

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
CITY HALL, 1115 BROADWAY
WEDNESDAY, APRIL 6, 2022
7:00 PM**

Call to Order:

The April 6, 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, Brad Korte; Shirley Lodes, Alan Stoecklin, and Robert Vance.

Members absent: Bill Koehnemann.

Also present: Director of Community Development Breann Vazquez; City Attorney Michael McGinley; SIUE Intern Gretchen Arnold; Deputy City Clerk Lana Hediger; and, 4 members of the public.

Approval of Minutes:

Korte made a motion to approve the minutes of the March 2, 2022, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Harlan. Harlan, Korte, Lodes, Stoecklin, and Walker voted aye; none voted no; Vance abstained; the motion carried.

Chairman Walker announced that Item C has been removed from tonight's agenda at the request of the applicant.

Public Comments Relating to Items Not on the Agenda:

None

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. The two applicants, Maria Kleinmann Marsh and Roy Wells, took the oath.

Public Comments Relating to Items on this Agenda:

There were none; and, no written comments were submitted by email or other means.

New Business:

- a. **Maria Kleinmann Marsh (1701 Washington St.) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 801 9th Street. (PIN# 01-2-24-05-06-104-011)**

Gretchen Arnold reviewed a prepared Power Point presentation, summarizing this request for a special use permit, as follows:

- The applicant and property owner, Maria Kleinmann Marsh, is requesting a Special Use Permit to operate a short-term rental within the C-2 Central Business District, specifically at 801 9th Street.
- 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.
- The properties to the north, south, east, and west are all zoned C-2 central business district. The property to the north and east are single-family residences. The property to the south is operated as the Peacock Bakery; and, to the west is the Highland Masonic Lodge.

Standards of Consideration with regard to this request include:

1. The proposed Special Use is consistent with the City's Comprehensive Plan.
2. The proposed short-term rental 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.

This property was formerly the Tibbets House bed and breakfast, so it has been successfully operated as a hospitality business in the past. Staff has no concerns.

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.

Stoecklin made a motion to recommend approval of the request for a Special Use Permit for a short-term rental within the C-2 Central Business District at 801 9th Street to Maria Kleinmann Marsh; seconded by Vance.

Harlan asked how they will handle additional parking. Maria Marsh, the applicant responded, the back parking lot will facilitate 4-5 cars. Other parking will be on-street, while mindful of surrounding businesses. A guide for the guests will be provided showing locations of potential additional parking.

Chairman Walker asked if this was a whole-house rental? Applicant responded yes.

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

b. Roy Wells (11747 Pocahontas Rd.), on behalf of Mark Voegele Sr. (1000 Laurel St.), is requesting a Special Use Permit for a bar/tavern within the C-2 Business District at 1000 Laurel Street. (PIN# 01-2-24-05-06-104-028; 01-2-24-05-06-104-029)

Breann Vazquez, Director of Community Development reviewed a prepared Power Point presentation, summarizing this request for a special use permit, as follows:

- Roy Wells is the applicant and Mark Voegele, Sr. is the owner of 1000 Laurel Street. A special use permit is being requested, to allow a "bar/tavern" within the C-2 central business district.

- The zoning matrix identifies “bar/tavern” 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 bar/tavern is an appropriate Special Use for the downtown area.

Standards of Consideration with regard to this request include:

1. The proposed Special Use is consistent with the City's Comprehensive Plan.
2. The proposed bar/tavern would not have an adverse effect on public utilities or traffic circulation on nearby streets. The location has previously served as a bar.
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.
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

This location has served as a restaurant and bar for many years. The applicant is proposing to open an Irish pub at the location. Staff has no concerns.

The Public Hearing on this issue was opened:

Applicant had nothing to add. 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 request for a Special Use Permit to allow for a bar/tavern within the C-2 Business District at 1000 Laurel Street; seconded by Korte.

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

- c. **Robert Colwell (1416 S. Galena Ave Dixon, IL 61021) is requesting a Planned Unit Development for a single family home with 987 sq. ft. of living area and 2114 sq. ft. of garage area at 904 Cedar Street. (PIN# 01-2-24-05-05-102-002)**

As noted above, this item was removed from tonight's agenda at the request of the applicant.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, May 4, 2022.

Adjournment:

Korte made a motion to adjourn; seconded by Harlan. Chairman Walker announced that the meeting adjourned at 7:13 PM.