

## Request for City Council Action

**Date:** September 7, 2010

<b>Agenda Section:</b> General Business		<b>Originating Department:</b>		
No. 6		Planning Services/Legal		
<b>Item:</b> An Ordinance approving and a Resolution denying Budslick Investments LLC's request to rezone 6.18 acres located 150 North Oakland Avenue from R-1-8 & R-1-5 to PUD with a maximum LUI of 4.3		<b>Approved:</b>		
No. 6.1				
<p><b>Background and Summary:</b></p> <p>Budslick Investments LLC is requesting to rezone a 6.18 acre tract from R-1-8 &amp; R-1-5, Low Density Residential to PUD, Planned Unit Development with a maximum LUI of 4.3. The applicant has submitted a preliminary PUD plan for a 62,148 ft<sup>2</sup> supportive living facility for disabled persons age 22-64. The plan includes 46 studio, 27 one bedroom, and 3 two bedroom units for a total of 76 dwelling units. There are 57 parking spaces included on the preliminary plan. The residential portion of the facility accounts for 34,574 ft<sup>2</sup> or 55.6% of the total square footage. The remaining 27,574 ft<sup>2</sup> is designated for non-residential purposes including a kitchen, dining area, recreational areas, hallways, and other common areas. The applicant has incorporated a large portion of green space into the preliminary plan including an approximately 21,000 ft<sup>2</sup> area adjacent to Oakland Avenue designated as public green space. Other green space is reserved for storm water detention and private therapeutic areas.</p> <p>Attached for City Council review are the following:</p> <ol style="list-style-type: none"> <li>1. A copy of an Ordinance approving and a Resolution denying Budslick Investment LLC's request to rezone 6.18 acres located at 150 North Oakland Avenue from R-1-8 &amp; R-1-5 to PUD</li> <li>2. A copy of the Preliminary PUD Plan.</li> <li>3. A copy of the unapproved minutes of the Planning Commission public hearing for PC 11-03.</li> <li>4. A copy of the Staff Report to the Planning Commission (PC 11-03).</li> </ol>				
Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
<p>Council Action: Motion by _____ 2nd by _____ to _____</p>				

**Additional Information:**

- (1) **Constituent/Advisory Body Impact:** The Planning Commission conducted a public hearing on August 18, 2010, and voted (2-yes,3-no) on a motion to recommend approval of the rezoning request from R-1-8 & R-1-5, to PUD. (PC 11-03). Notice of the public hearing was published in the *Southern Illinoisan* newspaper on August 1, 2010. Fifty (50) property owners within 250 feet of the subject property were notified by certified mail about the rezoning request. A notice of public hearing was posted on the property as per City Code. The applicant was present at the public hearing and six people spoke in opposition to the request.
- (2) **Financial Impact:** Construction of the proposed project would result in retail sales tax generation for all materials purchased within the City and may increase tax revenue for the community.
- (3) **Staff Impact:** Staff will be responsible for reviewing the site plan and subsequently issuing all appropriate Zoning and Building Permits.
- (4) **City Goals:** Encourage development of new housing stock to meet the needs of citizens at various income levels.

**Recommended Motion:**

It is recommended that the City Council move “to adopt the Ordinance approving the request to rezone 6.18 acres located at 150 North Oakland Avenue from R-1-8 & R-1-5, Low Density Residential, to PUD, Planned Unit Development with a maximum Land Use Intensity of 4.3.”

If the council wishes to deny the request it should move “to adopt the Resolution denying the request to rezone 6.18 acres located at 150 North Oakland Avenue from R-1-8 & R-1-5, Low Density Residential, to PUD, Planned Unit Development with a maximum Land Use Intensity of 4.3.”

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2010-\_\_\_\_

AN ORDINANCE TO CLASSIFY AND ZONE CERTAIN TERRITORY WITHIN THE  
ZONING JURISDICTION OF THE CITY OF CARBONDALE, ILLINOIS  
(6.18 acres located at 150 North Oakland Avenue)

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF CARBONDALE, ILLINOIS

THE 7<sup>th</sup> DAY OF SEPTEMBER, 2010

Published in pamphlet form by authority of the City Council of the City of Carbondale, Jackson County, Illinois, this 8<sup>th</sup> day of September, 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 8<sup>th</sup> day of September, 2010.

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

**ORDINANCE NO. 2010-\_\_\_\_**

**AN ORDINANCE TO CLASSIFY AND ZONE CERTAIN TERRITORY WITHIN THE  
ZONING JURISDICTION OF THE CITY OF CARBONDALE, ILLINOIS  
(6.18 acres located at 150 North Oakland Avenue)**

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, Section 15-2D-13.M of the Carbondale Revised Code establishes that the final approved PUD Plans shall be binding for the applicants and their successors; and,

WHEREAS, a Petition has been filed by Budsllick Investments LLC, with the City of Carbondale, requesting that certain property within the zoning jurisdiction of City of Carbondale be rezoned from R-1-8 & R-1-5, Low Density Residential, to PUD, Planned Unit Development, with a maximum Land Use Intensity (LUI) number of 4.3; and,

WHEREAS, a notice of the hearing stating its purpose was published in the *Southern Illinoisan* on the 1<sup>st</sup> day of August, 2010, being at least (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 250 feet of said property according to Section 15-2J-10.B and Section 15-2J-10.C of the Revised Code of the City of Carbondale; and,

WHEREAS, a hearing of the Planning Commission of the City of Carbondale was called at 7:00 p.m. on the 18<sup>th</sup> day of August, 2010, at City Council Chambers in said City to consider the zoning classifications for said property; and,

WHEREAS, the Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and,

WHEREAS, said Planning Commission thereafter filed with the City Council a report of its hearing disclosing its findings of fact and its recommendation, said recommendation being as follows: to deny PC 11-03; Budstick Investment LLC, R-1-8 & R-1-5 to PUD, with a maximum Land Use Intensity (LUI) number of 4.3; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, and the provisions of the zoning ordinance, and based thereon, finds that said property should be rezoned.

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

Section 1. That the real property subject to this ordinance is described as follows:

Legal Description

Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35 in Patten's Subdivision, being a subdivision of Outlot 101, 102 and the south ten feet of outlot 97, all in the City of Carbondale, Illinois. Except the east 2 feet of said Lot 1. Also except a strip of 13.05'WD. to 15.90'WD. off the north side of said Lots 14, 13, 12, 11 and 10.

Also, Lots 22, 23, 24, in Patton's Subdivision, being a subdivision of outlot 101, 102 and the south ten feet of outlot 97 in the City of Carbondale, Illinois.

Also, a portion of the vacated streets and alley that lie within Patten's Subdivision

Section 2. That the real property described herein above and as shown in “Exhibit A” is hereby zoned PUD, Planned Unit Development, with a maximum LUI number of 4.3.

Section 3. That Exhibit "A", which is attached hereto and hereby incorporated herein is a map of the real property described herein and upon adoption of this Ordinance, said map shall be part of the official zoning map of the City of Carbondale, Illinois.

Section 4. That per Section 15-2D-13.M of the Revised Code of the City of Carbondale, the preliminary plan required in order to establish the Planned Unit Development and the Land Use Intensity number is attached hereto and hereby incorporated herein as Exhibit “B”.

Section 5. That Ordinance No. 2007-49 establishing the zoning map of the City of Carbondale is hereby amended as is set forth on Exhibit "A" incorporated herein.

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

Section 7. The repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance, insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinance.

Section 8. 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 9. 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 10. That this Ordinance shall be known as Ordinance No. 2010-\_\_\_ 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: \_\_\_\_\_  
AGAINST: \_\_\_\_\_  
PASSED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_  
PUBLISHED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Janet M. Vaught, City Clerk

APPROVED AS TO LEGALITY AND FORM:


\_\_\_\_\_  
P. Michael Kimmel, City Attorney

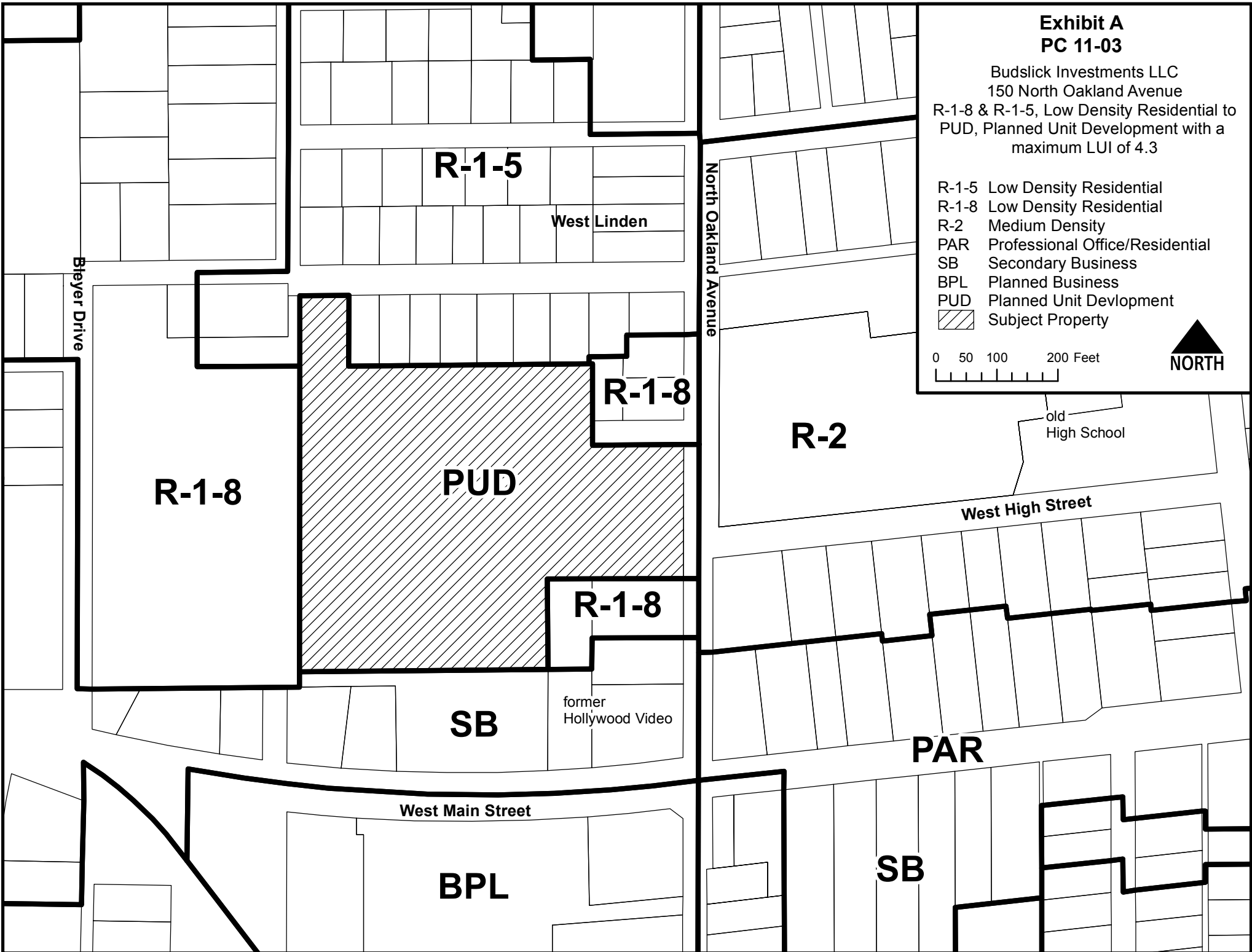
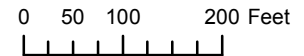
LEGAL DESCRIPTION REVIEWED BY:

\_\_\_\_\_  
Chris Wallace, Senior Planner

**Exhibit A  
PC 11-03**

Budslick Investments LLC  
150 North Oakland Avenue  
R-1-8 & R-1-5, Low Density Residential to  
PUD, Planned Unit Development with a  
maximum LUI of 4.3

- R-1-5 Low Density Residential
- R-1-8 Low Density Residential
- R-2 Medium Density
- PAR Professional Office/Residential
- SB Secondary Business
- BPL Planned Business
- PUD Planned Unit Development
-  Subject Property



Bleyer Drive

North Oakland Avenue

**R-1-5**

West Linden

**R-1-8**

**R-1-8**

**PUD**

**R-2**

old  
High School

West High Street

**R-1-8**

**SB**

former  
Hollywood Video

**PAR**

West Main Street

**BPL**

**SB**



RESOLUTION NO. 2010-R-\_\_\_

A RESOLUTION TO DENY AN APPLICATION TO REZONE CERTAIN TERRITORY WITHIN  
THE ZONING JURISDICTION OF THE CITY OF CARBONDALE, ILLINOIS  
(6.18 acres located at 150 North Oakland Avenue)

WHEREAS, a Petition has been filed by Budstick Investments LLC with the City of  
Carbondale requesting that certain property within the zoning jurisdiction of the City of  
Carbondale be rezoned from R-1-8 & R-1-5, Low Density Residential, to PUD, Planned Unit  
Development, with a maximum Land Use Intensity number of 4.3; and,

WHEREAS, Section 15-2D-13.M of the Carbondale Revised Code establishes that the  
final approved PUD Plans shall be binding for the applicants and their successors; and,

WHEREAS, a notice of the hearing stating its purpose was published in the *Southern  
Illinoisan* on the 1<sup>st</sup> day of August, 2010, being at least fifteen (15) days prior to said hearing;  
and,

WHEREAS, the administrative official caused to be posted a notice on said property and  
served notice on all the property owners within 250 feet of said property according to Section  
15-2J-10B and Section 15-2J-10C of the Revised Code of the City of Carbondale; and,

WHEREAS, a hearing of the Planning Commission of the City of Carbondale was called

at 7:00 p.m. on the 18<sup>th</sup> day of August, 2010, at the City Council Chambers in said City to consider the zoning classification of said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and,

WHEREAS, said Planning Commission thereafter filed with the City Council a report of its hearing disclosing its findings of fact and its recommendations, said recommendation being as follows: to deny PC 11-03, R-1-8 & R-1-5, to PUD, with a maximum Land Use Intensity number of 4.3; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission with the City Council, the record of the Commission's public hearing, and the provisions of the zoning ordinance, and based thereon, finds that said property should not be rezoned.

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

1. That the real property subject to this resolution is described as follows:

Legal Description

Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35 in Patten's Subdivision, being a subdivision of Outlot 101, 102 and the south ten feet of outlot 97, all in the City of Carbondale, Illinois. Except the east 2 feet of said Lot 1. Also except a strip of 13.05' WD. to 15.90' WD. off the north side of said Lots 14, 13, 12, 11 and 10.

Also, Lots 22, 23, 24, in Patton's Subdivision, being a subdivision of outlot 101, 102 and the south ten feet of outlot 97 in the City of Carbondale, Illinois.

Also, a portion of the vacated streets and alley that lie within Patten's Subdivision

2. That said petition as represented by PC 11-03 and on file in the Planning Services Office is hereby denied and that the property described herein above as shown in "Exhibit A" shall remain zoned R-1-8 & R-1-5, Low Density Residential.

3. That the City Council of the City of Carbondale makes the following findings as their basis for denial of said petition:

- a. That the present zoning classification does not adversely affect the health, safety, morals and welfare of the citizens of Carbondale, Illinois;

- b. That the property is suitable for the present zoning classification; and,
  - c. That the need for the proposed zoning classification has not been demonstrated to be sufficient to outweigh the harm that would be done to nearby properties if the proposed zoning classification were approved.
4. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 7<sup>th</sup> day of September, 2010.

APPROVED: \_\_\_\_\_  
Brad Cole, Mayor

FOR: \_\_\_\_\_  
AGAINST: \_\_\_\_\_  
PASSED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_  
PUBLISHED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Janet M. Vaught, City Clerk

APPROVED AS TO LEGALITY AND FORM:


\_\_\_\_\_  
P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

\_\_\_\_\_  
Chris Wallace, Senior Planner

**Exhibit A  
PC 11-03**

Budslick Investments LLC  
150 North Oakland Avenue  
R-1-8 & R-1-5, Low Density Residential to  
PUD, Planned Unit Development with a  
maximum LUI of 4.3

- R-1-5 Low Density Residential
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- PAR Professional Office/Residential
- SB Secondary Business
- BPL Planned Business
-  Subject Property

