

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2010-24

AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN FOR THE CITY OF
CARBONDALE, ILLINOIS

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF CARBONDALE, ILLINOIS

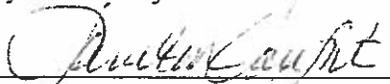
THE 22nd DAY OF JUNE, 2010

Published in pamphlet form by authority of the City Council of the City of Carbondale, Jackson
County, Illinois, this 23rd day of June 2010.

CERTIFICATE OF PUBLICATION

I, Janet M. Vaught, the duly qualified and acting 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 23rd day of
June, 2010.





Janet M. Vaught, City Clerk
City of Carbondale, Illinois

ORDINANCE NO. 2010-24

**AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN FOR THE CITY OF
CARBONDALE, ILLINOIS**

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 entered into an agreement with Kendig Keast Collaborative to draft a new Comprehensive Plan for the City; and,

WHEREAS, A Comprehensive Plan Review Committee (CPRC) was appointed by the Mayor with the City Council's approval to help guide the drafting process; and,

WHEREAS, in an attempt to gain as much community input as possible a Community Symposium was held on March 26, 2009, key stakeholders were interviewed, and CPRC meetings were open to the public; and,

WHEREAS, a notice of a public hearing stating its purpose was published in the *Southern Illinoisan* on the 2nd day of May, 2010, being at least (15) days prior to said hearing; and,

WHEREAS, a hearing of the Planning Commission of the City of Carbondale was called at 7:00 p.m. on the 19th day of May, 2010, at City Council Chambers in said City to consider the new Comprehensive Plan; and,

WHEREAS, the Planning Commission conducted said hearing pursuant to the

notice given, and to the laws of the State of Illinois; and,

WHEREAS, the Planning Commission met again on June 2, 2010 to review a revised copy of the Comprehensive Plan that incorporated comments received at the public hearing; and,

WHEREAS, said Planning Commission thereafter filed with the City Council a report of its hearing disclosing its recommendation, said recommendation being as follows: to approve the revised Comprehensive Plan as submitted at the June 2, 2010 meeting with, comments received at the public hearing incorporated into the text of the document ; and,

WHEREAS, the City Council of the City of Carbondale has considered the record of the Commission's public hearing, the final version of the Comprehensive Plan incorporating all recommended changes, the provisions of Chapter 15 of the Carbondale Revised Code, and all applicable State Statutes and finds that the Comprehensive Plan should be adopted.

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

Section 1. That the Comprehensive Plan for the City of Carbondale and surrounding areas, as represented by the *City of Carbondale Comprehensive Plan* which includes the Future Land Use map, attached hereto and made a part hereof as Exhibit A, shall be and hereby is adopted by the City Council of the City of Carbondale, Illinois, in accordance with Chapter 65, Section 5/11-12-6 & 7 of the Illinois Compiled Statutes.

Section 2. That said Comprehensive Plan be placed on file with the City Clerk to be available for inspection by the public during business hours and that copies of said plan be made available by the Planning Services Division to all interested parties.

Section 3. That the City Clerk shall file a notice of adoption of this Ordinance with the Jackson County, Illinois, Clerk and Recorder.

Section 4. That the City Clerk shall file a notice of adoption of this Ordinance with the Williamson County, Illinois, Clerk and Recorder.

Section 5. That Ordinance No. 97-81, adopted by the City Council of the City of Carbondale, Illinois, on April 29, 1997 which adopted the 1997 Comprehensive Plan, is hereby expressly repealed and is of no further force and effect.

Section 6. That all other ordinances or parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

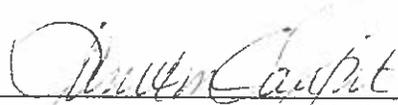
Section 7. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

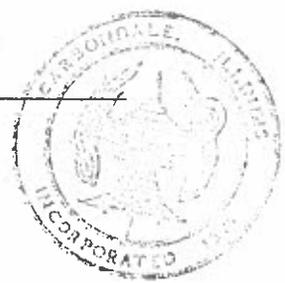
Section 8. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to the provisions of Article VII, Section 6(a) of the 1970 Illinois Constitution.

