



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
August 3, 2022 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the July 6, 2022 Regular Meeting Minutes
4. Public Comment Section
Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.
5. Public Hearings and Items Listed on the Agenda
Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.
6. New Business
 - a) Joshua Hetley (1603 Parkview Drive), on behalf of Old Time Pub LLC (12258 Highland Rd), is requesting a Special Use Permit for a bar/tavern at 12258 Highland Rd. PIN# 01-2-24-06-00-000-036
7. Calendar
 - a) September 7, 2022– Combined Planning and Zoning Board Meeting
 - b) Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 267091. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website by 4:30pm on August 3, 2022.

Anyone requiring ADA accommodations to attend this public meeting, please contact Breann Vazquez, ADA Coordinator, at 618-654-9891.



City of Highland Building and Zoning

Meeting Date: August 3, 2022

From: Breann Vazquez, Director of Community Development

Location: 12258 Highland Rd.

Zoning Request: Special Use Permit

Description: SUP for a bar/tavern within the Industrial district

Proposal Summary

The applicant is Joshua Hetley. The property owner is Old Time Pub LLC. The applicant of this case is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

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

The zoning matrix identifies a bar/tavern as a Special Use within the industrial district.

Comprehensive Plan Consideration

The subject property is denoted as Industrial on the Comprehensive Plan’s Future Land Use Map.

Surrounding Uses

Direction	Land Use	Zoning
North	City Street & Alley Division	Industrial
South	Vacant Land	Madison County Agricultural
East	Vacant Land	Industrial
West	Vacant Storage Sheds	Industrial

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 use is consistent with the City’s Comprehensive Plan.



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2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation;

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. 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 use currently exists on the property and adequately protects 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 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 effect the proposed Special Use would have on public utilities; and

The use currently exists on the property and utilizes 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

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.

Aerial Photograph



Site Photo



EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: _____
Filing Fee: _____
Date Paid: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: Joshua Hetley Phone: 618-979-4474 / 618-979-5709
Address: 1603 Parkview Dr., Highland, IL Zip: 62249
Email Address: josh@clarityponds.com
Owner: Old Time Pub LLC Phone: 618-651-4050
Address: 12258 Highland Rd, Highland, IL Zip: 62249
Email Address: N/A

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 12258 Highland Rd., PIN# 01-2-24-06-00-000-036
Property is Located In (Legal Description): Attached

Present Zoning Classification: Industrial Acreage: 0.4+ acres
Present Use of Property: Bar/Tavern (Old Time Pub)

Proposed Land Use: Bar/Tavern (Old Time Pub)

Description of proposed use and reasons for seeking a special use permit:
The new owner of the bar will need a special use permit to be issued them, as bars/taverns are a special use in the industrial district.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>City Street & Alley Division</u>	<u>Industrial</u>
South	<u>Farm Land</u>	<u>Madison County Agricultural</u>
East	<u>Vacant Land</u>	<u>Industrial</u>
West	<u>Vacant Storage Sheds</u>	<u>Industrial</u>

Should this special use be valid only for a specific time period? Yes _____ No X

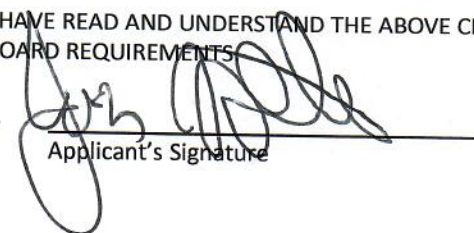
If Yes, what length of time? _____

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will 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;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS


Applicant's Signature

6/17/2022
Date

I'm planning to purchase the Old Time Pub at 12258 Highland Rd. from Old Time Pub LLC. I'm a Highland resident and I plan to keep the existing bar/tavern open. We are not proposing any major changes and plan to keep the same business hours.

This will not have a negative impact on traffic or the character of the surrounding area. This will allow an existing business to stay open in Highland.

I also plan on purchasing the two parcels to the east and west of the Old Time Pub, where I will relocate my landscaping business, Clarity Ponds. I will be making upgrades to the area and expanding my business.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Josh Hetley". The signature is stylized and cursive, written over a white background.

Josh Hetley

I, Vicky Tift, am an authorized representative of Old Time Pub LLC. Old Time Pub LLC is the property owner of 12258 Highland Rd., PIN# 01-2-24-06-00-000-036. I authorize Joshua Hetley to apply for a special use permit for a bar/tavern at the above property.

Vicky Tift
Signature

6/20/22
Date

State of Illinois, County of Madison County

Signed before me on June 20, 2022 (date).

(seal)



Lora Tebbe
Signature of Notary Public