

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 5, 2021
7:00 PM**

Call to Order:

The May 5, 2021, meeting of the Combined Planning & Zoning Board was called to order at 7:00 PM by Chairman Brad Korte.

Roll Call:

Members present: Chairman Brad Korte; Robert Vance; Alan Stoecklin; Shirley Lodes; Anthony Walker; Bill Koehnemann; and, Deanna Harlan.

Members absent: None

Also present: City Attorney Michael McGinley; SIUE Intern Matt Kundrat; Deputy City Clerk Lana Hediger; and, six members of the public

Approval of Minutes:

Deanna Harlan made a motion to approve the minutes of the April 7, 2021, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Anthony Walker. All members voted aye by roll call; none voted no; the motion carried.

Public Hearing Procedures:

Chairman Korte reviewed the procedures for testifying on any item during the hearings and swore-in members of the public wishing to testify on items specifically listed on the agenda. Two members of the public took the oath.

Public Comments Relating to Items Not on the Agenda:

None

Public Comments Relating to Items on the Agenda:

Steve Kloss, of 2466 Becker Road, spoke regarding expansion of the Kloss Furniture Warehouse at 135 Poplar Street. The Highland municipal code requires many more parking spaces than they have room for, and they are asking for a variance to reduce the number to 40. Currently, they have 26 employees that drive cars to work there. They are looking to move seven of them to their Broadway store location.

New Business:

Steven & Cecilia Kloss (2466 Becker Rd) are requesting a variance to Table 5.1 of the City of Highland's Municipal Code to decrease the number of required parking spaces for a warehouse at 135 Poplar Street.

PIN# 02-1-18-33-00-000-016.003, 02-1-18-33-00-000-016.006

Matt Kundrat reviewed a prepared Power Point presentation, as follows:

- PARKING Variance Location: 135 Poplar Street

- Applicant and Property Owners: Steven & Cecilia Kloss
- Summary: Variance to decrease the minimum number of required parking spaces for an industrial use
- **Table 5.1 of the City of Highland Municipal Code**
Wholesale, manufacturing, warehousing or other industrial use: 1 space for each 2 employees or 1 space for each 1000 square feet of ground floor area, whichever is greater
- **Need for Variance**
Per code, Kloss Furniture Warehouse would be required to have 94 parking spaces, as they anticipate the total square footage of the facility to be 94,000 square feet. They are requesting to have 40 parking spaces. There will be approximately 26 total warehouse employees.

Staff Discussion

The request does meet the ratio of parking spaces per employee, but it does not meet the ratio of parking spaces per square foot. Staff believes the 40 requested parking spaces are sufficient for the site given that there will be enough parking spaces for employees at each shift. The facility is not open to the public aside from drive-through order pickups, in which parking spaces will not be utilized.

The Public Hearing on this issue was opened:

See Steve Kloss' comments recorded above.

The public hearing on this issue was closed.

Anthony Walker made a motion to approve the variance to Table 5.1 of the City of Highland's Municipal Code to decrease the number of required parking spaces for the Kloss Furniture warehouse at 135 Poplar Street to 40; seconded by Bill Koehnemann. All members voted aye by roll call; none voted no; the motion carried.

The City of Highland is requesting text amendments to Sections 90-15 and 90-201, Table 3.1.B of the City of Highland's Municipal Code to allow for recreational venues as a Special Use within the (C-2) Central Business, (C-3) Highway Business, (I) Industrial, and (MX) Mixed Use zoning districts.

City Attorney Michael McGinley reviewed a prepared Power Point presentation, as follows:

- Text Amendment to: Article I, Section 90-15 – Definitions; and, Article III, Districts & Zoning Map, 90-201, Table 3.1.B
- Applicant: City of Highland, IL

Proposal Summary:

- The City of Highland is requesting text amendments to Sections 90-15 and 90-201, Table 3.1.B of the City of Highland's Municipal Code to allow for recreational venues as a Special Use within the C-2, C-3, Industrial, and MX zoning districts.
- Upon the application for an axe throwing business within the City, staff realized that there is not currently a use within our code that encompasses this idea. A "recreational venues" use is being proposed in order to consider recreational

entertainment businesses as a Special Use within the C-2 Central Business District, C-3 Highway Business District, Industrial District, and Mixed Use District.

Proposed Text:

Section 90-15 -- Definitions

Recreational Venue, General: An establishment that provides a recreational or entertainment service to the general public. Use shall include escape rooms, arcades, laser tag courses, axe throwing lanes, ropes courses, bowling alleys, mini golf and other similar uses. Use shall not include motion picture theaters, performing arts theaters, dance halls, night clubs, private clubs, or private lodges.

