When new fences, gates and walls are used, they should be compatible in style and architectural character with the home and surrounding areas. Vinyl fencing is discouraged, while wood and iron fencing are encouraged.
- Heritage Trees- Carbondale City Code defines Heritage Trees as any trees 18” or more in diameter. These trees should be maintained whenever possible. A permit is required for removal of these trees.
- Driveways and Sidewalks- Original brick sidewalks and/or driveways should be maintained. Hardscaping within this district should include period appropriate materials when possible, including brick pavers or concrete sidewalks and driveways rather than asphalt or other more modern materials.

### **Solar Energy**

Solar panels shall conform to city codes in relation to their location and size. Solar panels that are hidden from the street view are ideal. Integrating solar energy and historic homes should be done tastefully and with as little interruption to the original character of the house as possible.

### **Certificate of Appropriateness Review Process**

Any alteration, construction or demolition work on property within a designated district that is subject to the design standards for the district in which it is located, shall be issued a certificate of appropriateness by the Preservation Commission prior to the work commencing. The Preservation Commission reviews plans for exterior changes and approves the plans with a Certificate of Appropriateness if they comply with the adopted standards for that property or district. An application that has been denied may be resubmitted with amendments within thirty (30) days for reconsideration by the Preservation Commission at its next regularly scheduled meeting.

### **Economic Hardship Review Process**

An applicant whose application for a Certificate of Appropriateness has been denied may apply for a Certificate of Economic Hardship within 60 days of denial in accordance with §6.11.5 of Carbondale Revised Code.

Staff recognize that residents within the proposed district may view historic district designation as an additional regulation. While it does add an additional layer through the Certificate of Appropriateness Process, the proposed design standards are largely comprised of existing regulations in Title 15 of the Carbondale Revised Code, or the City’s Architectural Preservation Guidelines, which have also been adopted into code. If adopted, the historic district would be created as an overlay district for the neighborhood. Properties within the district would still be subject to the underlying zoning regulations in place today.

As noted under Part A., there are longstanding concerns about the number of demolitions in areas near the proposed district. Demolitions have been cited as a barrier to investment and maintenance of homes in the area. One of the most significant benefits of establishing a historic district is that it would provide additional checks and balances for demolitions, giving residents in the district greater peace of mind, and providing more certainty when planning maintenance and renovations of

properties in the district.

### Additional Analysis

#### Consistence with the Comprehensive Plan

It is staff's opinion that the proposed historic district is consistent with the City's comprehensive plan. As noted under Part A., the future land use within the proposed district is Traditional Neighborhood, defined as "areas extending from Carbondale's downtown. They are built along a grid street pattern. Individual lot sizes in these areas are typically narrow. Single-story buildings are more common here than in modern neighborhoods. A mix of compact housing, small office/commercial, and civic uses may also exist in these areas along key corridors. These areas are well-connected and provide pedestrian-friendly access to the downtown area." The intent of the Traditional Neighborhood classification is to maintain the existing neighborhood character, allow residential infill that fits with neighboring homes, and creating new housing options for the community that benefit residents of all income levels. The Historic District supports these outcomes by ensuring new constructions, renovations, and evolution of the neighborhood are accomplished in a context-sensitive manner and considers the scale of the neighborhood and surrounding areas. This also is also identified as a Neighborhood Opportunity in the comprehensive plan which complements the desired outcomes of a Traditional Neighborhood.

Additionally, it is staff's opinion that the proposed historic district aligns with the following guiding principles in the comprehensive plan:

1. Create a stronger sense of place;
2. Provide a variety of housing options;
3. Integrate land use compatibility; and,
4. Celebrate Carbondale's culture.

The formation of a historic district has the potential to create a stronger sense of place through district branding (i.e. signage, lighting, historical plaques, etc.), improved housing stock, and the preservation of unique architectural features.

#### Consistence with the Preservation Plan

The proposed district encompasses all or portions of three recommended historic district identified in the City's Preservation Plan (see Exhibit G – Map of Recommended Historic Districts in Preservation Plan). Additionally, 25 properties within the proposed district have been documented as historic in the City's Preservation Plan. This should not be construed as meaning there are only 25 historic properties in the proposed district, but that there are 25 that have detailed surveys completed.