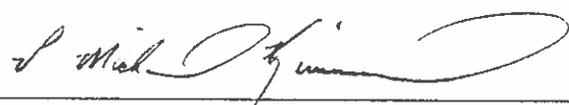
Section 9. That this Ordinance shall be known as Ordinance No. 2010- 24 of the City of Carbondale, Illinois, and shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: 
Brad Cole, Mayor

| | |
|------------|---------------------------------------|
| FOR: | <u>Pohlmann, Wissmann, Haynes,</u> |
| AGAINST: | <u>Jack, Fritzler, McDaniel, Cole</u> |
| PASSED: | <u>None</u> |
| APPROVED: | <u>6-22-2010</u> |
| RECORDED: | <u>6-23-2010</u> |
| PUBLISHED: | <u>6-23-2010</u> |

ATTEST: 
Janet M. Vaught, City Clerk



APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney



Brad Cole
Mayor

June 4, 2010

Dr. Robert A. Harper
410 Deer Lake Drive West
Carbondale, Illinois 62901

Dear Bob:

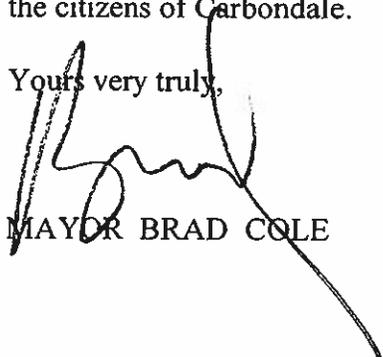
Thank you for your letter and final report to accompany the Comprehensive Plan Review Committee's work thus far on updating our Comprehensive Plan.

I have reviewed the report and appreciate your summarization of key issues. This has been a long and difficult task, with many personalities and challenges involved with its completion. When I appointed you to serve as chairman of the committee, I had complete faith in your capable abilities to lead the effort. As it is now concluded, my initial opinion has only been strengthened and I am personally grateful for the many hours you dedicated to the cause. Please accept my thanks for a job well done.

Adoption of the final plan is anticipated soon and, with such action, your committee shall be discharged of its duties and your work should be considered complete.

Thank you again for your efforts, they are greatly appreciated and will long-serve the citizens of Carbondale.

Yours very truly,



MAYOR BRAD COLE

200 South Illinois Avenue, Post Office Box 2047, Carbondale, Illinois 62902

Phone 618-457-3229

Email bcole@ci.carbondale.il.us

Fax 618-351-5766

June 1, 2010

Hon. Brad Cole, Mayor
City of Carbondale
City Hall
200 S. Illinois Ave.
Carbondale IL 62901

Dear Brad:

Here is the final report of the Comprehensive Plan Review Committee. This is a revised draft that has been submitted to the entire committee for review.

While not all committee members participated after the first few meetings, those who did really gave maximum effort in terms of time, thought, careful reading, and serious discussion and recommendations. The active members deserving of special commendation include Jane Adams, Bob Bauman (although suffering major health problems), Lana Bardo, Elizabeth Gersbacher (perfect attendance), Bob Greene, Doug McEwen (even while wintering in Florida), and Bill Schroeder (who was involved in a serious accident while serving). I think we made a difference from the outset and that the final plan reflects work by our committee, although I must add, that the final plan is not entirely the way we see Carbondale's needs.

This report expresses our concerns for the future of Carbondale. We think that hangs in large part on the two main points in our report:

- The need to move Carbondale's housing base from its pre-WWII railroad-oriented majority to one that reflects our current situation as a university-professional town. We need to replace much of our old housing stock; we need to build more affordable new housing. The social situation in neighborhoods and our schools are part of this issue.
- The critical need for strong joint city-university planning to solve the housing dilemma---and the other issues we list. We need to think of the city and the university as twin-towns that need joint overall planning involving both.

Personally, I appreciate your confidence in me. I enjoyed the work and came to better appreciate the problems of city government. I would welcome the opportunity to talk to you about the committee's work and our recommendations.

Sincerely yours,



Robert A. Harper
410 Deer Lake Dr. W.

457-7081

Report of the Comprehensive Plan Review Committee
June 1, 2010

Committee Members: Jane Adams, Lana Bardo, Robert Bauman, Larry Briggs, John Davis, John Dosier, Nick Ferraro, Elizabeth Gersbacher, Allen Gill, Robert Greene, Robert Harper (Chair), Richard Hayes, Doug McEwen, Roger Phister, William Schroeder

We think that the Plan should be a springboard for attacking the key issues of our community. But, this plan does not set priorities or point up major issues, so we are highlighting several issues that we believe are of vital concern needing immediate and massive attention.

To us, housing is the community's biggest problem. Unless addressed, it threatens key neighborhoods, and the future of the entire community. The city has yet to make the transition from the housing stock of the railroad town it was until 50 years ago to the housing needs of the major university community that it has become. We believe housing in, and the character of, pre-1950 neighborhoods remain the main obstacles to the city's future, both in the short-run and long-term. There is too much sub-standard housing and too little attractive new housing in Carbondale. Moreover, new privately-developed student housing has not been carefully integrated into existing neighborhoods, or the overall community.

- There is an excessive stock of low-income housing left vacant or in dilapidated condition, and often rented to persons unable to maintain even minimum standards. This is particularly the case within the core residential districts of the railroad town with their stock of pre-World War II housing. These neighborhoods need major rehabilitation. There are also social problems involving the accommodation of low-income families in these areas.
- Long-standing residential neighborhoods, such as those north of the University and east of Little Crab Orchard Creek on the west side, are struggling to maintain their traditional residential character because of the invasion of student and other rental occupancy. There must be both physical and social accommodation of town and gown in them. Ownership incentives are needed to shift rental housing to owner-occupied.
- The lack of attractive new housing in the \$150,000-and-less price range in the city is depriving us of one of the key assets to future growth, young working-class couples and families. They are finding that sort of housing in and around other communities.

The above issues point up perhaps the greatest overall failing in planning for our community: The lack of integrated planning between the University and the town. Even though annexed to the city, the University, with some 20,000 students, is in fact a twin-city adjacent to ours. Thousands of students and University employees living on campus cross Mill Street daily to take advantage of city services; thousands more, who live in our neighborhoods, enter campus. Yet, city leaders on the one hand, and University officials on the other, do little to jointly manage the issues that affect both of our twin communities and are of major concern to both City and University officials.

- We have been told that a city-university planning group is already in-place. If so, it has not been effective in attacking the key issues we have noted above----issues that are important to the University as well as to the city. We believe that aggressive, effective joint planning between the city and the University is essential to the future of both entities and should be a top priority to both. We do not think there will be effective overall planning without a major joint effort by both city and University.

We believe that the long-term city planning charge of the City Planning Commission has been lost in the maze of zoning exceptions and subdivision approvals it must handle. For us, Carbondale cannot afford to let this lack continue. We have the following suggestions:

- Citizens serving on the Plan Commission commonly have had no involvement with planning. The current Commission and all new appointees need to be provided with training on the fundamentals of city planning. Nationwide planning associations have materials available that would be the base for training workshops.
- Different members of the Commission should assigned individual chapters of the new plan to study. Well versed in the ideas and action steps of their chapter, such persons would be facilitators about the topic in Commission long-term planning discussion.
- Long-term planning should be on the agenda of all Planning Commission meetings with enough time for serious discussion of issues. As needed, whole meetings should be set-aside for plan review.
- If the planning issues we have noted above are to be effectively attacked, and the Planning Commission's charge broadened, the professional city planning staff must be augmented. We recognize this will be difficult in the current financial situation, but we are dealing with the future of our city.

We have lesser issues that we believe are important enough to deserve priority attention by those concerned with the City's future:

- The lack of a public swimming pool or water park, after years of expressed desire by citizens, various surveys, and plans, is a travesty.
- The upgrading of Downtown and the improvement of its walking ties to The Strip and the hospital is vital if Downtown is to effectively serve the City.
- The lack of a railroad crossing north of Oak Street is a danger to emergency issues in the northeast.
- We need to face up to social issues in our community: the poor, the poorly educated, the poorly housed. Until we find solutions to these issues, there will be problems in our neighborhoods and we will have too much crime.
- Design standards for new construction in established neighborhoods must be implemented to assure that new housing—and commercial—will be compatible to the surrounding community.
- Carbondale needs more and improved parks, bike trails, sidewalks, and handicapped accessibility.
- Study is needed to handle the readjustment of our key retail concentration on the East side as the Mall continues to lose tenants.
- We should improve the appearance of the University Avenue corridor and Mill Street to dress up the gateway to the University campus.
- We must rethink Carbondale's relations with the rest of Southern Illinois. The city has the potential to be the central node for Southern Illinois, but is seen as 'a world apart' by many residents of the region, and a competitor by nearby towns.
- Press for a 4-lane connection to St. Louis and some way to relieve traffic through the city, by trucks in particular. The revitalization of Downtown will not be complete without a different traffic pattern.
- We should make plans to turn our regional airport into a major asset by creating high-tech commercial industrial development around the airport.
- In all our ventures, we should provide 21st Century planning that incorporates ecological, energy, and informational-age technology.

June 1, 2010
Hon. Brad Cole, Mayor
City of Carbondale
City Hall



KENDIG KEAST
COLLABORATIVE