0 37.5 75 150 Feet



old  
High School

**R-2**

West High Street

former  
Hollywood Video

**SB**

**PAR**

West Main Street

**BPL**

**SB**

**R-1-5**

West Linden

**R-1-8**

North Oakland Avenue

Bleyer Drive

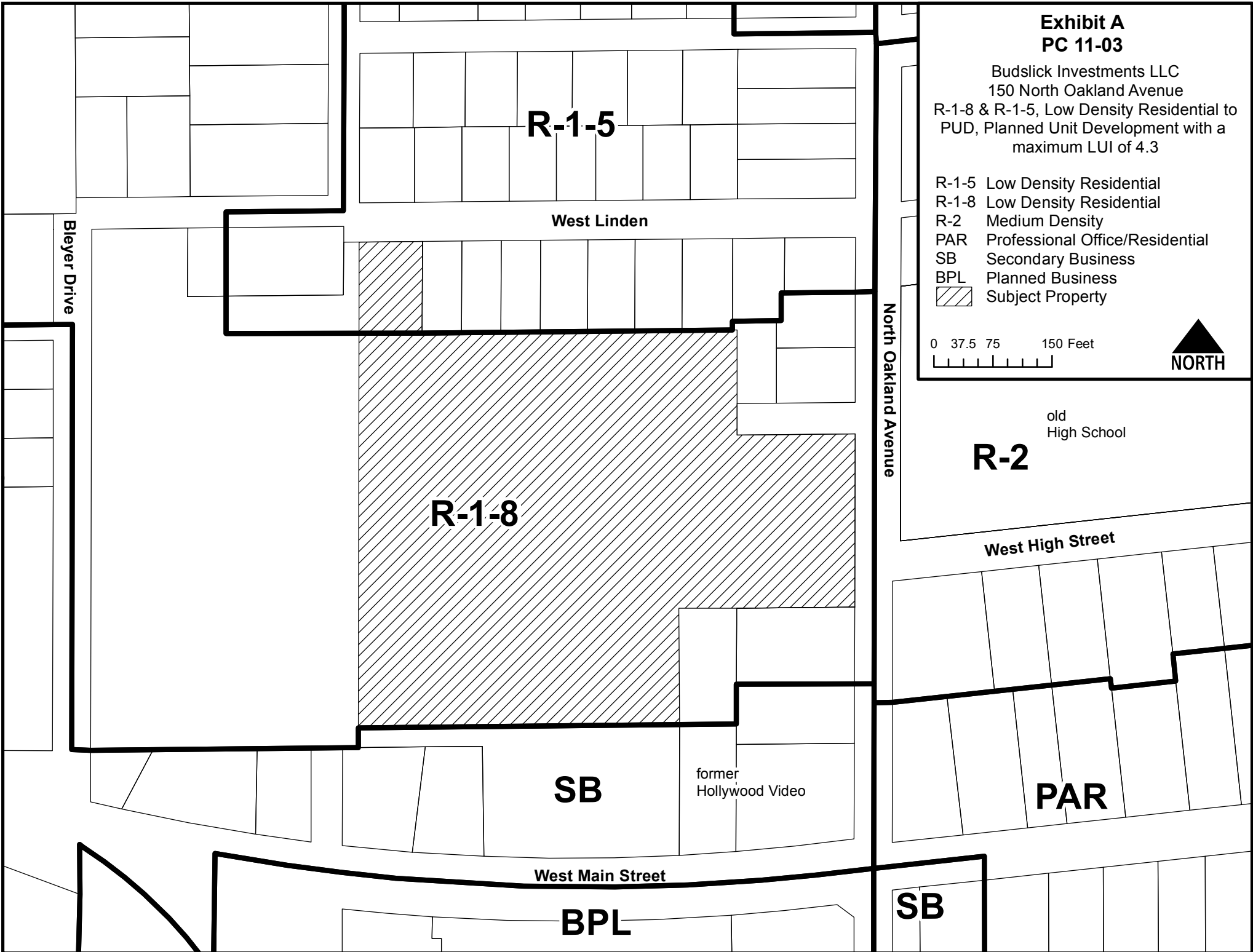
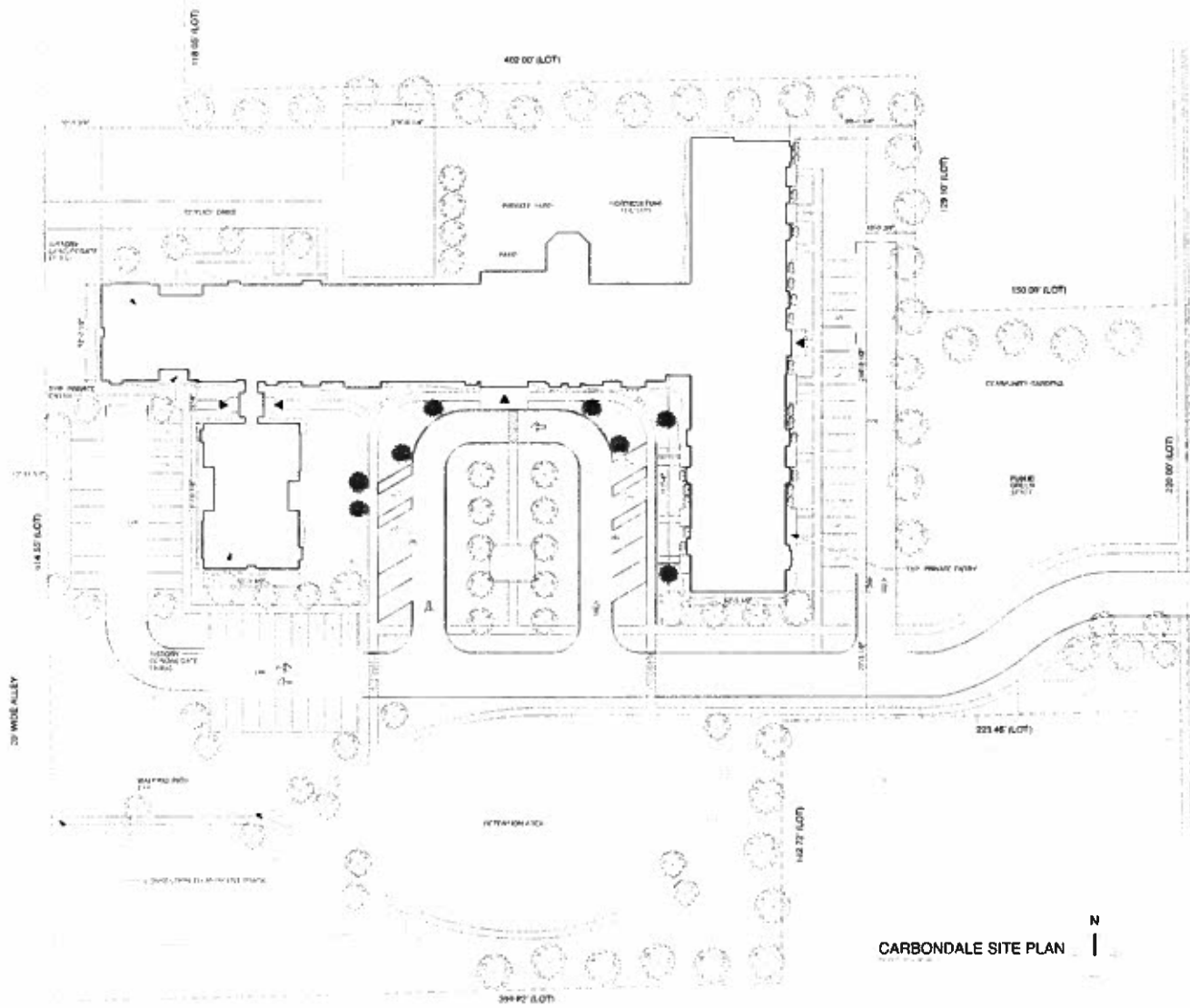


Exhibit B. Preliminary PUD Plan



PROJECT DATA	
SITE AREA	6.18 ACRES 269,391 SF
PARKING SPACES	57
AREA CALCULATIONS (GSF)	
- FIRST FLOOR	35,444 SF
- SECOND FLOOR	26,704 SF
TOTAL BUILDING AREA	62,148 SF
RESIDENTIAL LEASABLE AREA (GSF)	34,574 (55.6%)
NON-LEASABLE AREA (GSF)	27,574 (44.4%)
DWELLING UNIT MIX	
- STUDIO	46
- ONE BEDROOM	27
- TWO BEDROOM	3
TOTAL DWELLING UNITS	76
SF/RESIDENT	818 SF
ACCESSIBILITY	
- (8) ACCESSIBLE UNITS	10%
- (8) ADAPTABLE UNITS	10%
- (2) HEARING IMPAIRED	2%
- (76) FHAA ACCESSIBLE UNITS	100%

July 23, 2010

**Carbondale Disability SLF**

Oakland Avenue and Linden Street  
Carbondale, IL

DRAFT - NOT FOR CONSTRUCTION

WORN JERABEK ARCHITECTS, P.C.  
212 W. Superior St. #600  
Chicago, IL 60654



## MINUTES

**Carbondale Planning Commission  
Wednesday, August 18, 2010  
City Hall/Civic Center  
7:00 p.m.**

Mr. Barke called the meeting to order at 7:00 p.m.

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**Members Present:** Barke, Fronabarger, Hunsaker, Love, Jack (ex-officio)  
Harvey (7:14)

**Members Absent:** Brazley, Kang, Lilly

**Staff Present:** Wallace, Jones

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### Public Hearings:

- A. A. PC 11-03**, 7:00 p.m. Budslick Investments LLC is requesting to rezone 6.18 acres located at 150 North Oakland Avenue from R-1-8 and R-1-5, Low Density Residential, to PUD, Planned Unit Development, with a maximum LUI of 4.3

Mr. Barke declared Public Hearing PC 11-03 open and asked Mr. Wallace to read the legal notice.

Mr. Wallace read the legal notice.

Mr. Barke asked Ms. Jones to present the staff report.

Ms. Jones, Planner for the City of Carbondale, was sworn in and read parts A and B of the staff report.

Mr. Barke asked if there were any questions of the staff.

