

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
HIGHLAND AREA SENIORS' CENTER, 187 WOODCREST DRIVE
WEDNESDAY, AUGUST 2, 2023
7:00 PM**

Call to Order:

The August 2, 2023, 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, Shirley Lodes, Larry Munie, and Robert Vance.

Members absent: Brad Korte.

Also present: City Attorney Michael McGinley; Deputy City Clerk Lana Hediger; Economic Development Coordinator Mallord Hubbard; and, five members of the public.

Approval of Minutes:

Vance made a motion to approve the minutes of the June 7, 2023, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Harlan. Harlan, Koehnemann, Lodes, Munie, Vance, 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. Four people took the oath.

New Business:

- a. Maiden Gall, LLC (60 Trout Dr., Highland, IL) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 923 Main St. (PIN# 01-2-24-05-07- 201-013).**

Mallord Hubbard presented information related to this application for a Special Use Permit to allow for a short-term rental within the C-2 Central Business District at 923 Main Street, as follows:

The applicant and property owner is Maiden Gall, LLC, Tricia Feyerabend of 60 Trout Drive, Highland. The applicant is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (zoning matrix). The zoning matrix identifies "short term rental" as a Special Use within the C-2 Central Business district.

Consideration regarding the Comprehensive Plan and Future Land Use Map

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

The surrounding properties to the north, south, east, and west, are zoned C-2, Central Business zoning district. The property to the north is a single-family residence, to the south is the Downtown Highland Square, to the east is a vacant commercial building, and to the west is Lee's Loans Jewellery & More.

Findings of Fact based on the six standards of review listed in Section 90-79 of the Zoning Code include:

1. The proposed Special Use is consistent with the 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 and Recommendation:

Staff sees a need for more hospitality businesses in Highland and a new short-term rental would help to meet this demand.

It was noted that off-street parking is not required in the area enclosed by 12th Street, Walnut Street, 9th Street, and Pine Street, provided the site is located within 500 feet of a public parking lot or an alternative parking plan is approved. The subject property is located within 500 feet of a public parking lot and therefore no off-street parking is required.

The Public Hearing on this issue was opened:

There were no comments submitted via phone or email.

The applicant was not in attendance, but her representatives were. They made no statements.

There were no comments made by any member of the public.

The public hearing on this issue was closed.

Lodes made a motion to recommend approval of the request for a Special Use Permit by Maiden Gall, LLC, to allow for a short-term rental within the C-2 Central Business zoning district, specifically, at 923 Main Street, (PIN #01-2-24-05-07-201-013); seconded by Koehnemann.

Harlan asked for clarification on the remodel timeline as to when the businesses are expected to be open. The applicant's representative responded that the salon, Just Teazin, and the boutique, both on the first floor, are to be open by 8/31/2023. The apartment for short-term rental on the second floor has a target date of December 31, 2023.

With no further board comment, the vote was taken by roll call: Harlan, Koehnemann, Lodes, Munie, Vance, and Walker voted aye; none voted no. The motion carried. The board's recommendation will be forwarded to the City Council for their consideration at their meeting to be held on August 7, 2023.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, September 6, 2023.

Adjournment:

Koehnemann made a motion to adjourn; seconded by Vance. Chairman Walker announced that the meeting was adjourned at 7:10 PM.