

1. Roll Call & Introductions

2. Approval of Minutes

1. Approval of Minutes from the June 15, 2026, Preservation Commission Meeting

3. Communication and Reports

4. Old Business

1. CarbonRail Recap
2. Update on the Proposed Northwest Historic District

5. New Business

1. Discussion Regarding Recruitment of New Commissioners

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

7. Adjournment



Agenda Item Details

Meeting: July 20, 2026 - Preservation Commission Meeting
Category: Approval of Minutes
Subject: Approval of Minutes from the June 15, 2026, Preservation Commission Meeting
Type: Action
Recommended Action: Adopt the meeting minutes of the June 15th, 2026, Preservation Commission meeting.
Goals:
Originating Department: City Clerk

Background:

Additional Information:

Attachments:

1. DRAFT Preservation Commission Minutes 6.15.26

Motion & Voting: Adopt the meeting minutes of the June 15th, 2026, Preservation Commission meeting.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



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

1. **Roll Call:** B. Rhodes called the meeting to order at 5:31 p.m. Prior to roll call B. Rhodes informed everyone in attendance that Commissioner Zurlinden is the applicant for the historic district case that would be heard during the meeting and would be abstaining from all votes on the item.

a. **Members Present:** Rhodes, Brown, Bittle, Zurlinden, Grant, Young, Stanfield (Ex=officio)

b. **Members Absent:** Ashby (Excused)

c. **Staff Present:** K. Mueller, J. Lenzini, J. DeMond

d. **Guests:**

2. **Approval of Minutes:** T. Grant made a motion to approve the minutes from the April 20, 2026, Preservation Commission meeting; B. Brown seconded. The motion passed unanimously.

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.

Commission Chair B. Rhodes opened the public hearing at 6:33 p.m. B. Rhodes requested staff liaison K. Mueller to read the legal notice for the case.

K. Mueller read the legal notice including the general description of the proposed district and preservation district criteria satisfied. The full legal description was not read due to the length but was available for anyone interested.

B. Rhodes asked K. Mueller to read Part A, the background and description of the property sections of the staff report. K. Mueller read Part A of the staff report.

B. Rhodes asked if any Commissioners had questions for staff. T. Grant and B. Stanfield asked staff questions.

B. Rhodes asked applicant, Justin Zurlinden, if he wished to make a statement and present evidence in support of his application. J. Zurlinden provided a statement and evidence for his application.

B. Rhodes asked if Commissioners had questions for the applicant. B. Stanfield asked the applicant a question.

B. Rhodes asked if members of the public wished to speak in favor of the application. Alan Kuczynski, Erin Palmer, Andrea Maren Whipple, and Dawn Roberts spoke in favor.

B. Rhodes asked if members of the public wished to speak in opposition to the application. Larry Tupper, Gerald Archibald, Rachel Miller, and Ann Puente spoke in opposition.

B. Rhodes asked K. Mueller if any written correspondence was received. K. Mueller stated no written correspondence was received but staff received a call from Charles Parr and Dia Parr in favor of the application, and Melissa Hernandez-Cruz was in opposition.

Numerous concerns were raised regarding the removal of heritage trees. K. Mueller informed Commissioners and the public that a permit is required for the removal of a heritage tree from the City Arborist. The Preservation Commission is not involved in heritage tree decision-making. It is also an existing City regulation, not a new one created under the proposed design standards.

B. Rhodes asked K. Mueller to read the Findings of Fact and Recommendation from the staff report. K. Mueller read those sections of the staff report.

B. Rhodes asked if anyone in attendance had questions for staff, commissioners, the applicant, or other members of the public. Taran Haut, Erin Palmer, and Rachel Miller spoke. Specific concerns about discouraging metal roofs were raised. Speakers expressed support for allowing metal roofs in the historic district.

J. Zurlinden asked staff if the design standards could be modified at the table. K. Mueller stated they could. J. Zurlinden requested that the “Roofing” under “Exterior Materials” section be modified as follows:

- The first sentence was modified to read, “Roofing should be traditional period-appropriate roofing material.”
- The second sentence, “Metal roofs should not be encouraged” will be removed.

Commissioners and members of the public agreed with those changes to the design standards.

B. Rhodes declared the public hearing closed at 7:09 p.m.

T. Grant made a motion to accept the Findings of Fact as accurate; T. Bittle seconded. The motion was approved by a 5-yes (Rhodes, Bittle, Brown, Grant, Young), 0-no vote, with J. Zurlinden abstaining.

T. Grant made a motion to recommend approval of the design standards as amended; B. Brown seconded. The motion was approved by a 4-yes (Rhodes, Bittle, Brown, Grant), 0-no vote, with J. Zurlinden and G. Young abstaining.

B. Brown made a motion to recommend approval of the proposed historic district boundary as submitted; T. Bittle seconded. The motion was approved by a 4-yes (Rhodes, Bittle, Brown, Grant), 0-no vote, with J. Zurlinden and G. Young abstaining.

4. Old Business:

1. CarbonRail Event Discussion

G. Young updated the Commission on planned activities for CarbonRail. B. Rhodes encouraged all Commissioners to attend the event.

5. New Business:

1. None.

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

1. K. Mueller informed the Commission that the northwest historic district and design standards will be on the City Council agenda of July 7th, 2026, for consideration of approval.

7. Adjournment: The meeting was adjourned at 7:23 p.m.



Agenda Item Details

Meeting: July 20, 2026 - Preservation Commission Meeting
Category: Old Business
Subject: CarbonRail Recap
Type: Discussion, Information
Recommended Action: Receive an update from City staff on the CarbonRail event held June 27th, 2026.
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Goal 4: Encourage responsible and progressive economic development/tourism/arts and entertainment.
Originating Department: Community Development

Background: On June 27th, 2026, the City of Carbondale in collaboration with the Carbondale Preservation Commission and Varsity Center hosted an event entitled "CarbonRail: Celebrating Carbondale's Role in American History". The primary focus of the event was to celebrate the arrival of the first train in Carbondale on July 4, 1854, and the broader national connection the railroad provided to the city. It was also an opportunity to celebrate the 250th anniversary of the United States. Components of the event included:

- Singing of the National Anthem and America the Beautiful
- Reading of a proclamation
- Debut of an original play celebrating the arrival of the first train entitled "Full Steam Ahead"
- Showing of three railroad-themed silent films
- Panel and demonstration on contra dancing

The purpose of this agenda item is to recap the event and provide an opportunity for Commissioners to share their thoughts on the event.

Additional Information:

Attachments:
None

Motion & Voting: Receive an update from City staff on the CarbonRail event held June 27th, 2026.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



Agenda Item Details

Meeting:	July 20, 2026 - Preservation Commission Meeting
Category:	Old Business
Subject:	Update on the Proposed Northwest Historic District
Type:	Discussion
Recommended Action:	Receive an update from city staff regarding the proposed Northwest Historic District
Goals:	Goal 1: Provide a high quality of life and foster a sense of community. Goal 6: Enhance residential development/rehabilitation/home ownership. Goal 4: Encourage responsible and progressive economic development/tourism/arts and entertainment.
Originating Department:	Community Development

Background: Justin Zurlinden submitted an application proposing the creation of a new historic district on the northwest side of Carbondale. Efforts to create a new historic district date back to late 2022 and began taking shape in 2024. The proposed northwest historic district is included for reference in the agenda packet and is generally described 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 public hearing for the proposed historic district was held by the Preservation Commission on June 15th, 2026. During the public hearing, five residents spoke in favor of the proposed historic district, two people called in favor of the historic district, and five residents spoke in opposition to the proposed district. During discussion of the proposed design standards, residents expressed support for allowing metal roofs in the district. The applicant, Justin Zurlinden, requested that the proposed design standards be modified to allow metal roofs and strike the language discouraging them. The revised design standards have been updated with these changes and are attached to this agenda item for reference.

The proposed Northwest Historic District will go before City Council discussion and consideration at their August 11th, 2026, meeting.

Additional Information:

Attachments:

1. Northwest Historic District_rev1-27-26
2. Northwest Historic Dist description_rev 1-27-26
3. Revised Carbondale Northwest Historic District Design Standards -7.16.26

Motion & Voting: Receive an update from city staff regarding the proposed Northwest Historic District

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

EXHIBIT A

PLAT OF NORTHWEST HISTORIC DISTRICT

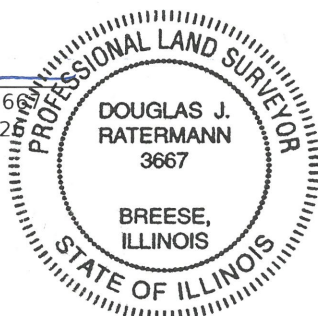
CITY OF CARBONDALE, JACKSON COUNTY, ILLINOIS



SCALE IN FEET
0 150 300



Douglas J. Ratemann
DOUGLAS J. RATERMANN, PLS NO. 3667
LICENSE EXPIRES NOVEMBER 30, 2026



ROBERT HARDIN
CARBONDALE DIRECTOR OF PUBLIC WORKS

HMG ENGINEERS, INC.
CONSULTING ENGINEERS
BREESE, ILLINOIS 62230
CORP. LIC. NO. 184-000899
JANUARY 27, 2026

HMG
ENGINEERS

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.

Northwest Historic District - Proposed Design Standards

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.



Agenda Item Details

Meeting: July 20, 2026 - Preservation Commission Meeting
Category: New Business
Subject: Discussion Regarding Recruitment of New Commissioners
Type: Discussion
Recommended Action: Discuss options for recruiting new Preservation Commissioners
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Originating Department: Community Development

Background: Over the last year, the Commission has lost two members due to resignations and term expiration. Those open positions have not been filled, nor have any applications been received. Staff have attempted to recruit new Commissioners at events such as the Fuller Future Festival and CarbonRail; however, those efforts generated limited interest. With an additional term set to expire later this year, there is an increasing risk of being able to consistently obtain a quorum to hold meetings going forward if the full commission is not in attendance. Therefore, staff and the Commission feel it is best to bring this forward for a broader discussion to identify opportunities, methods, and potential interested parties to try to fill current and upcoming vacancies.

Additional Information:

Attachments:
None

Motion & Voting: Discuss options for recruiting new Preservation Commissioners

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