There were none.

Mr. Barke asked if the applicant was present and wished to speak.

Mr. Greg Budslick of Budslick Investments LLC came forward and stated that their plan is to

build a 76-unit supportive living facility for the physically disabled who are between 22-64 years of age, with the goal being to help them be as independent as possible. He said the development will be licensed by the state through the Human Services Department, and will receive tax credits that require an extended use agreement which will restrict the use of the site to only what it was built for. He stated that this would mean that the supportive living facility is the only use that can ever be there from now on, and offered to answer any questions.

Mr. Barke asked if there were any questions for Mr. Budstick.

There were none.

Mr. Barke asked if anyone would like to speak in favor of the application.

There was no one.

Mr. Barke asked if anyone would like to speak in opposition of the application.

Ms. Jane Adams came forward, stated that she lives at 606 West Elm street, and that she and her husband own property on High Street very near the subject property. She stated that she is speaking mainly because of her membership on the Comprehensive Plan Review Committee, which makes her concerned with the intent of the plan for this area as compared to this application. Ms. Adams read and reviewed a four-page document that gave reasons and explanations for her opposition to the plan. She added that City staff should work diligently with the developer to find a more appropriate site for this wonderful program and much needed facility.

Mr. Barke asked if anyone else wished to speak in opposition.

Ms. Mary O'Hara came forward, stated that she lives at 906 West Schwartz, and that she is a member of the Arbor District and the Study Circles Neighborhood and Housing Group. She said that the Study Circles group has concerns about this proposal and the new Comprehensive Plan, and that the Future Land Use Map should be considered at all rezoning requests. She spoke about the map, as well as the Crime Prevention through Environmental Design factor as they relate to the proposed application.

Mr. Barke asked if there were any questions for Ms. O'Hara.

There were none.

Mr. Barke asked if anyone else wished to speak in opposition.

Mr. D. Gorton came forward and stated that he resides at 606 West Elm Street, and that he and his wife own property at 813 West High Street, within 250 feet of the subject property. He said that they purchase and rehabilitate houses in the central part of Carbondale, with a goal of enhancing neighborhoods and attracting families back to the City. He stated that they were

privileged to have received the Preservation Award for three of the houses they had rehabilitated on Cherry Street. He stated that there are many problems on the west side of the City that can be improved by additional family homes, and that his concern with the proposed project is that it will not create a more vibrant community. He stated that the project could be located anywhere in the City or even in the suburbs, since it will have little connection to the neighborhoods. He also expressed concern regarding the fact that the funding is supposed to come from the State of Illinois and that could be problematic given the current state of very late, if any, payments being made from Medicaid to its suppliers. He said that this project would take the last parcel of this size from that part of the City, that if it fails it will leave a large, multi-unit building with no purpose, and that it does not support the goals of the community. He added that, if the project is approved, he would support it by volunteering his Master Gardener knowledge to help build the community garden that is intended as part of the plan, and thanked the Commissioners.

Mr. Barke asked if there were any questions for Mr. Gorton.

There were none.

Mr. Barke asked if anyone else wished to speak in opposition.

Ms. Liz Gershbacher came forward and stated that she served on the Comprehensive Plan Review Committee, and that she shares the concerns expressed by the last three people. She said that she wonders exactly how the qualifications for the residents will be decided, because so far all that has been said is that it will be for the “physically disabled” when that can involve so many variables. She stated that she has advocated for and served people with disabilities for 35 – 40 years, and can’t imagine how the State is going to promote a facility with 76 participants when the whole point is to get developmentally disabled people into homes in neighborhoods, with no more than eight people in each residence. She stated that she would like to know where the clients are coming from, if there will be adequate staff, what kind of support they will be given, and what their criteria is for admittance to the facility. She said that this is an institution that will not fit with the goal of the disabled people being part of a neighborhood, and that she is opposed to the location of the proposed development.

Mr. Barke asked if there was anyone else who wished to speak in opposition.

Mr. Zachary Kemp came forward, stated that he lives at 200 North Oakland, and that he shares a lot of the sentiments that were previously stated. He said that he and his wife are raising their family here, and that he opposes the development as he feels that it will reverse many of the strides that have been made in the neighborhood, and hurt property values.

Mr. Barke asked if anyone else wished to speak in opposition.

Mr. Justin Dennis came forward, stated that he lives at 2650 South Illinois, that his parents live on the corner of High Street and Oakland, and that the previous speakers have presented their opinions in a very balanced way regarding the benefits and the difficulties presented by this project.

Mr. Barke asked if anyone else wished to speak in opposition.

There was no one.

Mr. Barke asked Ms. Jones to continue with the report.

Ms. Jones read parts C and D of the staff report with a recommendation to approve PC 11-03.

Mr. Barke asked if there were any questions of staff from Commissioners.

Mr. Fronabarger asked if the project should fail, would the owner of the property be automatically able to turn this into regular housing, or would they have to bring this back for special permits first.

Mr. Wallace responded that the limitation would be on the amount of parking provided, and if it was to be changed to a higher density level, a new PUD plan would have to be submitted to the City that provided more parking in order to meet the requirements for that. He added that, at that time, the City would again have the option of approval or denial.

Mr. Fronabarger asked if the City had a vision for this property.

Mr. Wallace stated that there are many opinions that answer that question.

Mr. Barke asked how long the property has been vacant, and if the City owned it when the high school was there.

Mr. Wallace responded that the high school owned the property, and sold it to the current owners in 2002.

Mr. Barke asked if there were any further questions of staff.

There were none.

Mr. Barke asked if there were questions from anyone to anyone.

Ms. Sandy Litecky came forward and stated that she lives at 603 West Walnut, owns property at 803.5 Pecan Street, and is president of the Arbor District Neighborhood Group. She asked Mr. Budslick who would be doing the day-to-day management of the facility, and what kind of experience they have.

Mr. Budslick responded that the management would be done by BMA Management, that they manage about 28 – 30 supportive living facilities in the state of Illinois, and are expanding into

the physical disability aspect of the facilities.

Ms. Litecky asked how many staff members will be employed and how many of them will be on site 24 hours a day.

Mr. Budslick responded that the staffing ratios are set by the state of Illinois, that there will be about 40 employees at the site with a payroll of about one million dollars per year, with about 20 employees there at one time.

Ms. Litecky asked Mr. Budslick if he had dealt with this management company before.

Mr. Budslick replied yes, that the LLC owns ten supportive living facilities that are managed by them.

Ms. Litecky asked Mr. Wallace what guarantee there is on the proposed green space that is in the PUD, citing the problems at Liberty Village in that regard.

Mr. Wallace responded that Liberty Village did provide the promised green space, and provided additional space in phase II of their development. He added that if this PUD is approved as it is, any changes would require approval of the City Council.

Ms. Litecky asked if property taxes would be paid on this property.

Mr. Budslick responded yes, but at a reduced rate because of a tax credit for people with low incomes.

Mr. Barke asked if there were any further questions of the applicant.

Ms. Jane Adams came forward and asked Mr. Budslick what the status of his request will be if their application is not accepted by the Illinois Supported Living Program.

Mr. Budslick responded that there would be no reason to build the facility if they are not approved by the state.

Ms. Adams asked staff if the PUD zoning will persist if the application is not approved.

Mr. Wallace responded that the PUD is set up in such a way that the applicant must submit a final plan within one year of rezoning, and if they fail to do so, the City can rezone the property back to its original designation with a public hearing. He added that there are times that the one year requirement can be extended, if advisable.

Ms. Adams asked if the staff would initiate a public hearing to reverse the rezoning if they knew that the application was denied by the state, or the project was not going to move forward.

Mr. Wallace responded yes.

Mr. Fronabarger asked Mr. Budslick if other sites had been examined for this facility, and why this particular site was chosen.

Mr. Budslick responded that a few other areas in Carbondale were considered, but the close proximity to SIU and accessibility to other conveniences were compromised. He added that finding this large of a parcel inside the City limits was very difficult.

Mr. Fronabarger asked Mr. Budslick if he had stated that the facility would be primarily for low income people.

Mr. Budslick responded that is correct, the program is funded by Medicaid. He stated that about half the units would have their own front doors so that they would not have to go through the facility unless they chose to, and that this helps to foster a more independent lifestyle.

Mr. Dennis asked if the Comprehensive Plan is in agreement with this facility.

Mr. Wallace responded that this piece of property has always been looked at as a buffer between the commercial and residential areas, and that this facility would serve that purpose. He said that it would also be near commercial services that could accommodate a higher density project.

Mr. Barke asked if there were any further questions.

Mr. Gorton stated that he has the understanding that Medicaid gives its participants three dollars a day for pocket money, and that he does not see how the residents at this facility would be able to participate in the commercial activities of the community.

Mr. Budslick responded that most of the units will be for Medicaid recipients, but that there will be a few private pay units. He added that the participants are taken out into the community for various events and activities that they do not have to pay for.

