

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
CITY HALL, 1115 BROADWAY
WEDNESDAY, March 2, 2022
7:00 PM**

Call to Order:

The March 2, 2022, meeting of the Combined Planning & Zoning Board was called to order at 7:00 PM by Chairman Anthony Walker.

Roll Call:

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

Members absent: Robert Vance.

Also present: Director of Community Development Breann Vazquez; City Attorney Mike McGinley; Economic & Business Retention Coordinator Mallord Hubbard; SIUE Intern Gretchen Arnold; and, approximately 3 members of the public.

Approval of Minutes:

Shirley Lodes made a motion to approve the minutes of the December 1, 2021, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Deanna Harlan. Harlan, Koehnemann, Korte, Lodes, Stoecklin, and Walker voted aye; Korte abstained, none voted no; the motion carried.

Lodes thanked City Clerk, Lana Hediger, for her work on the December 1, 2021 meeting minutes.

Chairman Walker stated that staff has pulled items b and c from the agenda.

Public Hearing Procedures:

Chairman Walker reviewed the procedures for testifying on any items on this agenda during the hearings and swore-in members of the public wishing to testify on any issue. 2 members of the public took the oath.

Public Comments Relating to Items Not on the Agenda:

None

New Business:

- a. **Francis Ostrander (60 Barracuda Drive) is applying for a Special Use Permit for a short-term rental within the C-2 Central Business District at 917 12th Street. (PIN# 01-2-24-05-11-201-008)**

Director Breann Vazquez reviewed a prepared Power Point presentation regarding this proposed special use permit, as follows:

- Applicant: Francis Ostrander
- Summary: Requesting a Special Use Permit to allow for a short-term rental within the C-2 Business District.
- The zoning matrix identifies "short term rental" as Special Use within the C-2 central business district.
- Comprehensive Plan Consideration: The subject property is denoted as downtown on the Comprehensive Plan's Future Land Use Map. A short-term rental is an appropriate Special Use for the downtown area.

■ Surrounding Uses

Direction	Land Use	Zoning
North	Vacant Lot	C-2
South	Parking Lot	C-2
East	Parking Lot	C-2
West	Single-Family Residence	C-2

Standards of Consideration with regard to this request include:

1. The proposed Special Use is consistent with the Comprehensive Plan.
2. The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets. Off-street parking is provided.
3. The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.
4. The proposed Special Use will not have a detrimental impact on the value of neighboring property. It will contribute to the City's overall tax base through the hotel-motel tax generated.
5. The proposed Special Use will utilize public utilities.
6. There are no facilities near the proposed Special Use that require the need for special protection.

Staff Discussion

Staff sees a need for more hospitality businesses in Highland, especially during special events. A new short-term rental would help to relieve this problem.

The applicants are owners of the Olde Wicks Factory. This venue hosts multiple weddings per weekend and brings in out of town guests. The short-term rental would allow for the wedding party and their families to have a place to stay in Highland.

The Public Hearing on this issue was opened:

There were no online comments submitted, and no comments from anyone in attendance.

The public hearing on this issue was closed.

Korte made a motion to recommend approval of a special use permit for a short-term rental at 917 12th Street; seconded by Harlan.

The vote was taken by roll call. Harlan, Koehnemann, Korte, Lodes, Stoecklin, and Walker voted aye. The motion carried.

- Plocher Construction Company (2808 Thole-Plocher Road), on behalf of Rehberger Holdings, LLC (3945 N. Neenah Ave., Chicago, IL 60634) is applying for a Special Use Permit for a drive-through at 916 6th Street, 608 Washington Street, and 620 Washington Street. (PIN# 02-2-18-32-19-403-017, 02-2-18-32-19-403-018, 02-2-18-32-19-403-019)**
- Plocher Construction Company (2808 Thole-Plocher Road), on behalf of Rehberger Holdings, LLC (3945 N. Neenah Ave., Chicago, IL 60634) is applying for a preliminary plat to combine 916 6th Street, 608 Washington Street, and 620 Washington Street into one parcel. (PIN# 02-2-18-32-19-403-017, 02-2-18-32-19-403-018, 02-2-18-32-19-403-019)**

Chairman Walker stated that items b and c have been pulled from the agenda due to staff not receiving all necessary application documents prior to the deadline.

d. The City of Highland, on behalf of Gary Schultze, Jr., is requesting to rezone the entirety of 1709 Lindenthal Avenue to R-1-D single-family residential to reconcile an issue of split-zoning. (PIN #01-2-24-04-13-302-014)

Intern Gretchen Arnold reviewed a prepared Power Point presentation regarding this proposed zoning amendment, as follows:

- Applicant: City of Highland
- Property Owner: Gary Schultze
- Summary: Rezoning to R-1-D Single-Family Residential to reconcile an issue of split-zoning
- The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.
- The subject property is denoted as residential on the Comprehensive Plan's Future Land Use Map. The rezoning would adhere to the comprehensive plan.

