

**HIGHLAND, ILLINOIS
MINUTES OF SPECIAL SESSION
COMBINED PLANNING & ZONING BOARD
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 12, 2021
6:00 PM**

Call to Order:

The May 12, 2021, special meeting of the Combined Planning & Zoning Board was called to order at 6:00 PM by Chairman Brad Korte.

Roll Call:

Members present: Chairman Brad Korte; Robert Vance; Shirley Lodes; Alan Stoecklin; Bill Koehnemann; Anthony Walker

Members absent: Deanna Harlan

Also present: Director of Community Development Breann Speraneo

Public Comments Relating to Items Not on the Agenda:

None

Public Hearings on Items Listed on the Agenda:

Chairman reviewed the procedures for testifying on any item during the hearings and swore-in members of the public wishing to testify on items specifically listed on the agenda.

Old Business:

The Game Yard, LLC (70 Sunset Drive, Apt A), on behalf of Glik Development Co. (3248 Nameoki Rd, Granite City, IL), is requesting a Special Use Permit to allow for a recreational venue (axe throwing and indoor/outdoor games business) at 2641 Northtown Way within the C-3 Highway Business District. PIN# 02-2-18-32-00-000-021.004

Staff Discussion

Breann Speraneo stated this meeting is being held for an item that had gone to the Combined Planning & Zoning Board previously this month. A citizen submitted a comment that was missed by staff prior to the submittal deadline, so we need to get the comment on record and have a re-vote.

The Public Hearing on this issue was opened:

Breann Speraneo read a comment received via email:

City of Highland Zoning Board,

As a property owner adjacent to the subject property I have been notified of a new business located next to my property,

I have no objection to the business description The Game Yard; however, what I am concerned about is adequate assigned parking spaces for the customers of the business.

If parking spots fill for the assigned business, customers will park wherever it is convenient and that would include the north side of my property at 2651 Northtown Way or the northwest corner of my property at 12610 State Route 143.

No one should be surprised about the exposure to legal liability in today's business world, especially if alcohol is served or if alcohol is carried on premise. It is not my responsibility to provide adequate lighting in the above noted areas for parking utilized by other business owners.

I understand there is little I can do to protect my property other than install barriers to eliminate parking.

Thank You for notifying me on this issue.

Monica Rehkemper

*Business owner
Monica Rehkemper LLC*

*Business Owner
TRI FORD INC*

The public hearing on this issue was closed.

Bob Vance stated for the record that they had addressed parking at the previous meeting. Chairman Korte confirmed that they had discussed parking at the previous meeting. Korte added that the fact that this came to the zoning board was a special case because a restaurant or a number of businesses that could have moved into the location would never have come to the board and they would have had to still deal with any issues. Korte stated he hopes that the new business understands that everyone has to be nice to their neighbors and get along.

Bob Vance made a motion to recommend to the City Council that they approve the request for a Special Use Permit submitted by The Game Yard, LLC, on behalf of Glik Development Co., to allow a recreational venue (axe throwing and indoor/outdoor games) business within the (C-3) Highway Business zoning district, specifically at 2641 Northtown Way; seconded by Shirley Lodes.

Chairman Korte asked that the roll be called for a vote. All members voted yes; none voted no. The motion passed. The Combined Planning and Zoning Board would be recommending approval of the Special Use Permit to the City Council who would be addressing this issue at their meeting on May 17.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, June 2, 2021.

Adjournment:

Chairman Korte asked for a motion to adjourn and all members voted aye; the meeting adjourned at 6:07 PM.