Mr. Gorton stated that the management company that the Budslicks are partnered with is a first rate company, one of the best in the country, and he is not at issue with that whatsoever. He said that his issue is that the participants will not make any impact in terms of the businesses on the west side of the City.

Mr. Barke asked Mr. Gorton if he meant that the residents would not shop at Schnucks or go to Burger King and other west side businesses, or that they would not have any impact at all on Carbondale.

Mr. Gorton responded that, with only three dollars per day, their impact would be very little if any.

Mr. Barke stated that he disagrees with the idea that people who do not make money do not have any impact on their community.

Mr. Gorton responded that he is not against these facilities and likes what they do, but that he does not believe there is any argument in terms of economic development in the area, nor is it compatible in terms of interaction in the neighborhoods.

Mr. Barke stated his point is that these people will be a part of the community, because this facility will not have a tall, barbed-wire fence up around this facility where the participants are caged.

Mr. Gorton stated that he is suggesting that these people will not impact the community in the same way that people in houses would, because all their needs are taken care of inside the facility.

Mr. Hunsaker stated that the residents in the facility will have friends and family who will come and take them to movies, shopping, out to eat and things like that, so the three dollars a day is not something to count on in an economic impact.

Mr. Gorton stated that is a real possibility and that everyone involved in this case are first rate, but on the other hand he does not want to see the community go backwards. He added that he feels very torn in discussing the issue.

Ms. Liz Gershbacher came forward and asked Mr. Budslick how he arrived at 76 units in the facility.

Mr. Budslick responded that the market study they commissioned supported 76 units, and that this facility will not house mentally disabled people, only the physically disabled.

Ms. Gershbacher stated that there seems to be a conflict in the way the ACLU and Equipped for Equality movement for the disabled has been to downsize their housing arrangements to no more than eight, then the state would consider a 76-unit facility.

Mr. Budslick responded that the state saves a lot of money by having a facility like the one he is proposing, but also allows for independence to those residents who are free to come and go as they please. He added that the SLF Program saves Medicaid money by taking people out of nursing homes who do not belong in them but do not have the means to go to an assisted living facility, and puts them in a supported living facility which costs half the rate as a nursing home.

Mr. Barke stated that if the 76 units is compliant with the certification with the state of Illinois, then that's the way it is.

Ms. Gershbacher stated that would be putting a mini institution into a neighborhood.

Mr. Barke asked if there were any further questions.

Ms. Mary O'Hara asked how our codes on buffering have specific regulations on trees.

Mr. Wallace responded that the code requires one evergreen every ten feet and a deciduous tree every 25 feet, but this standard can be amended as necessary, depending on the development.

Ms. O'Hara asked if the City is interacting with the Sustainability Commission on the use of trees and native species.

Mr. Wallace responded that the better survival rate of native species should always be considered, and many of the evergreens provide a denser level of security.

Ms. O'Hara asked if this was mandated in the codes.

Mr. Wallace responded that the City has a list of recommended species that is used.

Ms. O'Hara said that she hopes the City can go farther than just recommending using native species.

Mr. Zachary Kemp asked if there would be a study to show how this development affects property values.

Mr. Barke responded that matters like that are taken into consideration at this meeting by staff and Commissioners, and at the City Council level as well.

Mr. Kemp asked why there is concern about the location of the facility in respect to SIU.

Mr. Budslick responded that the residents will be fully able to take classes, and that there is already a large physically disabled population at SIU that would benefit from a facility like this.

Mr. Kemp asked what the time line is for constructing the development.

Mr. Budslick said that the state has not given a date for release of certification, but they expect it to be some time in January, then they have to apply for funding which would be about 8-9 months after that, plus an 8-month construction period.

Ms. Terri Priddy came forward, stated that she lives at 916 West Linden and that she is concerned with the safety issue in respect to the access to the facility.

Mr. Wallace responded that the access lines up with High Street, and will not be a public road.

Ms. Priddy stated that the lack of sidewalks and open ditches in the area would cause the participants to use the middle of the streets if they wanted to go out into the adjoining community, and that would be very dangerous for everyone.

Mr. Wallace stated that the primary access would be off of Oakland.

Ms. Priddy stated that anyone utilizing a wheelchair, a walker, or who was vision impaired, among many other conditions, would not be able to safely maneuver in the neighborhood.

Mr. Fronabarger asked Mr. Budslick if the ownership of this property is contingent on this rezoning being approved.

Mr. Budslick responded yes, it is.

Mr. Hunsaker asked if public transportation would be provided for the residents.

Mr. Budslick responded yes, there will be a bus on site to take them anywhere they need to go.

Mr. Barke asked Mr. Budslick what technically qualifies someone as being physically disabled and makes them eligible to use this facility.

Mr. Budslick responded that the main characteristic is mobility, meaning that they need some type of assistance in order to get around.

Ms. Harvey asked what the level of independence is expected to be among the residents.

Mr. Budslick responded that the facility does not offer the care of a nursing home, but there are some services offered, such as medication reminders, check-ins, and call boxes in each unit.

Ms. Harvey asked if the proposed housing unit is properly depicted in the photographs in the packets.

Mr. Budslick responded yes, ma'am.

Ms. Harvey asked how people in wheel chairs would be able to use these two-story buildings.

Mr. Budslick responded that there are very large elevators in each side of the facility. He stated that the more mobile population will be on the bottom floors, with people having more difficulties on the upper floors where there will be staff to assist them.

Ms. Harvey asked if the facility would be built in phases.

Mr. Budslick stated no, it will be built all at once.

Ms. Harvey asked if any of the units will be for families, or only for single people.

Mr. Budslick responded that they expect most of them to be single, but families are fine too since there are 3-bedroom units.

Ms. Harvey asked if only one person in a family had to have a disability to qualify them to live at the facility.

Mr. Budslick responded that it requires the head of the household to be disabled.

Mr. Barke asked if there were any further questions from anyone to anyone.

Ms. Adams stated that most of the people in the neighborhood would like to see a mixed use on this property, with children and older people who would participate in the community. She stated that the Rehab Institute at the university is a good mile and a quarter from the proposed site, so these people would have to be transported. She stated that she is not persuaded that this is the ideal location for this facility.

Mr. John Budslick stated that the location is almost ideal because it is close to shopping, close to SIU, and offers convenience to the residents and the neighborhood. He said that perhaps some of the employees would purchase homes in the nearby neighborhoods, which would enhance the area.

Ms. Adams asked Mr. Budslick whether he had any plans to redevelop some of the degraded housing in the area and remodel them.

Mr. Budslick responded no, but others are doing that sort of thing and it would be very convenient for the employees of the facility to buy a house that is only a few blocks from their workplace.

Mr. Barke asked if there were any further questions from anyone to anyone.

Ms. Harvey asked Mr. Budslick if the age group of 22 – 64 is part of the state guidelines for these facilities, or how did they come up with that particular age group.

Mr. Budslick responded that is part of the guidelines given by the state.

Mr. Barke asked if there were any further questions.

There were none.

Mr. Barke closed the public hearing on PC 11-03 and asked for a motion on the findings of fact.

Ms. Harvey moved, seconded by Mr. Love, that the Commission accept as findings of fact Parts A and B of the staff report for PC 11-03, that the applicant was present and spoke, there were five people who spoke in opposition, one person with general concerns, that no one spoke in favor, and numerous people asked questions and made comments.

The motion passed on a unanimous voice vote.

Mr. Barke asked for a vote on the recommendation to the City Council.

Ms. Harvey moved, seconded by Mr. Hunsaker, that the Commission recommend approval of PC 11-03 as presented by staff.

Roll Call Vote:

Yes - 2 (Barke, Hunsaker)

No – 3 (Fronabarger, Harvey, Love)

Mr. Barke stated that the motion fails and that this matter will be on the City Council agenda at their next meeting on September 7, 2010. He noted that the final decision will be made there.



