

City Council of the City of Carbondale, Illinois
Regular Meeting of December 22, 2015

Immediately following a meeting of the Local Liquor Control Commission, the City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, December 22, 2015, in City Council Chambers, 200 South Illinois Avenue. Mayor Henry called the meeting to order at 8:12 p.m. with the following members of the Council present/absent:

1. Roll Call

Present: Councilman Navreet Kang, Councilwoman Jessica Bradshaw, Councilwoman Carolin Harvey, Councilman Lee Fronabarger, Councilman Tom Grant, Councilman Adam Loos, and Mayor John M. Henry

Absent: None

Also present were City Clerk Jennifer Sorrell, Interim City Manager Gary Williams, and various members of the City's administrative staff.

2. General Announcements and Proclamations

Interim City Manager Williams noted that City Hall will be closed at noon on Christmas Eve.

Councilman Kang indicated his appreciation for the placement of a temporary skating rink, remarked on the availability of a police program "Housewatch" for residents who may be out of town for the holidays, and wished all a Merry Christmas.

Councilman Grant remarked that this is the first day of winter and the days will begin getting longer.

Councilwoman Bradshaw, Councilwoman Harvey, and Mayor Henry also commented on the temporary skating rink and how it came to be put into place.

3. Citizens' Comments and Questions

None.

4. Public Hearings and Special Reports

None.

5. Consent Agenda

1. Approval of minutes from the Regular City Council Meeting of December 8, 2015. Recommendation: Approve.
2. Warrant for the Period Ending 11/23/2015 FY 2016 Warrant # 1259 in the amount of \$5,657,487.29. Recommendation: Approve Warrant #1259. (Exhibit A-12-22-2015)
3. Warrant for the Period Ending 10/30/2015 FY 2016 Warrant # WF10/2015 in the amount of \$154,989.20. Recommendation: Approve Warrant #WF10/2015. (Exhibit B-12-22-2015)
4. Acceptance of Minutes of Boards, Commissions, and Committees. Recommendation: Accept and place on file the minutes of the Planning Commission from September 23, 2015, Carbondale Public Library Board of Trustees from October 14, 2015, the Liquor Advisory Board from November 5, 2015, and Board of Fire and Police Commissioners of September 16 and December 2, 2015.
5. Resolution approving the final plat of Wright Subdivision and the Subdivision Agreement. Recommendation: Adopt the Resolution approving the subdivision plat and subdivision

- agreement for Wright Subdivision. (Resolution 2015-R-49; Exhibit C-12-22-2015)
6. Resolution approving the Final BPL Development Plan for Parking Lot Modifications to Southern Illinois Healthcare's Building located at 1385 East Main Street. Recommendation: Approve the Resolution approving the Final BPL. (Resolution 2015-R-50; Exhibit D-12-22-2015)
 7. Ordinance approving Sorensen Enterprise's Request to Rezone the Property located at the Intersection of Iowa Road and Charles Road from R-1-12, Low Density Residential, to PUD, Planned Unit Development with a maximum FAR of .25. Recommendation: Adopt the Ordinance approving the rezoning request. (Ordinance 2015-56; Exhibit E-12-22-2015)
 8. Resolution approving the Egyptian Electric Cooperative Association's request for a Special Use Permit for an electrical public utility substation in the AG, General Agriculture, district located at 4 Minnesota Road. Recommendation: Adopt the Resolution approving the request for a Special Use Permit. (Resolution 2015-R-51; Exhibit F-12-22-2015)
 9. Resolution approving Sumera Makhdoom's request for a Special Use Permit to construct two duplexes in the PA, Professional Administrative Office District located at 301 North Robinson Circle. (Resolution 2015-R-52; Exhibit G-12-22-2015)
 10. Resolution authorizing the City Manager to enter into an extension of the current agreement with the Humane Society. Recommendation: Approve the Resolution authorizing the City Manager to enter into an extension of the current agreement with the Humane Society. (Resolution 2015-R-53; Exhibit H-12-22-2015)
 11. Resolution approving a Redevelopment Agreement using Tax Increment Financing at 610 South Illinois Avenue. Recommendation: Approve a Resolution authorizing the Interim City Manager to enter into an economic redevelopment agreement. (Resolution 2015-R-54; I-12-22-2015)

MOTION: L. Fronabarger moved, J. Bradshaw seconded, to approve Consent Agenda Items 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, and 5.11. VOTE: Ayes: N. Kang, J. Bradshaw, C. Harvey, L. Fronabarger, T. Grant, A. Loos, and J. Henry. Nays: None. Motion declared carried.