### **PART C. RECOMMENDATION:**

Staff recommend approval of PD 27-01, creating a new Northwest Historic District on the Carbondale Register of Historic Places. This recommendation is based on the strong alignment with the City's comprehensive and preservation plans, along with the number of unique, architecturally

significant properties.

If recommended for approval and approved by City Council, it would constitute the first historic district created in the City since the creation of the Preservation Commission in 1991.

**ATTACHMENTS**

Exhibit A – Applicant’s Brief

Exhibit B – Map of Proposed Historic District and Legal Description

Exhibit C – Photos of the Subject Property

Exhibit D – Existing Zoning Map

Exhibit E – Existing Land Use Map

Exhibit F – Future Land Use Map

Exhibit G – Map of Recommended Historic Districts in the Preservation Plan

# Exhibit A - Applicant's Brief

## **Applicant:**

Name: Justin T Zurlinden

Number and Street: 600 W Oak St

City State and Zip Code: Carbondale, IL 62901

Telephone: 618-203-5057

## **District Type:**

Landmark District  Historic District  Neighborhood Preservation District

The applicant must attach a completed Preservation District Nomination Parcel Data Form for each permanent parcel located within the proposed district.

**Nominated District Boundaries:** See attached legal description and aerial map.

**District Name:** (The following name is proposed) Northwest Historic District

**Predominant Ownership:** Private

**Predominant Occupancy:** Occupied

**Present Use:** This district is nearly 100% residential in use. It is zoned mostly R-1 and R-2. The occupancy is a mixture of owner-occupied and rented units.

**Physical Conditions:** This district includes several beautiful examples of historic homes that have been restored and/or well preserved with appropriate materials and building practices. This district also includes some properties that are in disrepair and in danger of demolition due to neglect.

## **District Significance:**

The proposed Northwest Historic District represents one of Carbondale's oldest and most architecturally rich residential neighborhoods. Comprising approximately 75 homes constructed primarily between 1890 and 1940, the district reflects a formative period in the city's growth, when local craftsmen shaped the built environment with care, skill, and enduring artistry. Located near the historic center of Carbondale and immediately adjacent to the West Walnut Street Historic District, the Northwest Historic District forms a natural and historically consistent extension of the city's preservation efforts.

The neighborhood is distinguished by a remarkable concentration of historic residential styles, including Queen Anne, bungalow, gabled-ell, and Craftsman homes. Together, these houses create a cohesive yet varied streetscape—a visual mosaic that reflects evolving architectural trends while honoring the city’s diverse social and economic history. Several homes were constructed by the same local builders and artisans, resulting in shared design elements such as distinctive woodwork, exterior trim details, and finely crafted staircases that speak to a strong local building tradition and a high level of craftsmanship rarely replicated today.

Title 15 of the Carbondale City Code notes in section 2-5-2B section J that districts can qualify for nomination when “... a Carbondale neighborhood, commercial area, or public activity center characterized by solid housing or commercial buildings.... and whose properties and structures are threatened by deterioration, demolition, or disharmonious alteration.” In recent decades, portions of the neighborhood have experienced demolition, deferred maintenance, and incompatible alterations, often associated with the conversion of historic single-family residences into rental or multi-family properties. These changes have placed the architectural integrity of the neighborhood at risk. In response, residents and the City of Carbondale have expressed a shared commitment to preserving the remaining historic fabric of the area. Many homeowners have already undertaken thoughtful restorations that respect original materials, scale, and design, demonstrating the neighborhood’s continued vitality and potential.

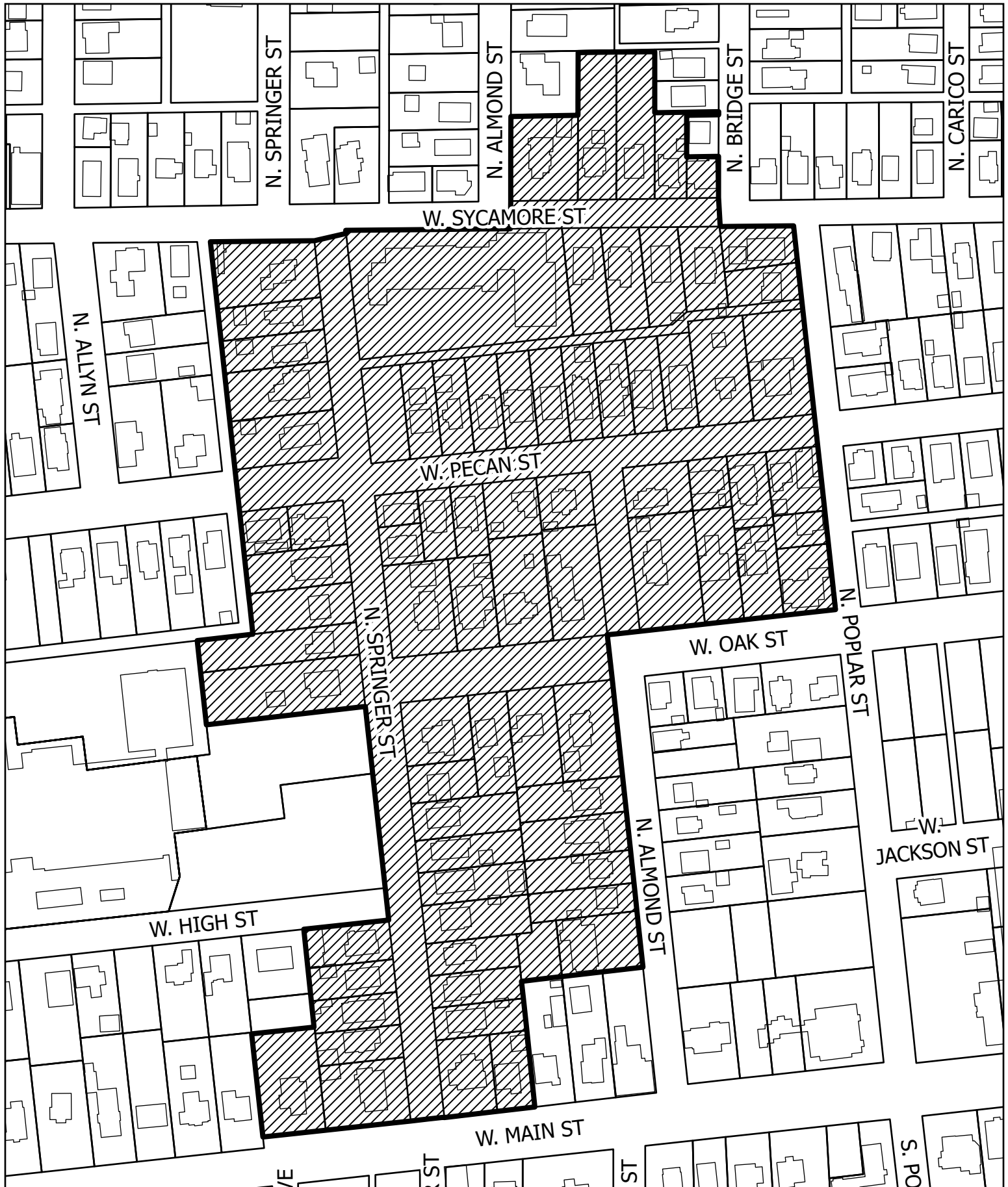
Designation of the Northwest Historic District would recognize its architectural and historical significance while encouraging continued restoration, rehabilitation, and sensitive stewardship. Protecting this neighborhood from deterioration, demolition, and disharmonious alteration will ensure that its historic character endures as a tangible reminder of Carbondale’s early development and as a valuable asset for future generations.



**Design Guidelines:** See the attached proposed Design Guidelines for the Northwest Historic District.

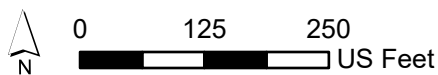
Additional information attached to this application for review.

Check here if the required petition of 25% of the affected property owners is attached.

Check here if additional pages are attached.