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Fax: 618-457-3283  
www.ci.carbondale.il.us

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

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**TO:** City of Carbondale Planning Commission  
**FROM:** Chris Wallace, <sup>CPW</sup> Senior Planner  
**RE:** PC 11-03, Budslick Investments LLC, R-1-8 & R-1-5, Low Density Residential to PUD, Planned Unit Development with a maximum LUI of 4.3, 150 North Oakland Avenue  
**DATE:** August 12, 2010

**(Planning Commission Public Hearing on Wednesday August 18, 2010 at 7:00 p.m.)**

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**PART A. GENERAL INFORMATION**

1. **Applicant:**  
Budslick Investments LLC  
1727 West Main Street  
Carbondale, IL 62901
- Owner:**  
Gelco Management  
P.O. Box 1308  
Vienna, IL 62995
2. **Requested Action:** The applicant is requesting to rezone the 6.18 acre tract from R-1-8 & R-1-5, Low Density Residential to PUD, Planned Unit Development with a maximum LUI of 4.3. The applicant has submitted a preliminary PUD plan that includes a 62,148 ft<sup>2</sup> supportive living facility with 76 residential dwelling units. The supportive living facility will serve those persons age 22-64 with a physical disability. (Please refer to Attachment I-Applicant's Brief and Attachment II, Preliminary PUD Plan and Elevations)
3. **Number of Notices Sent to Property Owners within 250 feet:** There were 50 notices sent to property owners located within 250 feet of the subject property.
4. **Size and Location:** The subject property is a 6.18 acre tract located at 150 North Oakland on what is commonly referred to as the old high school practice field. (Please refer to Attachment III- Photos of Subject Property)

5. **Existing Zoning:** The subject property is currently zoned R-1-8 & R-1-5, Low Density Residential as is the property west. Property to the north is zoned R-1-5, Low Density Residential and property to the east is zoned R-2, Medium Density Residential. Property to the south is zoned SB, Secondary Business. (Please refer to Attachment IV, Existing Zoning)
  
6. **Existing Land Use:** The subject property is currently vacant. There are single family residential uses located to the north and commercial development to the south. The old football field and track are located on the adjacent property to the west. Property to the east is comprised of residential uses and the old high school. (Please refer to Attachment V, Existing Land Use)
  
7. **Comprehensive Plan:** The 2010 Comprehensive Plan's Future Land Use Plan designates the subject property and the property to the east and west as Mixed Use. Property to the south is designated as Commercial Restoration while the property to the north is designated residential. (Please Refer to Attachment VI, Comprehensive Plan Future Land Use)

The 2010 Comprehensive Plan provides several action items in Focus Area 2.1- Managing Future Growth that apply to this rezoning request. The following items from Focus Area 2.1 should be noted:

Strategy 2: Accommodation of Development and Redevelopment

Strategy 3: Direct future growth to occur in areas most suitable for development.

8. **Zoning History:** The subject property has been zoned R-1-8 & R-1-5, Low Density Residential since the adoption of the current zoning Ordinance in 1974.
  
9. **Applicable Regulations:**

**Statement of Intent of Existing Zoning District:**

**Sec. 15-2D-7. R-1 Low Density Residential District.** (R-1-15, R-1-12, R-1-8, R-1-8A, R-1-5)

**Statement of Intent:** This district is established to provide areas for single unit residential purposes, and to provide maximum protection from the encroachment of other types of uses which are not appropriate to low density residential areas. Other reasons for the establishment of these districts are: to maintain a quiet atmosphere within the districts; to discourage incompatible uses within the district. Care has been taken and shall be taken in the delineation and expansion of these districts to assure that adequate public water is available and that individual sewage disposal systems will not be required. Five such districts are established with varying lot sizes and densities (R-1-15, R-1-12, R-1-8, R-1-8A, R-1-5).

**Statement of Intent for Proposed Zoning District:**

**15-2-D-13: PUD, Planned Unit Development District:**

**Statement Of Intent:** This District is established to permit such flexibility and provide performance criteria which can result in planned residential developments which produce:

1. A greater choice in the type of environment and living units available to the public;
2. Open space and recreation areas;
3. A pattern of development which preserves trees, outstanding natural topography and geological features and prevents soil erosion;
4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in more efficient use of utilities and streets;
6. An environment of stable character in harmony with surrounding development;
7. A more desirable environment than would be possible through the strict application of other sections of this Article.

The Planned Unit Development section is designed to provide for small and large scale developments incorporating a single type or a variety of residential and related uses which are planned and developed as a unit. Such development may consist of individual lots or it may group buildings on combinations of lots or tracts of land. Open space for common use must be a major element of the plan.

**L. Land Use Intensity Standards:** All proposed Planned Unit Development districts shall be assigned a Land Use Intensity ratio number as provided in Section 15-2E-1 of this Article, by the applicant for Planned Unit Development zoning. If the requested rezoning is approved by the City Council all development shall be in accordance with the standards corresponding with the ratio number.

**M. Procedures for Granting Planned Unit Development Zoning:**

**1. Zoning Review:** Preliminary plan required in order to establish the Planned Unit Development Zone and Land Use Intensity Number.

- a. A Planned Unit Development Zone may be permitted by the City Council only after a public hearing by the Planning Commission. The developer

shall present plans, reports and related information in sufficient detail to enable the Planning Commission to evaluate the proposed Planned Unit Development in accordance with this section. Such plans shall be in accordance with this section. Such plans shall be of a general nature showing the schematic design of the planned unit development and ...

b. In reviewing the Planned Unit Development zoning, the commission shall determine if:

(1) there is reasonable justification for the Planned Unit Development zoning at the proposed location

(2) the Planned Unit Development zoning and the assigned Land Use Intensity ratio number will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor diminish and impair property values within the neighborhood.

(3) the establishment of the Planned Unit Development zoning will not impede the normal and orderly development and improvement of surrounding property

(4) the proposed Planned Unit Development zoning will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood

(5) the district will conform to the policies and goals of the Comprehensive Plan for the City and will be consistent with the intention of this Article

(6) community facilities, including schools, parks, sewer and water systems are adequate to provide property for the proposed development.

## PART B. SPECIAL INFORMATION

### 1. Public Utilities:

Water: There is a 6 inch City of Carbondale waterline located along North Oakland Avenue.

Sanitary Sewer: There is a 10 inch sanitary sewer line located along North Oakland Avenue.

Storm Sewer: There is a 24 inch storm sewer located along North Oakland Avenue that flows south toward Main Street. Access to this storm sewer would need to be evaluated during the site plan stage of development.

2. **Public Services:** The subject property is located within the Carbondale City limits and is served by the City of Carbondale Police and Fire Department.
3. **Traffic Counts:** The 2007 Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

<u>Average Daily Traffic</u>	
North Oakland Avenue	3,250 ADT
West Main Street	16,000 ADT

4. **Site Plan requirements:** The PUD zoning designation requires that a final PUD plan be submitted within one year of the rezoning approval. A detailed Site Plan, incorporating the elements included in the preliminary PUD plan, will serve as the final PUD plan and will require Council approval prior to the start of construction.
5. **Correspondence Received:** As of the writing of this report, staff has received one call in opposition to the rezoning request.

**PART C. ANALYSIS**

The applicant is requesting to rezone the 6.18 acre tract from R-1-8 & R-1-5, Low Density Residential to PUD, Planned Unit Development. The applicant has submitted a preliminary PUD plan for a 62,148 ft<sup>2</sup> supportive living facility. The plan includes 46 studio, 27 one bedroom, and 3 two bedroom units for a total of 76 dwelling units. There are 57 parking spaces included on the preliminary plan which exceeds the 25 that are required for a facility of this type. The residential portion of the facility accounts for 34,574 ft<sup>2</sup> or 55.6% of the total square footage. The remaining 27,574 ft<sup>2</sup> is designated for non-residential purposes including a kitchen, dining area, recreational areas, hallways, and other common areas. The applicant has incorporated a large portion of green space into the preliminary plan including an approximately 21,000 ft<sup>2</sup> area adjacent to Oakland Avenue designated as public green space. Other green space is reserved for storm water detention and private therapeutic areas. The 76 dwelling units would represent a ratio of approximately 12.3 dwelling units per acre. The corresponding LUI number for this project is 4.3, with a maximum floor area ratio of 0.246. Other supportive living facilities located in Carbondale have a similar LUI as detailed below:

<u>Facility</u>	<u>LUI</u>
Prairie Living Phase I & II	4.5
Liberty Village Phase I	4.2

The proposed zoning designation would allow a higher density than is allowed on the residential property to the north, but with the proximity to commercial services and the increased emphasis on compact development, the higher density would seem appropriate.

As directed by Section 15-2D-13 of the Carbondale Revised Code, when reviewing a Planned Unit Development the Planning Commission should determine if the proposed rezoning is in accordance with the six criteria detailed in the PUD section. While the Commission does not vote on each criteria separately, they should be considered when making a recommendation to the City Council. The six criteria, and staff's response to each, are detailed below:

*(1) There is reasonable justification for the Planned Unit Development zoning at the proposed location.*

There is a reasonable justification for a Planned Unit Development at the proposed location. The PUD zoning designation will accommodate the proposed development, while at the same time allowing the City to review a preliminary plan for the project. The City Council will also have the opportunity to review the final plan and make any adjustments it deems necessary. The PUD zoning designation allows more scrutiny of proposed projects, which may ultimately lead to a more desirable final product compared to other zoning designations.

*(2) The Planned Unit Development zoning and the assigned Land Use Intensity ratio number will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor diminish and impair property values within the neighborhood.*

The PUD zoning and the assigned LUI number should not be injurious to the use and enjoyment of property in the immediate vicinity. With vacant property to the west, commercial uses to the south, and Oakland Avenue on the east, staff does not foresee a negative impact on these areas. The residential property to the north should not be adversely affected due to the nature of the development and the distance between the proposed building and the property line. The majority of the two story building is more than 100 feet from the north property line with the exception of the east wing of the building which sits about 35 feet from the property line. The preliminary plan also includes a tree lined buffer along the north and east property lines to help further reduce the impact of the development.