Also see table amendment attached to these minutes showing the Use allowed by Special Use Permit in the C-2, C-3, I, and MX districts.

Prior to any motion being made on this request for text amendments, City Attorney McGinley reviewed a prepared Power Point presentation on the Special Use Permit Request related to this text amendment for 2641 Northtown Way (Item C of New Business on this agenda), as follows:

- Special use permit for 2641 Northtown Way
- Applicant: The Game Yard, LLC
- Property Owner: Glik Development Co.
- Summary: Special Use Permit to allow for a recreational venue (axe throwing and indoor/outdoor games business) at 2641 Northtown Way within the C-3 Highway Business District
- The zoning matrix identifies "recreational venue" as a Special Use within the C-3 Highway Business District.*
**Note: This petition is only valid if the proposed text amendment allowing for recreational venues as a Special Use within the C-2, C-3, Industrial, and MX zoning districts is passed by City Council*
- Comprehensive Plan Consideration: The subject property is denoted as commercial on the Comprehensive Plan's Future Land Use Map. Axe throwing lanes and indoor/outdoor games are an appropriate Special Use for the commercial area.

Surrounding Uses

Properties surrounding this one in all directions are zoned as C-3, Highway Business District, including: Northtown Shopping Center, Tri-Ford Autobody Shop, Tri-Ford, Glik Park, and Rural King.

Standards of Review for Special Use Permits

Below are the six (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan;
The proposed Special Use is consistent with the Comprehensive Plan.
2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation;
The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment;
The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.
4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base;
The proposed Special Use will not have a detrimental impact on the value of neighboring property or on the City's overall tax base.
5. The effect the proposed Special Use would have on public utilities; and
The proposed Special Use will utilize public utilities.
6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.
There are no facilities nearby that require special protection.

Staff Discussion

Axe throwing lanes and additional indoor/outdoor games would be an asset to the community and this proposal would make use of a currently vacant commercial property. The applicant has proposed to improve the aesthetics of the exterior and interior of the property. The applicant has also proposed to meet all necessary site requirements, including parking regulations. Site plan requirements will be verified in the permitting phase.

The Public Hearing on Item B of New Business (Text Amendment) on this agenda was opened:

There were no comments offered.

The public hearing on this issue was closed.

Bob Vance made a motion to recommend to the City Council that they approve the text amendments to Sections 90-15 and 90-201, Table 3.1.B of the City of Highland's Municipal Code to allow for recreational venues as a Special Use within the (C-2) Central Business, (C-3) Highway Business, (I) Industrial, and (MX) Mixed Use zoning districts; seconded by Shirley Lodes. All members voted aye by roll call; none voted no; the motion carried.

The Game Yard, LLC (70 Sunset Drive, Apt A), on behalf of Glik Development Co. (3248 Nameoki Rd, Granite City, IL), is requesting a Special Use Permit to allow for a recreational venue (axe throwing and indoor/outdoor games business) at 2641 Northtown Way within the C-3 Highway Business District.
PIN# 02-2-18-32-00-000-021.004

The Public Hearing on Item C of New Business (Special Use Permit Request) on this agenda was opened:

Tyler Kathmann of 70 Sunset Drive, Apt. A, Highland offered to answer any questions regarding this item as a representative of the applicant.

Deanna Harlan asked if the available parking for this venue is all contained in side yard to the south, next to the building. Mr. Kathmann stated that was correct, and added that any overflow parking would utilize the Glik's Northtown Shopping Center parking lot.

Bob Vance asked if there would be other games, in addition to axe throwing. Mr. Kathmann indicated the intention to offer golf simulators, air bowling, and various other types of games that would support multiple players at the same time.

Deanna Harlan asked for confirmation that this venue would be considered a tavern. Mr. Kathmann indicated that it is. Mrs. Harlan asked if there is any concern on the city's behalf, regarding the traffic from Glik Park that would be going through this area. City Attorney McGinley indicated that there are no concerns, due to there being many ways in and out.

The public hearing on this issue was closed.

Deanna Harlan made a motion to recommend to the City Council that they approve the request for a Special Use Permit submitted by The Game Yard, LLC, on behalf of Glik Development Co., to allow a recreational venue (axe throwing and indoor/outdoor games) business within the (C-3) Highway Business zoning district, specifically at 2641 Northtown Way; seconded by Shirley Lodes. All members voted aye by roll call; none voted no; the motion carried.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, June 2, 2021.

Adjournment:

Shirley Lodes made a motion to adjourn; seconded by Deanna Harlan. All members voted aye; none voted no. The motion carried and the meeting adjourned at 7:20 PM.