- Legend
-  Proposed NW Historic District
  -  Parcel



## Exhibit B - Location Map

Proposed Northwest Historic District



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Northwest Historic District, City of Carbondale (revised 1/27/2026)

Beginning at the northwest corner of the intersection of West Main St. and North Springer St., being the intersection of the east line of Regular Lot 741, in the City of Carbondale, as shown by the recorded plat thereof in Book 3 of Plats on page 49 in the Recorder's office of Jackson County, Illinois, and the north line of a strip of ground referred to as having been deeded for the widening of Main St.; thence Westerly on the north right of way line of West Main St. to the west line of Regular Lot 742 of said plat; thence Northerly to the north line of the South Half of said Regular Lot 742; thence Easterly to the northeast corner of said South Half of Regular Lot 742, being on the west line of Regular Lot 741 of said plat; thence Northerly to the northwest corner of Lot 740 of said plat, being on the south line of High St.; thence Easterly to the northeast corner of said Lot 740, being the southwest corner of the intersection of High St. and North Springer St.; thence Northerly on the west line of North Springer St, to the southeast corner of Lot 1B of Carbondale Community High School Central Campus Subdivision (Second Plat); thence Westerly to the southwest corner of said Lot 1B; thence Northerly along the west line of said Lot 1B and the northerly extension of said west line, to the south line of the alley in the south line of McGuire and Lauder's Addition; thence Easterly to the southwest corner of Lot 801 of said McGuire and Lauder's Addition; thence Northerly to the northwest corner of Lot 799 of said McGuire and Lauder's Addition; thence Northerly to the southwest corner of Lot 798 of said McGuire and Lauder's Addition; thence Northerly to the northwest corner of Lot 792 of said McGuire and Lauder's Addition, said point being on the south line of West Sycamore St.; thence East to the northeast corner of said Lot 792; thence Northeasterly to the northwest corner of Lot 17 in McGuire and Schwartz's Subdivision of Outlots 76 and 77, being on the south line of West Sycamore St.; thence East on the north line of said Lot 17 and the south line of West Sycamore St. to the intersection with the southerly extension of the west line of Outlot 163 in Oakland Heights Addition; thence North on said southerly extension and the west line of said Outlot 163, to a point 131 feet north of the southwest corner of said Outlot 163; thence East 105 feet; thence North 99 feet; thence East 60 feet; thence North 3 feet; thence East 60 feet; thence South 97 feet; thence East 45 feet; thence South 70.5 feet; thence East 50 feet to the west line of Bridge St.; thence South on said west line of Bridge St. and the southerly extension of said west line, to said south line of West Sycamore St., being the north line of said McGuire and Schwartz's Subdivision; thence East to the northeast corner of Lot 1 in said McGuire and Schwartz's Subdivision, being the intersection of West Sycamore St. and North Poplar St.; thence Southerly on the west line of said North Poplar St. to the northwest corner of the intersection of said North Poplar St. and West Oak St., being the southeast corner of Outlot 74; thence Westerly to the northwest corner of the intersection of said West Oak St. and North Almond St., being the southeast corner of Outlot 75; thence Southerly on the west line of said North Almond St. to the southeast corner of Regular Lot 760 in the City of Carbondale; thence Westerly to the southwest corner of said Regular Lot 760, being also the northeast corner of Regular Lot 763; thence Westerly to the northwest corner of said Regular Lot 763; thence Southerly on the west line of said Regular Lot 763, to the north line of West Main St.; thence Westerly on said north line of West Main St. to said east line of Regular Lot 741, being the point of beginning.

