

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
CITY HALL, 1115 BROADWAY
WEDNESDAY, AUGUST 3, 2022
7:00 PM**

Call to Order:

The August 3, 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, and Alan Stoecklin.

Members absent: Robert Vance.

Also present: Director of Community Development Breann Vazquez; City Attorney Michael McGinley via phone; Deputy City Clerk Lana Hediger; and, one member of the public.

Approval of Minutes:

Korte made a motion to approve the minutes of the July 6, 2022, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Harlan. Harlan, Koehnemann, Korte, Lodes, Stoecklin, and Walker voted aye; none voted no. The motion carried.

Public Comments Relating to Items Not on the Agenda:

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

Public Hearing Procedures:

Chairman Walker reviewed the procedures for testifying on any items on this agenda during the hearings and offered to swear-in members of the public wishing to testify on any issue listed on the agenda. One person took the oath.

New Business:

- a. **Joshua Hetley (1603 Parkview Drive), on behalf of Old Time Pub, LLC (12258 Highland Road), is requesting a Special Use Permit for a bar/tavern at 12258 Highland Road. (PIN # 01-2-24-06-00-000-036)**

Director Vazquez reviewed a prepared Power Point presentation, summarizing this request, as follows:

- Old Time Pub, LLC, is the property owner of the subject property located at 12258 Highland Road.
- The applicant is Joshua Hetley, on behalf of Old Time Pub, LLC.
- The purpose of the request is to obtain a Special Use Permit to allow operation of a bar/tavern at 12258 Highland Road.

Consideration regarding the Comprehensive Plan:

The subject property is denoted as Industrial on the Comprehensive Plan's Future Land Use Map. This is an appropriate Special Use.

Surrounding Uses:

The property to the north of the subject property is zoned Industrial and houses the City of Highland's Street and Alley Division. The vacant land to the south is located in Madison County and the county has it zoned Agricultural. The vacant land to the east is zoned Industrial. The property to the west is zoned Industrial and has vacant storage sheds on it.

Findings of Fact based on standards of review with regard to this request include:

1. The proposed use is consistent with the City's Comprehensive Plan.
2. The proposed use would not have an effect on public utilities or traffic circulation. The bar already exists on the property and the new owner must obtain a Special Use Permit in their name.
3. The use currently exists on the property and adequately protects the public health, safety and welfare, and the physical environment.
4. The use currently exists on the property and does not have an adverse effect on the value of neighboring property. The business contributes to the City's tax base.
5. The use currently exists on the property and utilizes public utilities.
6. There are no facilities nearby that require special protection.

Staff Discussion:

The Old Time Pub is a bar/tavern that is currently located on the property. The current owners are selling the property and the new owner must receive a Special Use Permit in his name in order to continue operations. Staff supports the continuance of this existing business.

The Public Hearing on this issue was opened:

Breann Vazquez noted for the record that there were no written comments submitted on this item. A representative of the applicant was present and had taken the oath to testify, but had no comments to make.

The public hearing on this issue was closed.

Harlan made a motion to recommend approval of Joshua Hetley's request, on behalf of Old Time Pub, LLC, for a Special Use Permit to allow operation of a bar/tavern at 12258 Highland Road (PIN# 01-2-24-06-00-000-036); seconded by Lodes.

With no board comment, 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, September 7, 2022.

Adjournment:

Korte made a motion to adjourn; seconded by Harlan. Chairman Walker announced that the meeting was adjourned at 7:07 PM.