*(3) The establishment of the Planned Unit Development zoning will not impede the normal and orderly development and improvement of surrounding property.*

The establishment of the PUD will not impede the orderly development and improvement of the surrounding property. Most property in the vicinity is fully developed except for the adjacent property to the west. The proposed development will not affect the ability of the property to the west to be developed and may actually enhance the development potential. All platted access remains accessible and will be available for future development.

*(4) The proposed Planned Unit Development zoning will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The proposed PUD should permit and encourage an environment of sustained desirability and stability. The proposed development will enhance an area that has been vacant for years and may encourage the development of adjacent property. The development is residential in nature and should be in harmony with the surrounding neighborhood.

*(5) The district will conform to the policies and goals of the Comprehensive Plan for the City and will be consistent with the intention of this Article.*

The proposed preliminary PUD plan is consistent with the Policies and Goals of the Comprehensive Plan and is consistent with the intent of the PUD district. The statement of intent for the PUD district states, among others, that the district is established to provide a greater choice in the type of environment and living units available to the public. This development will provide a greater range of services to the members of the community.

*(6) Community facilities, including schools, parks, sewer and water systems are adequate to provide properly for the proposed development.*

The site has access to adequate utilities and will not strain the existing infrastructure. Community facilities will not be affected by the proposed development.

#### PART D. RECOMMENDATION

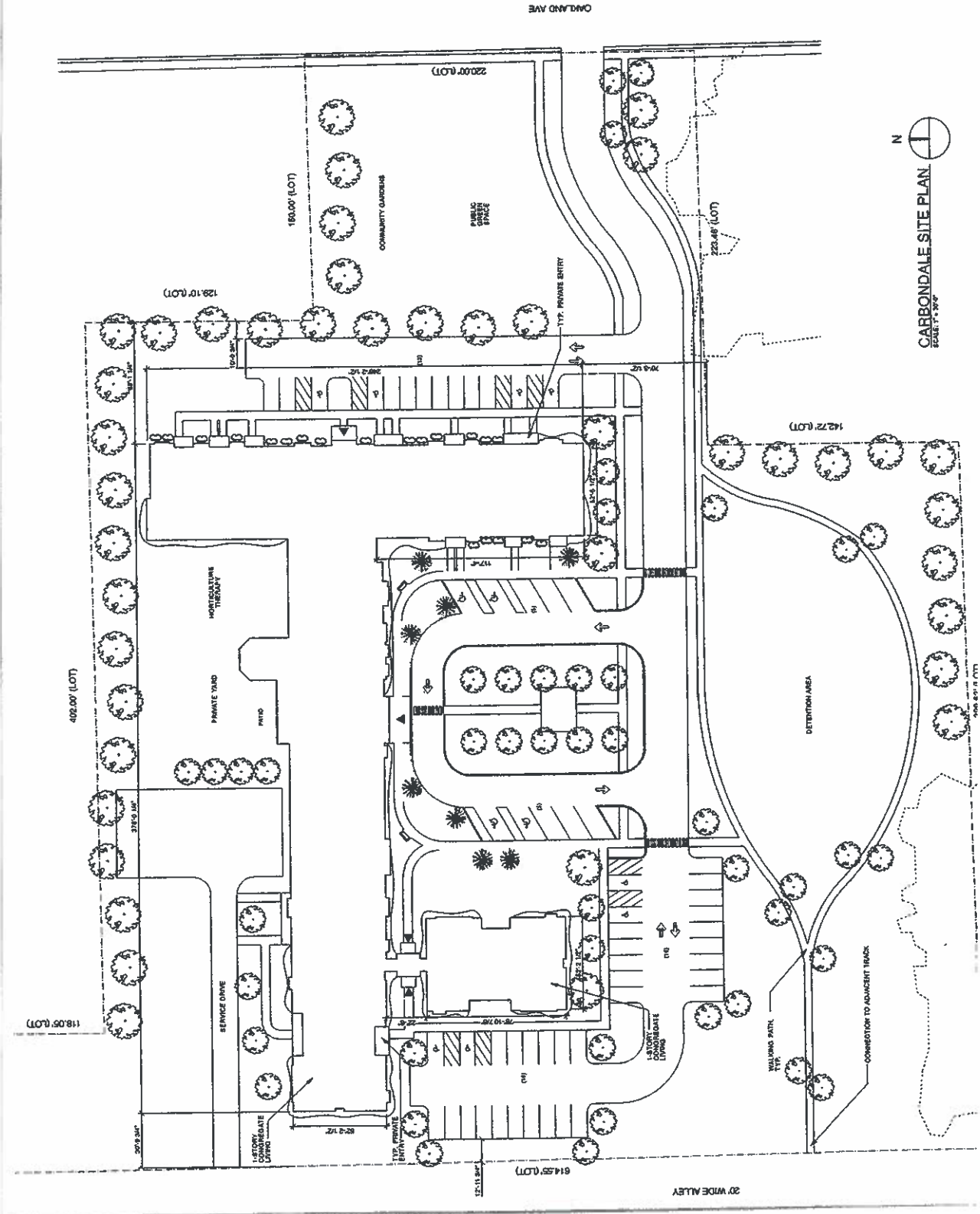
Based on the above analysis, staff recommends approval of PC 11-03.

## Attachment I, Applicant's Brief

Budslick Investments llc, intends to rezone the property located just west of North Oakland Ave. right past "Hollywood Video" and before Linden Street. This property is commonly referred to as the "old high school practice field". This 6.18 acres of property is currently undeveloped and the current owner has no desire for the development of residential homes on this site. Budslick Investments llc has optioned the property to facilitate a zoning change from R-1-8 (low density residential) to a Planned Unit Development (PUD) for a Supportive Living Facility for the Disabled. We believe this location would be an excellent buffer for this location, transitioning from the secondary business zoning directly to the south on IL Route 13, and to the west on N. Bleyer Drive to the low density residential directly to the North. This development is a residence for the disabled so there will be no loud noise producing equipment or devices to disturb the neighbors. This development will encompass a two-story 58,115 square foot building that will have 46 studio units, 27 one bedroom units, and 3 two bedroom units. This development will be working closely with the State of Illinois as this a new program the state is working on to be able to offer persons with disabilities age 22-64 a more dignified and functional place to reside. The building will be built with all the modern green building and energy efficient technology. We believe this is the highest and best use of this parcel of real estate.

# Attachment II, Preliminary PUD Plan

PROJECT DATA	
SITE AREA	6.18 ACRES 269,981 SF
PARKING SPACES	57
AREA CALCULATIONS (GSF)	
- FIRST FLOOR	35,444 SF
- SECOND FLOOR	26,704 SF
TOTAL BUILDING AREA	62,148 SF
RESIDENTIAL LEASABLE AREA (GSF)	34,574 (55.6%)
NON-LEASABLE AREA (GSF)	27,574 (44.4%)
DWELLING UNIT MIX	
- STUDIO	46
- ONE BEDROOM	27
- TWO BEDROOM	3
TOTAL DWELLING UNITS	76
SF/RESIDENT	818 SF
ACCESSIBILITY	
- (8) ACCESSIBLE UNITS	10%
- (8) ADAPTABLE UNITS	10%
- (2) HEARING IMPAIRED	2%
- (76) FHAA ACCESSIBLE UNITS	100%



CARBONDALE SITE PLAN  
 2024.11.14.2024

Attachment II, East Elevation



**EXTERIOR VIEW 1**  
NTS

July 23, 2010

**Carbondale Disability SLF**

Oakland Avenue and Linden Street  
Carbondale, IL

DRAFT - NOT FOR CONSTRUCTION

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212 W. Superior St. #600  
Chicago, IL 60654  
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Attachment II, South Elevation



**EXTERIOR VIEW 2**  
NTS

July 23, 2010

**Carbondale Disability SLF**

Oakland Avenue and Lunden Street  
Carbondale, IL

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Attachment II, Elevation looking northwest



**EXTERIOR VIEW 3**  
NTS

July 23, 2010

**Carbondale Disability SLF**  
Oakland Avenue and Linden Street  
Carbondale, IL

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Attachment III, Photos of the Subject Property



subject property looking west




subject property looking north



subject property looking east

**Attachment IV, Existing Zoning  
PC 11-03**

Budslick Investments LLC  
150 North Oakland Avenue  
R-1-8 & R-1-5, Low Density Residential to  
PUD, Planned Unit Development with a  
maximum LUI of 4.3

- R-1-5 Low Density Residential
- R-1-8 Low Density Residential
- R-2 Medium Density
- PAR Professional Office/Residential
- SB Secondary Business
- BPL Planned Business
-  Subject Property

0 37.5 75 150 Feet



old  
High School

**R-2**

West High Street

former  
Hollywood Video

**SB**

**PAR**

West Main Street

**BPL**

**SB**

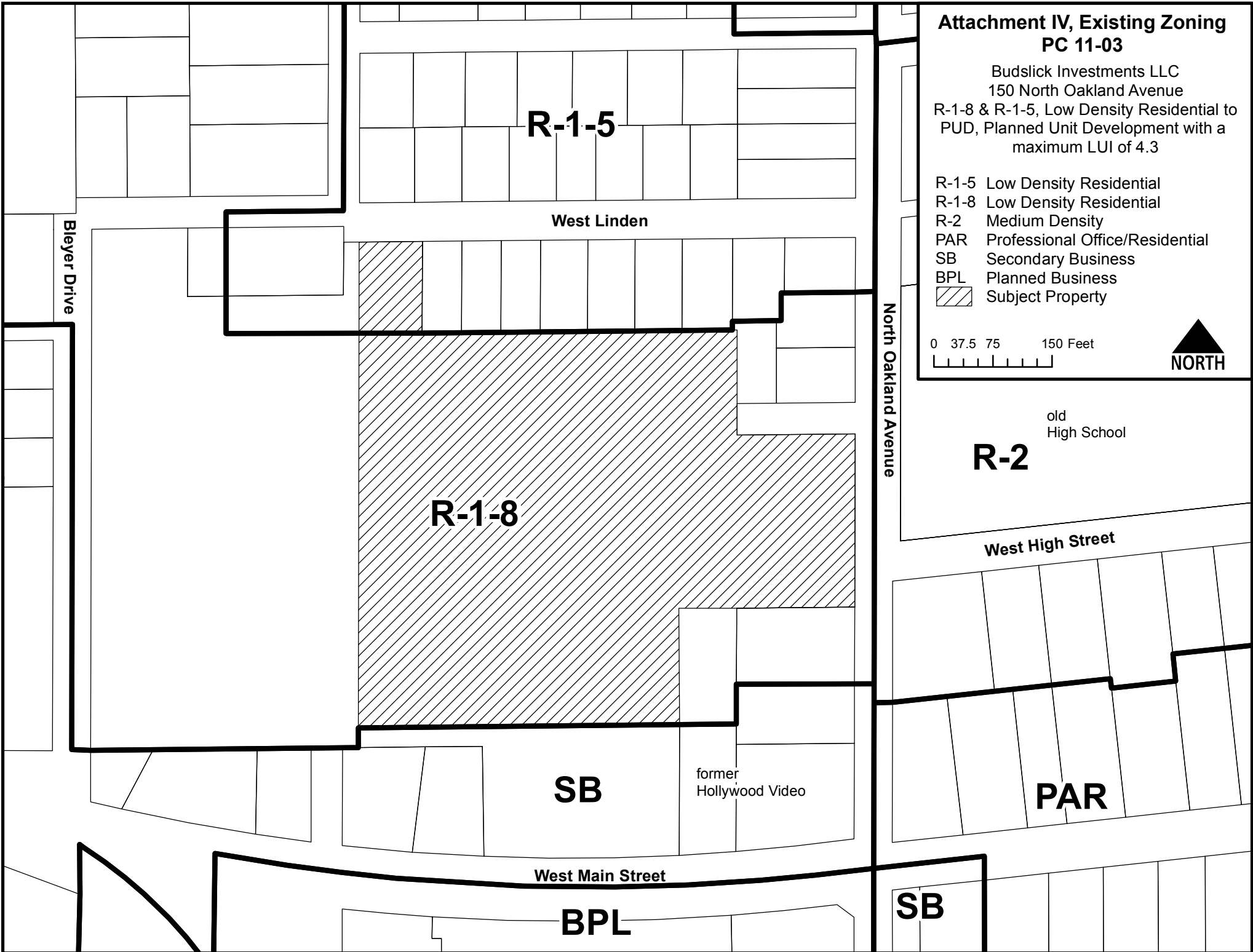
**R-1-5**

West Linden

**R-1-8**


North Oakland Avenue

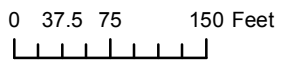
Bleyer Drive



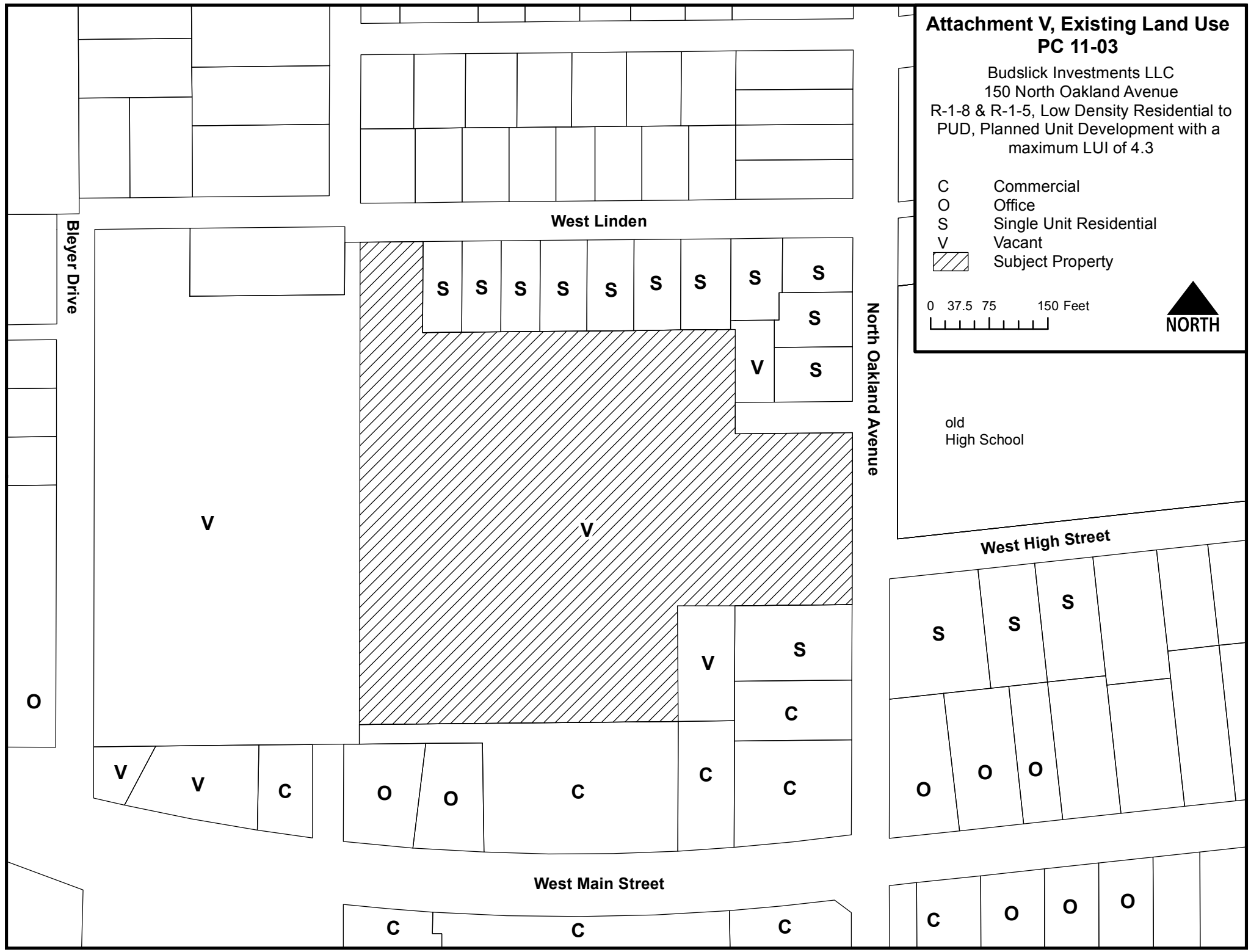
**Attachment V, Existing Land Use  
PC 11-03**

Budslick Investments LLC  
150 North Oakland Avenue  
R-1-8 & R-1-5, Low Density Residential to  
PUD, Planned Unit Development with a  
maximum LUI of 4.3

- C Commercial
- O Office
- S Single Unit Residential
- V Vacant
-  Subject Property



old  
High School



**Neighborhood  
Conservation/  
Restoration**


**Neighborhood  
Conservation/Restoration**

**Attachment VI, Comprehensive Plan  
Future Land Use Plan  
PC 11-03**

Budslick Investments LLC  
150 North Oakland Avenue  
R-1-8 & R-1-5, Low Density Residential to  
PUD, Planned Unit Development with a  
maximum LUI of 4.3

West Linden

**Suburban Residential**

 Subject Property

0 37.5 75 150 Feet



North Oakland Avenue

**Mixed Use**

**Mixed Use**

West High Street

**Neighborhood  
Conservation/  
Restoration**

**Commercial Restoration**

**Commercial  
Restoration**

West Main Street

Bleyer Drive