

Minutes of the Meeting of the Northwest Carbondale Neighborhood Association  
26 January 2013

The meeting was called to order at 2 p.m. at the Armory on the corner of Oakland and Sycamore

After brief reports from the President and Treasurer, the group distributed a list of minor changes to the by-laws which were approved unanimously. The original by-laws were based upon those of the Arbor district and these changes better reflect the differences in this neighborhood.

The primary issue before the membership was to identify the neighborhood's feelings about the Auto Shop that is operating against City Code at the corner of Oakland and Sycamore. Options presented to the membership were:

Question 1: "Should NCNA (a) Urge the city to enforce code as currently written and relocate the Oakland Auto Shop, OR (b) Urge the city to take steps to legalize the Oakland Auto Shop, allowing it to continue to operate in its current location."

Question 2: If the result for Question 1 is to legalize the shop, should NCNA (a) suggest that the City legalize its operation by amending the code to allow a special one-time use OR (b) suggest that the City legalize its operation by permanent re-zoning.

On Question 1, by a 3 to 1 margin, the membership voted that NCNA should encourage the City of Carbondale to legalize the Oakland Auto Shop.

On question 2, the membership preferred allowing the shop as a special use (rather than a "by right" use) by a 20 to 1 margin.

It was also generally agreed that performance standards should be enforced that include (1) the shop be inspected to ensure it is compliant with State of Illinois regulations and that it is clear that (2) the special use is for this operator only.

The second issue before the membership was to consider what action should be taken regarding the proposed development at Bleyer Field. The current plans submitted to the City for development are months past the deadline. The options presented for a vote as Question 3 were to:

(1) Urge the city to follow its own law and enforce the 18 month timeline for final site plans, which would require the development process to start over, OR (2) Offer support for the development on the condition that the developers work with residents in the vicinity and with NCNA to achieve design and site plan changes that address resident concerns.

By a 3 to 1 margin, the Association preferred that the City be encouraged to follow the rules and let the developer know that time was up.

The final question on the issue ballot was whether the membership prefers that the NCNA follow the development of the neighborhood's new TIF? The group unanimously agreed that NCNA should be closely involved in any decisions made regarding the TIF.

The meeting was adjourned at 3:00 p.m.

Respectfully submitted,  
Lorie Allen, Secretary