



# City of Highland

## Building and Zoning

### Combined Planning & Zoning Board Agenda Virtual Meeting Minutes April 1, 2020 7:00 P.M.

1. Call to Order – **7PM**
2. Roll Call  
**CPZB Members – Present – Chairperson Brad Korte, Al Stoecklin, Bob Vance, Shirley Lodes, Deanna Harlan and Anthony Walker**  
**CPZB Members – Absent – Bill Koehnemann**  
**Staff – Breann Speraneo, Mike McGinley, Mallord Hubbard, and Kim Kilcauski**
3. General Business:  
Approval of the March 4, 2020 Minutes  
**Motion to approve the minutes as written made by Anthony Walker, seconded by Al Stoecklin – 6 Ayes, 0 Nays. Motion approved.**
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.  
**Chairperson Korte opened the Public Comment Section. There were no comments. The Public Comment Section was closed.**
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.  
**Chairperson Korte reviewed the process and stated the witness oath would be administered prior to the agenda items as needed.**
6. New Business
  - a) Fastenal (2001 Theurer Blvd, Winona, MN) is requesting 1208 Old Trenton Road to be rezoned from R-1-B to Industrial.

**Chairperson Korte opened the public hearing. Breann Speraneo presented the comprehensive plan consideration, future land use map, standards of review for zoning map amendments and findings of fact. She said that Fastenal is petitioning to rezone the property from R-1-B to Industrial to allow for the sale of construction & safety supplies. The proposed map amendment is not consistent with the future land use map, which shows this parcel as residential. While this is generally a concern, in this case staff believes an amendment to the future land use map may be warranted to show this parcel as Industrial. This property is best suited for industrial uses and will not be used for residential purposes in the foreseeable**



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future. Staff supports the rezoning of this property from R-1-B to Industrial, as Industrial is most appropriate for current and future uses. Chairperson Korte asked if there were any questions or comments. There were not any additional comments. Chairperson Korte closed the public hearing. Chairperson Korte asked for a motion to approve the rezoning of 1208 Old Trenton Road from R-1-B to Industrial. A motion was made by Shirley Lodes and seconded by Anthony Walker. Chairperson Korte asked if the board had additional questions or comments. Bob Vance asked if the school district had expressed any concern with the rezoning request. Breann Speraneo responded that the school district did not have any concerns. The school district had provided a written letter of approval. Chairperson Korte asked for a roll call vote. 6 Ayes, 0 Nays – motion approved.

- b) TJO Holdings LLC (875 Albert Ave, St. Louis, MO) on behalf of Jeffrey Wynne (875 Albert Ave, St. Louis, MO) is requesting a special use permit to allow for a brewery at 907 Main Street.

Chairperson Korte opened the public hearing. Chairperson Korte administered the oath to the applicant, Jeff Wynne. Breann Speraneo presented the staff report on the special use permit request to allow Schlafly to open at 907 Main St. including the comprehensive plan consideration, surrounding uses, standards of review for special permits, and staff discussion. She stated that the proposed use is consistent with the comprehensive plan and future land use map and will not negatively affect the surrounding properties. Breann Speraneo added that this business plan promotes community development and will be an ideal utilization of the property.

Chairperson Korte opened the public comment portion of the hearing. Kim Kilcauski stated that A.G. Becker, President of Becker Jewelers, had sent an email stating that he loved the concept that had been proposed but as everyone knows there is limited parking around the square. He added that they realize that no business can control where their patrons park, but he had a question about where the brewpub's employees are going to be designated to park. With 20+ new jobs as stated in their booklet, Mr. Becker asked if Schlafly had a plan in place where these 20+ employees would park. He said that he also realized that more than likely not all 20 will be there at one time, but if there will be permanent seating for 30 and variable seating for additional 100 Schlafly will definitely have 10-15 staff working at all times. Mr. Becker stressed that he likes Schlafly beers and the concept; however, he is concerned about parking and how his patrons will find a spot to park.

The applicant, Jeff Wynne, presented on the Schlafly project. Mr. Wynne stated that it will be a destination brew pub and the first Schlafly Brewpub in Illinois. There will be ten parking spaces included behind the restaurant for employees. Employees will also be asked to park in the local lots. The facility will include a restaurant and onsite brewing capabilities with 3,000 total square feet of interior dining, 7,000 square feet of patio, and community space. Vendor stalls are also planned for events. He went on to present the public benefits as creating a regional draw for spending, population retention for millennials and new business, over 20 new jobs, civic pride with "Brewed in Highland" included in labeling, and an increase in property and sales tax revenues. Mr. Wynne stated that the private sector would also benefit with increased land values, increased retail sales, space for local vendors during festivals, construction jobs, and new permanent jobs.