Standards of Consideration with regard to this request include:

1. The property is currently zoned C-2 and R-1-D.
2. Property to the North, a single-family home is zoned R-1-D. Highland Elementary School, to the South is zoned R-1-A. The property to the East, a single-family home is zoned C-2; and, the property to the West, also a single-family home is zoned R-1-D. .
3. Nearby property will not be negatively affected. This is a residential area.
4. Split-zoning of C-2 and R-1-D is not the most appropriate zoning classification for a single property.
5. The residential use of this property will not change.
6. The proposed zoning goes with the residential character of the area.
7. The proposed map amendment is consistent with the City's Comprehensive Plan.
8. There would not be a negative effect on public utilities, other needed public services or traffic circulation on nearby streets.
9. The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

This property is currently split-zoned C-2 and R-1-D due to a lot combination. R-1-D is more restrictive than C-2 and will preserve the residential character of the area. Staff believes this rezoning will assist in protecting the property and cleaning up the zoning map.

The Public Hearing on this issue was opened:

There were no online comments submitted, and no comments from anyone in attendance.

The public hearing on this issue was closed.

Harlan made a motion to recommend approval of the rezoning of 1709 Lindenthal Ave., from a split zoning of C-2 and R-1-D, to entirely R-1-D; seconded by Stoecklin.

The vote was taken by roll call. Harlan, Koehnemann, Korte, Lodes, Stoecklin, and Walker voted aye. The motion carried.

e. The City of Highland, on behalf of Bonnie McGinley, is requesting to rezone two parcels south of Sportsman Road from R-1-C single-family residential to Industrial. (PIN #02-1-18-31-00-000-012 and #02-1-18-31-00-000-010).

Intern Gretchen Arnold reviewed a prepared Power Point presentation regarding this proposed zoning amendment, as follows:

- Applicant: City of Highland

- Property Owner: Bonnie McGinley
- Summary: Rezoning two parcels to the south of Sportsman Rd. from R-1-C to Industrial to eliminate spot zoning.
- The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.
- The subject property is denoted as residential on the Comprehensive Plan's Future Land Use Map. This area is better suited for industrial uses and re-designating this area to "industrial" will be recommended at the time of the next Future Land Use Map update.

Standards of Consideration with regard to this request include:

1. The property is currently zoned R-1-C single-family residential.
- 2.

Direction	Land Use	Zoning
North	Crown Point Townhomes/Vacant Lot	C-3/R-1-C
South	Aramark/McGinley Automotive	Industrial
East	McGinley Automotive/Self-Storage/Hunsche Excavating	Industrial
West	Vacant Lots	Mixed Use/Industrial

3. Nearby property will not be negatively affected. The surrounding area is not residential.
4. This is a vacant parcel on which single-family residences will not be developed.
5. The property is suitable for industrial uses and is adjacent to the industrial zoning district. There are no proposed uses at this time.
6. The proposed zoning goes with the character of the area.
7. The proposed map amendment is consistent with the City's Comprehensive Plan.
8. There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.
9. The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

The property is currently zoned as R-1-C, which does not match the zoning or character of the surrounding properties. This map amendment will properly classify the area and eliminate spot zoning.

The Public Hearing on this issue was opened:

There were no online comments submitted, and no comments from anyone in attendance.

The public hearing on this issue was closed.

Koehnemann made a motion to recommend approval of the rezoning of the two parcels identified by PIN #02-1-18-31-00-000-012 and #02-1-18-31-00-000-010, from R-1-C to Industrial; seconded by Korte.

The vote was taken by roll call. Harlan, Koehnemann, Korte, Lodes, Stoecklin, and Walker voted aye. The motion carried.

f. The City of Highland is requesting to make revisions to the Future Land Use Map, completed in April 2017.

Director Vazquez reviewed a prepared Power Point presentation regarding this proposed zoning amendment, as follows:

- The following changes are being proposed as updates to the Future Land Use Map:

PIN #	Address	Current Land Use Classification	Future Map	Proposed Future Land Use Map Classification
01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031	2210, 2250, and 2272 Veteran's Honor Parkway	Mixed Use & Commercial		Industrial
01-1-24-03-00-000-010	21.21 acres N. of St. Rose Rd.	Residential		Industrial
02-2-18-32-19-401-009	429 Walnut	Multifamily		Industrial
01-1-24-06-00-000- 024.001	12258 Highland Rd	Residential		Industrial
02-1-18-31-00-000-012, 02-1-18-31-00-000-010	South of Sportsman Rd	Residential		Industrial

The Public Hearing on this issue was opened:

There were no online comments submitted, and no comments from anyone in attendance.

The public hearing on this issue was closed.

Korte asked Director Vazquez if the properties in question were already had a zoning designation that does not match the current future land use map. Director Vazquez noted that each of the tracts of land have been rezoned to industrial, so this action would clean up the future land use map to match the new changes.

Lodes made a motion to recommend amendments to the Future Land Use Map; seconded by Harlan.

The vote was taken by roll call. Harlan, Koehnemann, Korte, Lodes, Stoecklin, and Walker voted aye. The motion carried.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, April 6, 2022.

Adjournment:

Chairman Walker announced that the meeting was adjourned at 7:30 PM.