6. General Business

1. Review of Community Investment Program Checklist Items for Proposed New Projects

Council remarked on the worthiness of the additional proposed new projects and pointed out those specific items they found to be worthy of special emphasis. Interim City Manager Williams responded to City Council questions.

2. Ordinance approving John Alleman's request for a text amendment relative to the use of fraternities and sororities in the PA, Professional Administrative Office, district

DISCUSSION: Development Services Director Chris Wallace and Chief Jeff Grubbs responded to City Council questions.

The property owner John Alleman gave the City Council an explanation for why he was seeking the text amendment and responded to questions.

Persons speaking in opposition to the request were: Amy Carlson, 206 South Maple Street; Kathy Benedict, 206 South Poplar; Gail White, owner of 107 and 208 South Maple Street; and Susan Tulis, 109 South Maple Street.

There were questions and discussion regarding the current status of the property; comparisons of the current operation as a rooming house versus a sorority, including the level of regulation which can be implemented for each; noting that the passage of the Ordinance would allow the applicant to apply for a special use, but does not guarantee a special use; issues with noise complaints; sufficiency of and requirements for parking; rules and requirements of fraternities and sororities and the level of university

involvement with the organizations; and calls for service at the location. Councilmembers expressed their viewpoints on the matter.

MOTION: A. Loos moved, C. Harvey seconded, to adopt the ordinance approving a text amendment allowing fraternity and sorority houses as a special use in the PA, Professional Administrative Office, district. VOTE: Ayes: N. Kang, J. Bradshaw, C. Harvey, and A. Loos. Nays: L. Fronabarger, T. Grant, and J. Henry. Motion declared carried. (Ordinance 2015-57; Exhibit J-12-22-2015)

3. Council discussion of FY2017 process to review and approve community agency funding

Councilmembers indicated their acceptance of the proposed process or made suggestions for altering the plan which was presented and the meeting of November 3, 2015. Dr. James Grant responded to questions and elaborated on the purpose and framework of “Giving Tuesday,” the seven training sessions required for participation in “Giving Tuesday,” and provided additional details on the proposed plan.

Ramona Girtman, Program Director of Big Brothers/Big Sisters, noted her appreciation for including accountability in the new process as well as additional training. She expressed her desire to see flexibility in payments due dates for the training.

Donald Monty, 418 South Giant City Road, noted that the community agencies and organizations are already required to submit quarterly reports.

7. Council Comments

Councilman Fronabarger extended holiday greetings and wishes for a happy New Year.

Councilwoman Bradshaw remarked on the beautiful decorations in the downtown and the Civic Center.

8. Closed meeting to discuss collective negotiating matters between the public body and its employees or their representatives, the purchase or lease of real property, and the setting of a price for sale or lease of property owned by the public body

MOTION: T. Grant moved, C. Harvey seconded, to enter into a closed meeting to discuss collective negotiating matters, the purchase or lease of real property, and the setting of a price for the sale or lease of property. VOTE: Ayes: N. Kang, J. Bradshaw, C. Harvey, L. Fronabarger, T. Grant, A. Loos, and J. Henry. Nays: None. Motion declared carried. Open session recessed at 10:18 p.m.

MOTION: A. Loos moved, J. Bradshaw seconded, to return to open session. VOTE: Ayes: N. Kang, J. Bradshaw, C. Harvey, L. Fronabarger, T. Grant, A. Loos, and J. Henry. Nays: None. Motion declared carried. Open session resumed at 11:38 p.m.

There being no further business to come before the City Council, the meeting was declared adjourned at 11:38 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:
