

## APPENDICES: **Community Interactive Workshop**

Local Carbondale citizens were invited to express their concerns and desires about the historic resources of the City at a Community Interactive Workshop held on September 20, 2001. Participants included owners of historic properties, members of neighborhood organizations, realtors, developers, and interested individuals. Fifty-four people attended. Small focus groups addressed three basic questions of planning: "What do we have?," "What do we want?," "How do we get it?." The groups' responses were posted and each participant "voted" for their personal priorities. A summary of the responses and vote tabulations is below.

While historic preservation, historic resources, and architecture were addressed in the responses, many answers dealt with broad quality of life issues that are beyond the mission of the Carbondale Preservation Commission. Some answers, such as the need for Bypasses or Buried Utilities, do have an impact on historic preservation, but will require action by the Planning Commission and City Council rather than the Preservation Commission. In general, however, the participants appreciated the historic resources of Carbondale as a whole and their concerns focused on downtown development and preservation, single family residential sustenance, and property maintenance.

### **What Do We Have ?**

#### ***Multiple Rated Responses***

Tourism Office Closed when should be open (8)  
Rural/Small Town Character (8)  
Main Street Program (7)  
Architecturally Significant Neighborhoods (4)  
Strip is Ugly (4)  
Town Square (4)  
Lack of "Affordable Housing" (3)  
Southern Illinois University & Hospital Non-Tax paying/ Need Tax Paying Business (3)  
Tuscan Building (3)  
Caboose (3)  
Assisted Living/Liberty Village/Senior Opportunities (2)  
Adaptive Use (Must Use Existing Buildings) (2)  
Open City Government (2)  
Non-Productive/Destructive Traffic & Noise (2)  
North Washington (Deteriorating Buildings) (2)

### ***Singly Rated Responses***

Historic Building Occupants Lack of Respect  
New School Buildings  
Mobile Home Neighborhoods Instead of Stick-Built  
Nice Parks  
“U D’s” Building  
Turley Park  
Mall  
Great Hospital  
Good Library  
Appearance Committee  
Downtown Clean-Up, Buildings Falling Down  
Many Historic Building Being “Mistreated” by Ugly Facades  
City Hall/Civic Center  
Woodlawn Cemetery  
Hickory Lodge  
Four Historical Churches  
University  
People Resources/Southern Illinois University & Community  
Craftsman Bungalows  
Lights Fantastic Parade is a Plus  
Rental Rundown  
Southern Illinois University Expansion into Residential Areas is Negative  
Commercial Corridor East-West has Improved  
Interesting History  
Losing Central Core  
Good Music  
Top Quality Research at Southern Illinois University  
One Way Streets  
Varsity  
Food Court, Hospital Cafeteria and Student Center are negatives  
New Under pass cleaned up that Area  
Good Education & Health Care  
Available Transportation  
Highly Transient Population  
Good Women’s Center  
Professional Business Placed in Former Residences is a Negative  
Nucleus of Property owners Concerned about Preservation  
Nice, Old Neighborhoods Not Being Maintained  
Carbondale has Ordinances to Keep Property Up  
Thousands of Dilapidated Houses  
Negative Image of Party Town  
Hospital Land Acquisition is a Negative  
Have Good Shopping

Preservation Friendly Development  
Traffic Congestion (especially with trains)  
Negative Image - to Small surrounding Communities  
Losing Collective City Memory re: History of City  
Cosmopolitan Diversity of Population  
Foundation of "Grass Rooters"  
Taxes Too High  
Cost of Living Reasonable  
Community Spirit  
Fun & Interesting Business Downtown  
Campus Buildings  
Campus Parking - Need More Parking  
Decent Number of Remaining Brick Streets  
Video Stores on West Main, "schlocky"  
Dairy Queen  
Beautiful Focus - Downtown Square  
Good Landscaping, Trees, etc.  
City Dairy  
Good Start to Historic Preservation  
Several Strip Malls  
"Future" Historic Properties  
Concern for Older Residence  
Three Banks - At Least  
Need to Tear Down Some Entire Blocks  
Schools  
Some Rebuilding Looks Awful  
North Walnut Houses  
Old Retail Buildings  
Southern Illinois University Good Anchor  
Pigs Out Event is a Plus  
Senior Citizens Buildings - Not Full to Capacity - Students reside, not Seniors  
Maple Street (All owner Occupied)  
Improved Downtown Parking

## What Do We Want?

### *Multiple Rated Responses*

By Pass x2 (East-West and North-South) (18)  
Enforcing Codes (Keeping Property Up) (17)  
12-15 Block - Downzoned Area for Owner Occupant Homes (16)  
Farmer's Market Moved Downtown (10)  
Need Downtown City Museum, In Depot (?) (10)  
Walking Street/Pedestrian Mall from Jackson to College (No Vehicle Traffic) (10)  
Prohibit Pole Barns As Business (9)  
More Infill & Commercial Development Downtown (8)  
Solid Storefronts Along Illinois Avenue & University (7)  
More Public Arts (Large Display) (7)  
Need Historic Depot to be Open on Weekends for Tours (7)  
Develop a Preservation Ethic (6)  
Remove Utility Lines (6)  
Hotel - Downtown (6)  
Restore Storefronts - Remove Aluminum Facades (5)  
Neighbor Zoning Regulations/Return to Single Dwelling (5)  
Incentives to Live/Move to Carbondale (5)  
Better Property Maintenance (4)  
City Encourage Residential Building to catch up with Marion (4)  
Economic Incentive to Build in "Blighted" Areas (3)  
Make it Easier for Small Businesses to Start Up (3)  
Better Downtown Business (3)  
More Benches Downtown (2)  
Bike Path (2)  
Continue Maintenance of Town Square (2)  
City Stop Discouraging/Start Encouraging (2)  
Less Rental Housing - More Dorms (on campus housing) (2)  
Need \$\$\$\$\$\$\$\$ (2)  
Interpretive History Video/Library (2)  
No Dog Barking (2)  
Call Illinois Avenue Illinois Avenue - Not the Strip (2)  
Reward Community-Minded Citizens/Property Owners (2)

### ***Singly Rated Responses***

Make (Bucky's) Buckminster Fuller's House a Museum  
Train Watcher's Interpretive Center at Depot  
Pride in Ownership  
Need By-Pass Thru Town  
Downtown More User Friendly (Access Difficult)  
Not Enough Tax Base  
Before & After Presentations - "Wall of Fame/Shame"  
Diversify Commercial Properties  
Preserve Brick Streets  
City Encourage Restoring Old Facades (Varsity, U.D.'s Etc)  
Separate Historic Preservation Presence  
More Aggressive Community Growth  
Recognize What We Have  
Preserve Old Houses Along Mill Street  
Keep Dairy Queen on South Illinois Avenue  
Flavor - Older Buildings  
Downtown Retail - First Floor; Second Story Residential (Except Julia Building)  
900-800 Block South Illinois Avenue-build retail/service first floor; residential upstairs  
More Cohesive - Not Necessarily for Students/for Townies  
Energy Spent on North Washington  
Thompson Woods needs Promotion  
Preserve House at NE Corner of Poplar & Freeman  
Less Threat of Crime  
Need Diversified Economy  
Businesses in Core Viable  
No Rentals on Maple Street  
Enforcement of Sidewalk Usage by Wheelchairs  
Better utilize "Core" Businesses Around Hospital  
Signage on More Buildings Downtown of Historic History  
More Flowers Downtown on Corners  
Keeping Residences Beautiful  
Preserve Green Spaces  
Continue Good Schools/High Academic Standards  
Better Communication with City (Council is negative)  
Does Carbondale Tourism Bureau Help Carbondale???  
Feel Good About Staying in Northwest Neighborhood - Sending Child to School  
Consistent Sidewalk Paving  
More Flower etc., Planters, Hanging Baskets  
Education for Property Owners

## **How Do We Get it?**

### ***Multiple Rated Responses***

Design Standards for Downtown Properties (15)  
Develop Internet Fiber Optics for Home Service (15)  
Promote Retirement Community (7)  
Recruit Medical Community to Live & Work Downtown (7)  
Develop a Fund to offer Grants/Incentives for Downzoning (7)  
Change Tax Assessment - tax assessor taxes extra for nicer buildings, ugly= low taxes (6)  
More Protective Ordinance for Older Native Hardwood (6)  
Modify/Increase Positive Image of Downtown Carbondale (5)  
City Purchase of Green Spaces (5)  
By Planting Trees on Koppers - (By-Pass) (5)  
Be Proud of Our University (5)  
Provide Broader Job Base (5)  
City of Carbondale/Hospital Partnership to Develop Properties in Central Carbondale (5)  
More Money (4)  
Approach Hotel Chain or Local Investors for Downtown Hotel (3)  
Cooperation between Nearby Towns to Work Together/Form Development (3)  
Local Banks "Loosen up" (3)  
Market Downtown Carbondale Effectively (3)  
Finding How Other Cities have Viable Downtowns (3)  
Work Towards - List Properties on Local/State/National Register (3)  
High Tech, Non-polluting industry (3)  
Use Resources Available - High School, Souther Illinois University for Art (2)  
Keep on Keeping on (2)  
Encourage Student Involvement in the Community and Business (2)  
Change Ordinance's to Fit with Desired Zoning in Neighborhoods (2)  
Ask Hospital to Develop a Ronald MacDonald House (2)  
Need More Flexible City Government (2)  
Bank Properties for Future Development (2)  
Bike Paths - Put in Budget, Active Participation (2)

### ***Singly Rated Responses***

Participation of Medical Community  
University owned, Privately Managed Student Apartments  
We Need a Boost in Our Own Self Image  
Retention & Expansion of Business  
Identify Needs & Develop a Marketing Plan  
Enforce Laws Neighborhood participation, Housing  
More Control over Signage  
Improve Our (Community) Attitudes Towards Students

Research Neighborhoods for Zoning Desirability  
Attract More Yuppies  
Media - Students - Citizens – Call Illinois Avenue, Illinois Avenue  
“Grand Scheme” Enable Investor to Build Whatever Needed  
Need For Carbondale Items (Memorabilia) for Students to Purchase  
Sporting Activities to Spend Money (Superblock)  
Banks Take Advantage of State Funding  
Need City Ombuds. Person  
Educate Public-- More “Forums” to Make Connections-- Change to Cooperative Perceptions