## Exhibit C – Photos of Subject Property









106

PROPERTY FOR SALE





































506









404

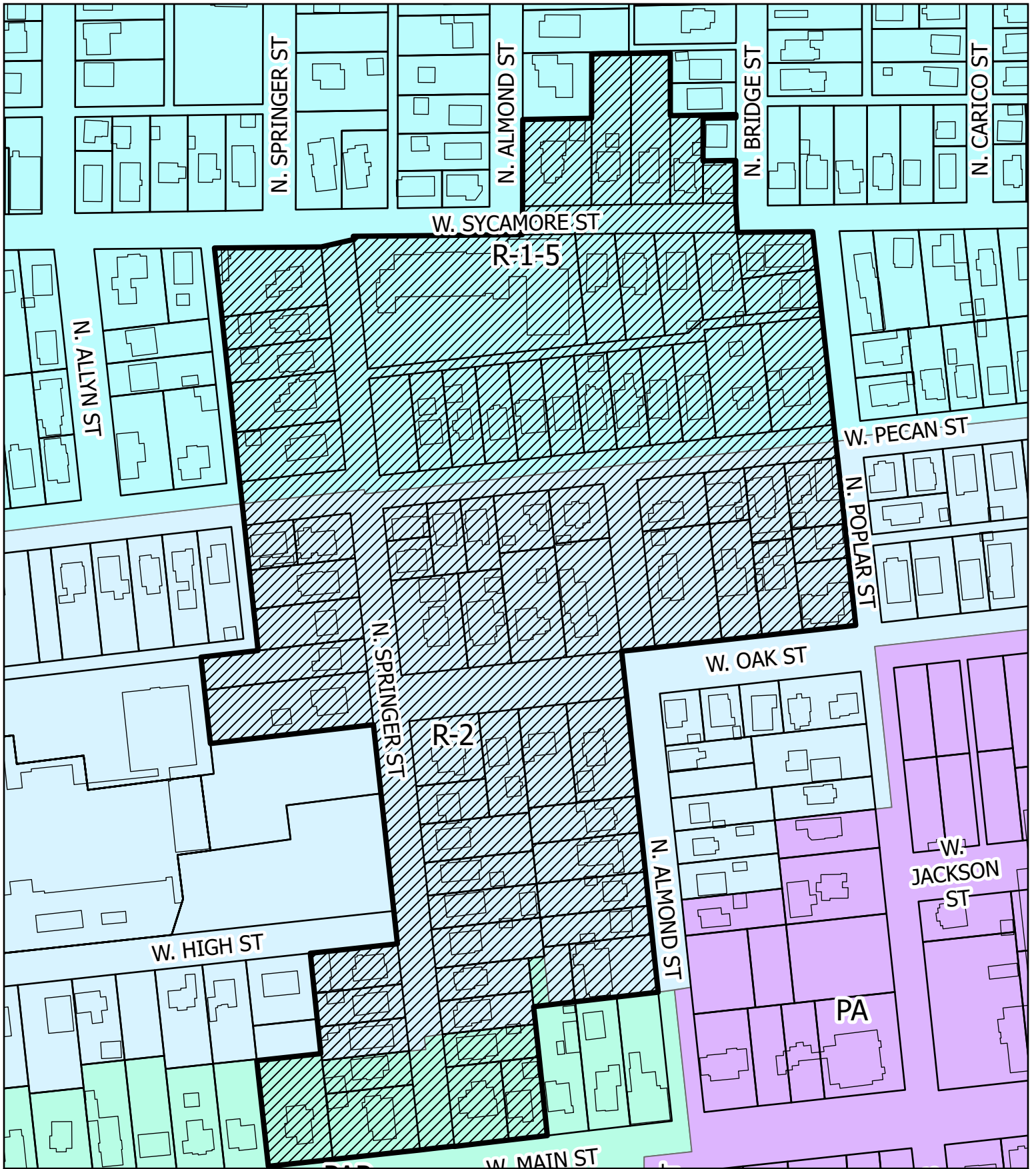








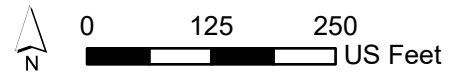




- Legend**
-  Proposed NW Historic District
  -  Parcel
- Zoning Districts**
-  Low Density Residential (5,000 Sq Ft)
  -  Medium Density Residential
  -  Professional Administrative Office
  -  Professional Administrative Office, Residential










## PD 27-01 Existing Zoning Map

Proposed Northwest Historic District



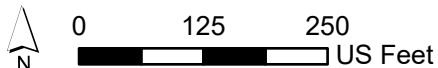


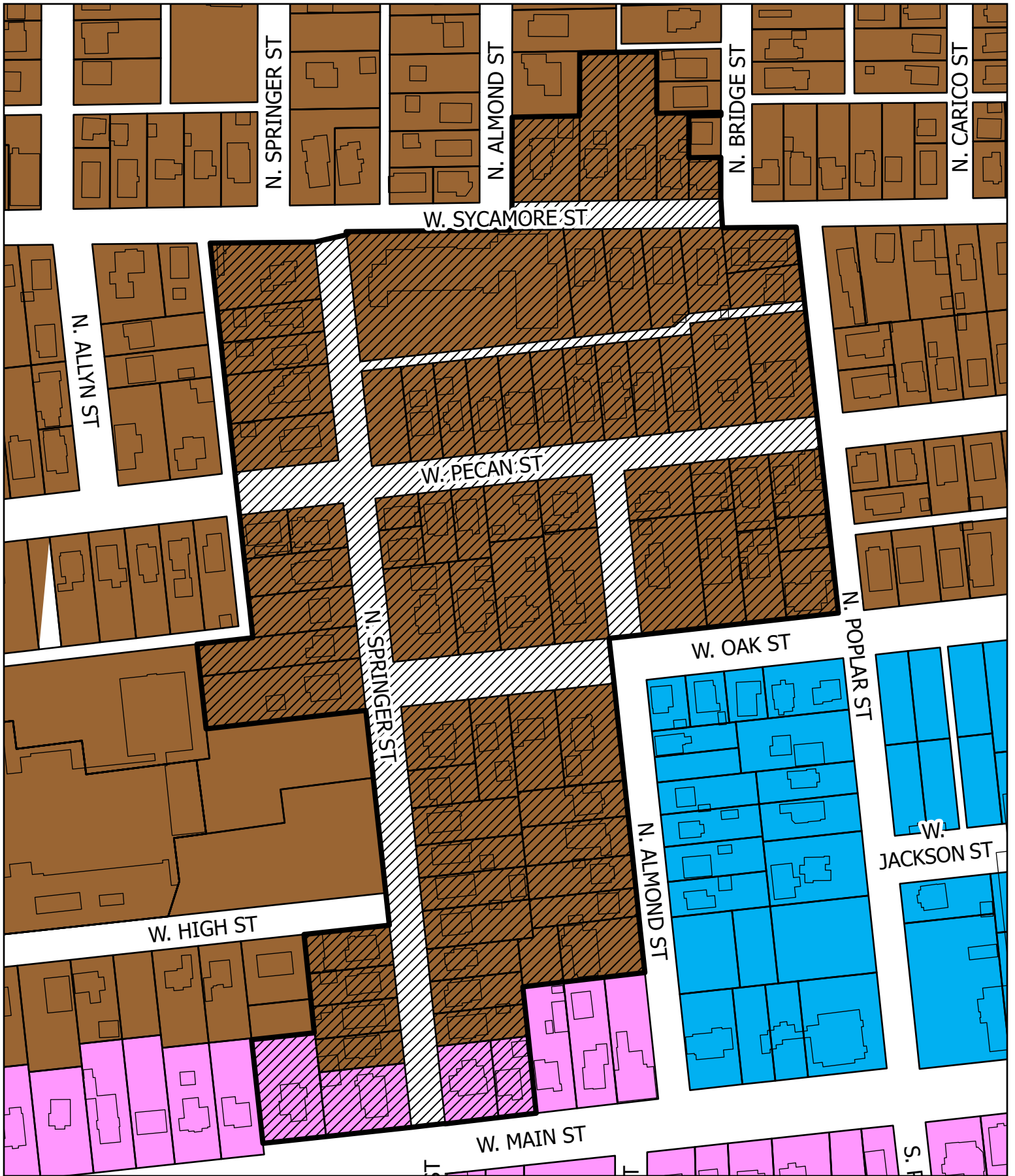
**Legend**

-  Proposed NW Historic District
-  Parcel
- Existing Land Use**
-  Bareland
-  Building
-  Paved Surface
-  Forest
-  Grass
-  Planting Strips
-  Sidewalk

**Exhibit E - Existing Land Use Map**

Proposed Northwest Historic District











## Exhibit F - Future Land Use Map

Proposed Northwest Historic District

### Legend

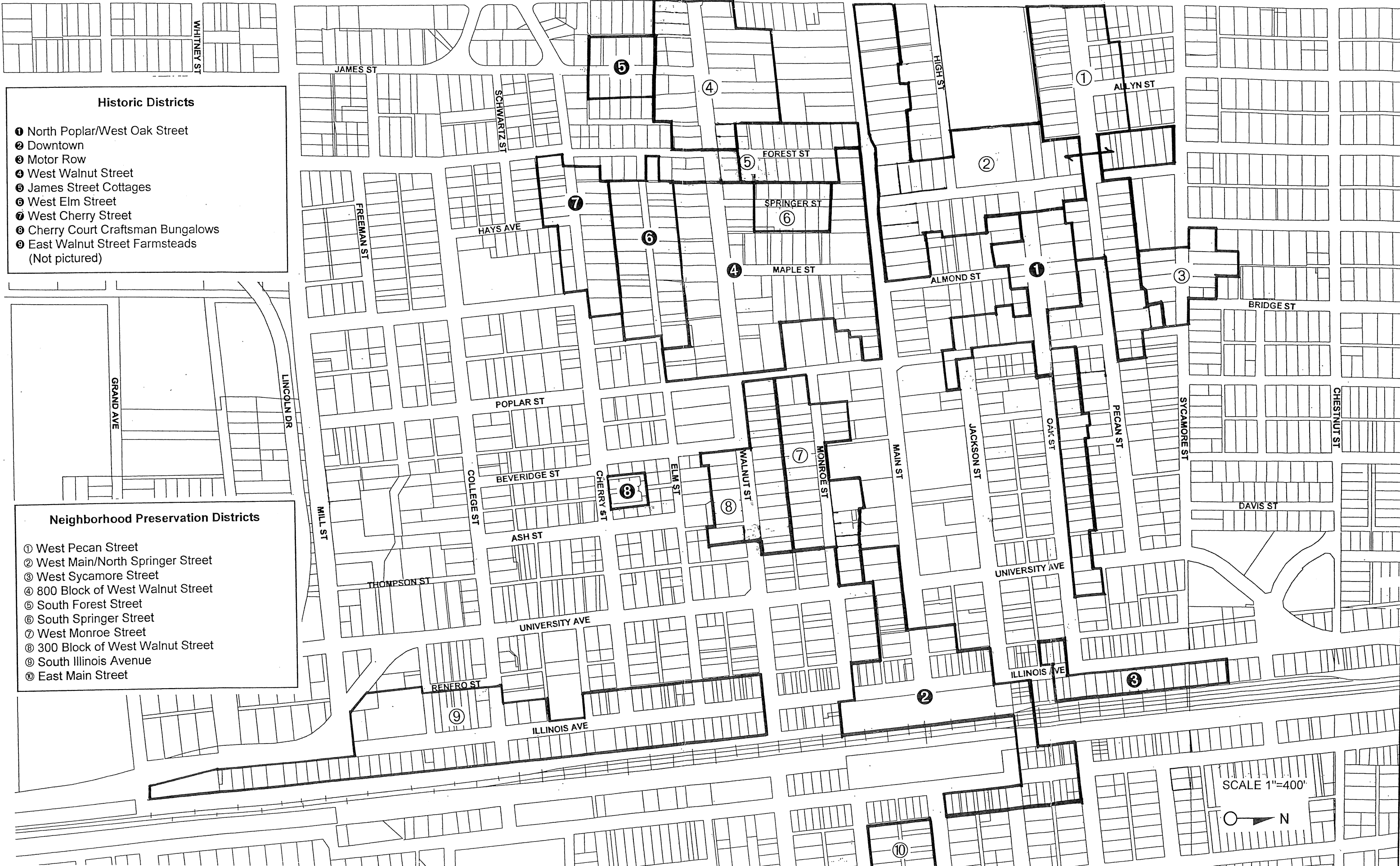
-  Proposed NW Historic District
-  Mixed Residential
-  Parcel
-  Downtown
-  Corridor Mixed Use
-  Traditional Neighborhood



0 125 250  
US Feet



**CARBONDALE**  
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- Historic Districts**
- ❶ North Poplar/West Oak Street
  - ❷ Downtown
  - ❸ Motor Row
  - ❹ West Walnut Street
  - ❺ James Street Cottages
  - ❻ West Elm Street
  - ❼ West Cherry Street
  - ❽ Cherry Court Craftsman Bungalows
  - ❾ East Walnut Street Farmsteads (Not pictured)

- Neighborhood Preservation Districts**
- ❶ West Pecan Street
  - ❷ West Main/North Springer Street
  - ❸ West Sycamore Street
  - ❹ 800 Block of West Walnut Street
  - ❺ South Forest Street
  - ❻ South Springer Street
  - ❼ West Monroe Street
  - ❽ 300 Block of West Walnut Street
  - ❾ South Illinois Avenue
  - ❿ East Main Street

SCALE 1"=400'





## Agenda Item Details

**Meeting:** June 15, 2026 - Preservation Commission Meeting  
**Category:** Old Business  
**Subject:** CarbonRail Event Discussion  
**Type:** Discussion, Information  
**Recommended Action:** Receive an update from the July 4 Subcommittee on current planning activities for the CarbonRail event.  
**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 4: Encourage responsible and progressive economic development/tourism/arts and entertainment.  
**Originating Department:** Community Development

**Background:** At the August 18, 2025, Preservation Commission meeting, the Commission voted to create a July 4th Subcommittee, to work with City staff to plan an event celebrating Carbondale's railroad history in conjunction with the broader 250th anniversary of the United States. Commissioners Brown and Young were selected to serve on this subcommittee, and have served as the primary event planners along with the City's Public Relations Officer and Preservation Commission staff liaison and, more recently, the Varsity Center. The group began meeting in the Fall of 2025 to begin planning the event, and has generally met biweekly since.

The centerpiece of the event commemorates the arrival of the first train in Carbondale on July 4, 1854, and celebrates the City's role in U.S. history. To celebrate the arrival of the first train, a new play was composed entitled, "Full Steam Ahead", which will make its premiere at the event. The event was originally scheduled to take place on July 4th, but was moved up to June 27th due to scheduling conflicts with performers.

Attached for the Commission's reference is the poster of the event and all planned activities. The event will take place from 3:00 pm - 7:00 pm, and begin at the Southern Illinois Multimodal Station before shifting over to the Varsity Center. In addition to three screenings of the play, the event will feature a Nickelodeon of three train-related films.

### Additional Information:

#### Attachments:

1. CARBONRAIL POSTER 4F-1

**Motion & Voting:** Receive an update from the July 4 Subcommittee on current planning activities for the CarbonRail event.

Motion by None, seconded by None.

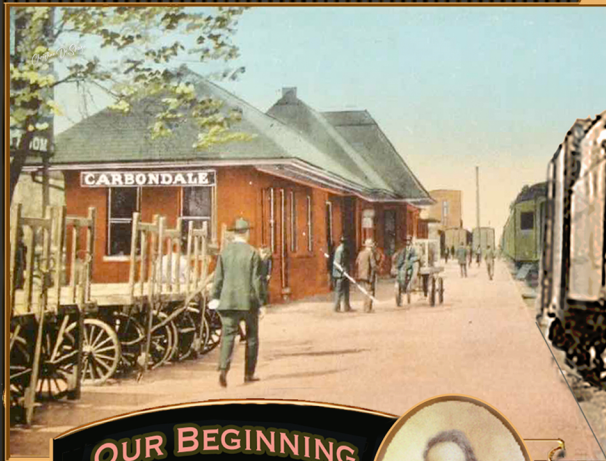
Final Resolution: Motion

Yea: None

Nay: None



# CARBON RAIL: CELEBRATING CARBONDALE'S Role in AMERICAN HISTORY



## OUR BEGINNING

CARBONDALE WAS FOUNDED  
BY COL. DANIEL BRUSH  
WITH THE INTENT OF BEING  
A RAILROAD HUB. IT BEGAN  
SERVICE ON JULY 4TH, 1854.



## SATURDAY, JUNE 27<sup>TH</sup>

**Southern Illinois Multimodal Station (SIMMS)**

**Doors: 3:00pm Proclamation & Music: 3:30-4pm**

### Varsity Theater

4-4:30pm - Live music from Max Senteney

4:30-5pm - First performance of new play *"Full Steam Ahead"*

5-5:30pm - Panel discussion from Southern Illinois Community Contra Dance

5:30-6pm - Second performance of new play *"Full Steam Ahead"*

6-6:30pm - Demonstration from Southern Illinois Community Contra Dance

6:30-7pm - Final performance of new play *"Full Steam Ahead"*

### Movie Showings

**Block One - 4-5:30pm & Block Two - 5:30 - 7pm**

*Movies each block are: The Arrival of a Train at La Ciotate (August and Louis Lumier, 1896) • The Great Train Robbery (Edwin X. Porter, 1903) • The General (Buster Keaton and Clyde Bruckman, 1926)*