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Chairperson Korte asked if there were additional comments or questions. Al Stoecklin asked if it would be an open air bar. Mr. Wynne responded that the restaurant and bar would be inside with the patio serving as an outdoor bar area as well. Chairperson Korte mentioned that parking is available in the area. Some options include the parking lot located diagonal from the Weinheimer building, the library parking lots and the new parking lots across from the post office. Chairperson Korte also mentioned the parking lot beside the Helvetia Township Building, but after board discussion that may not be for public use. Chairperson Korte asked how many parking spaces were in the new parking lots by the post office, Mike McGinley responded that he estimated there were 30 spaces. Breann Speraneo added that Mr. Wynne would work with the staff to make sure they would not use the prime parking spaces. Bob Vance asked the planned hours of business. Mr. Wynne stated the hours would be from lunchtime into the evening. Bob Vance followed up by asking if the highest number of cliental was expected to be in the evening. Mr. Wynne said that the evenings and weekends are typically the busiest; however, they were planning to be open for the lunch crowd too. Mike McGinley clarified that the public restrooms behind the building would still be available for city use. Mr. Wynne confirmed. Deanna Harlan asked if brewing is truly being planned for this location. Mr. Wynne responded that it was in the plans. Deanna Harlan had a follow up question with regards to the utilities that would be needed. Mr. Wynne said they would have a study on the needed utilities, but didn't believe it would be too much more than what is already there. Chairperson Korte asked if there were any further questions or comments. The phone line was open and A.G. Becker had a comment. Chairperson Korte administered the witness oath to A.G. Becker prior to the comment. Mr. Becker said that he thought there was a zero setback against his building and asked if the brewpub planned on building up against his building anywhere along the property. Mr. Wynne responded that they did not plan to build up against his building. Chairperson Korte asked again if there were any further questions or comments. There were not any additional comments. Chairperson Korte closed the public hearing.

Chairperson Korte asked for a motion to approve the special use permit to allow for a brewery at 907 Main Street. A motion was made by Deanna Harlan and seconded by Bob Vance. Chairperson Korte asked for any additional comments. There were not any additional comments. Chairperson Korte requested a roll call vote. 6 Ayes, 0 Nays - motion approved.

- c) The City of Highland (1115 Broadway, Highland, IL) is requesting text amendments to Chapter 90 of the Municipal Code to correct a scrivener's error in Table 5.2 Minimum Parking Dimensions and Aisle Widths.

Chairperson Korte opened the public hearing. Breann Speraneo stated that the purpose of the text amendments are to correct scrivener's errors in Table 5.2 Minimum Parking Dimensions and Aisle Widths and to update parking lot design requirement graphics. Mathematical errors have been identified and corrected in Table 5.2 Minimum Parking Dimensions and Aisle Widths for parking lot design standards. Breann Speraneo added that values that were



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missing have been filled in too. Non-interlocking “F” values for 45-degree and 60-degree parking were also added. The graphics have been revised for clarity. The intent of this section remains the same. Chairperson Korte asked if there was any further questions or comments. Hearing none, Chairperson Korte closed the public hearing. Chairperson Korte asked for a motion to approve the text amendments to Chapter 90 of the Municipal Code to correct a scrivener’s error in Table 5.2 Minimum Parking Dimensions and Aisle Widths. A motion was made by Deanna Harlan and seconded by Bob Vance. Chairperson Korte requested a roll call vote. **6 Ayes, 0 Nays - motion approved.**

- d) The City of Highland (1115 Broadway, Highland, IL) is requesting text amendments to Chapter 90 of the Municipal Code to allow for craft growing facilities to be a special use within the C-3 and Industrial zoning districts.

Chairperson Korte opened the public hearing. Breann Speraneo presented the text amendment that would allow for craft growing facilities to be a special use within the C-3 and Industrial zoning districts. She said craft growing facilities are legal in Illinois when a license is issued by the State of Illinois Department of Agriculture. Implementing zoning regulations for craft growing will allow the City of Highland to be considered as a location for this industry and regulate any craft growing facility that selects a site within city limits. The proposed text includes adding the definitions for adult-use cannabis craft grower, indoor, and outdoor. The permitted and accessory use table would be updated. Sec. 90-216. – Adult-use cannabis craft grower facility would also be added and includes information on distances, setbacks, minimum yard requirements, exterior signage, age and access limitations, security and video surveillance, conduct on site and additional requirements. Breann Speraneo stated that the signage would be separate from existing business signage requirements by limiting a growth facility to one (1) flat wall sign not to exceed ten (10) square feet in area, and one (1) identification sign not to exceed two (2) square feet. This identification sign may only include the Adult-Use Cannabis Craft Grower Facility address. Electronic message boards and temporary signs are not permitted. Signs shall not include any realistic or stylized graphical representation of the cannabis plant or its parts, or any realistic or stylized graphical representation of drug paraphernalia, or cartoonish imagery oriented toward youth. Chairperson Korte asked if there were any questions or comments.

Bob Vance asked why the city would want a growth facility since residents had just voted down marijuana shops within city limits. Breann Speraneo clarified for the record that the vote was a non-binding referendum on marijuana dispensaries. Chairperson Korte asked why the amendment included the zoning districts of C-3 and Industrial. He said that he understood including Industrial, but C-3 didn’t seem to fit. He read from the code the intent of the C-3 zoning district which states “The C-3 highway business district is intended to establish and preserve general commercial areas consisting of shopping centers and commercial strips where customers reach individual business establishments primarily by automobile.” Breann Speraneo stated that staff struggled with the appropriate zoning districts since the City of Highland does not have an agricultural district. Chairperson Korte mentioned that he was thinking about a previous proposal for a tattoo parlor. The business was denied and opened right over the city limit boundary. He said that the city still provided utilities to the business. Chairperson Korte asked how the county was handling growth facilities and if a facility could possibly open right over the city limit boundary. Breann Speraneo responded that she did not think the county had made a decision yet. She added that if a facility would open outside of



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city limits and was supplied by city utilities they would be served like any other customer. Deanna Harlan asked for verification that the City of Highland has a right to review anything outside of city limits within a mile. Breann Speraneo responded that the city does have a right to review anything up to a mile and a half out. Mike McGinley said that he believed that the county opted out of allowing growth facilities. Mike McGinley and Breann Speraneo located an article that verified that Madison County did opt out of allowing growth facilities. Mike McGinley added that a facility opening outside of city limits will not be an issue at this time. Anthony Walker asked if the reason for the text amendment was in considering the economics for the city. Chairperson Korte stated that the board needed to address the amendment one way or another. Shirley Lodes asked for an example of properties zoned C-3. Breann Speraneo responded that an example would be property by Walmart. She also said that staff had brainstormed over what property might possibly be adequate if a request were to come through and locations seemed to be currently zoned C-3 and Industrial. Chairperson Korte asked if there were any additional questions or comments. There were not any additional comments. Chairperson Korte closed the public hearing. Chairperson Korte asked for a motion to approve the text amendments to Chapter 90 of the Municipal Code to allow for craft growing facilities to be a special use within the C-3 and Industrial zoning districts. No motion was made. Chairperson Korte asked if there were any further questions or comments. Chairperson Korte said that either there needed to be discussion on an amendment or he would request a roll call vote. A motion was made by Al Stoecklin and seconded by Anthony Walker.

Deanna Harlan said that the county had previously overridden the city's decisions and she wondered if eventually they would change their mind and allow just outside of the city limits. Chairperson Korte said that is always a possibility and there would be nothing the city could do. Mike McGinley confirmed that was true and growth facilities no matter where they are located will need access to utility infrastructure. Breann Speraneo confirmed. Shirley Lodes stated that she thought that C-3 should not be an option. Anthony Walker commented that he was looking on the zoning map and C-3 districts are not just located by Walmart, but close to schools and parks too. Chairperson Korte asked again for a motion to approve the text amendments to Chapter 90 of the Municipal Code to allow for craft growing facilities to be a special use within the C-3 and Industrial zoning districts.

Chairperson Korte asked for motion to amend the original text amendment to remove the C-3 zoning classification. Chairperson Korte asked if there were any further questions or comments.

A motion was made to amend the original text amendment to remove the C-3 zoning classification by Shirley Lodes and seconded by Anthony Walker. Chairperson Korte asked for a roll call vote to amend the proposed text amendment to remove the C-3 zoning classification. 5 Ayes, 1 Nay – motion approved.

Bob Vance stated that at the present time residents would not be in favor in any format and cannot support it. Chairperson Korte stated that this is a perception issue and the council is going to have to deal with that. He added that we just approved a brewery and he is having a hard time distinguishing the two.

Chairperson Korte requested a roll call vote for the amended proposed text amendment. 4 Ayes, 2 Nays – motion approved.



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7. Calendar.

a) May 6, 2020– Combined Planning and Zoning Board Meeting

**Breann Speraneo stated that only one variance request had been received for the May 6<sup>th</sup> CPZB Meeting. The submittal deadline is next week so there may be additional items.**

b) Adjournment – **8:16PM**

**NOTICE:** *The April 1st CPZB meeting at 7:00pm will be conducted virtually. 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 [kkilcauski@highlandil.gov](mailto:kkilcauski@highlandil.gov) or submit it through our Citizen Request portal on our website.*

*Anyone requiring ADA accommodations to attend this public meeting, please contact Dylan Stock, ADA Coordinator, at 618-654-7115.*