

**HIGHLAND, ILLINOIS
COMBINED PLANNING & ZONING BOARD
MINUTES OF REGULAR SESSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, APRIL 2, 2024
7:00 PM**

Call to Order:

The April 2, 2024, 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, Brad Korte, Larry Munie, and Robert Vance.

Members absent: Bill Koehnemann and Shirley Lodes.

Also present: Building & Zoning Inspector Mike Hanna; City Attorney Trent Carriger; and, Deputy City Clerks Hediger and Flake.

Approval of Minutes:

Harlan made a motion to approve the minutes of the December 4, 2024, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Korte. All members voted aye; none voted no. The motion carried.

Public Comments Relating to Items Not on the Agenda:

No members of the public were in attendance.

Public Hearings and Items Listed on the Agenda - Procedures:

Chairman Walker administered the oath to Mike Hanna.

New Business:

- a) The City of Highland at 1115 Broadway, Highland IL 62249 is requesting to rezone 12274 Highland Road, (PIN 01-1-24-06-00-000-024) from R-1-C Single Family Residence to I Industrial district.

Hanna presented information related to this application for Rezoning, as follows: the subject property is located at 12274 Highland Road. The applicant and property owner is the City of Highland. The applicant is requesting that the subject property be rezoned from R-1-C Single-Family Residential to I Industrial zoning district to bring it into compliance with current zoning regulations for placement of a government building. The current use of the property is as a street maintenance facility with a salt dome.

Consideration regarding the Comprehensive Plan and Future Land Use Map

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principles, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

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

The applicant's request to rezone the property is consistent with the Future Land Use Map and the goals and policies established within the Comprehensive Plan.

Findings of Fact based on the nine standards of review listed in Section 90-88 of the Zoning Code include:

1. The subject property is currently a government lot that is zoned R-1-C (single-family).
2. The land to the North of the subject property is zoned Industrial and the use is industrial. The land to the South of the subject property is situated in Madison County and is zoned Agricultural and the use is farmland. The land to the East of the subject property is situated in Madison County and is zoned Agricultural and the use is farmland. The land to the West of the subject property is zoned Industrial and the use is industrial.
3. The proposed "I" Industrial zoning district would allow for any of the following permitted uses to occur on the property, pursuant to Section 90-201:
 - Agricultural/Farming Operations
 - Automotive Service
 - Bakery
 - Body Art Establishment
 - Co-Branding Facility
 - Construction Sales & Service
 - Convenience Store
 - Dry Cleaning Plant
 - Furniture, Appliance or Equipment Sales / Lease
 - Garden Center, Greenhouse, or Plant Nursery
 - Government / Public buildings
 - Hospital
 - Lumber or Building Materials Sales
 - Manufacturing
 - Manufactured Home Sales
 - Medical or Dental offices
 - Office, General
 - Parking lot (public or private)
 - Pet Care and Pet-Related Sales / Service
 - Pole Barn
 - Print Shop
 - Printing and Publishing
 - Professional services
 - Recreational Vehicle Sales, Lease, Rental
 - Repair Service
 - Truck & Equipment Sales, Lease and Rentals
 - Used Car Lot
 - Utilities (public)
 - Warehouse, Mini (self-storage)
4. The subject property is not suitable for uses, which are permitted in the district in which it is currently zoned.
5. The property is suitable for uses permitted in the Industrial District.
6. The character of development in the area is in line with industrial uses, not with residential uses.
7. The Future Land Use Map identifies the property as Industrial, so the proposed zoning amendment is consistent with the Comprehensive Plan.
8. The proposed rezoning will not have a negative impact on public utilities, public services, or traffic circulation on nearby streets, since there are other industrially-zoned properties directly north and west of the subject property.
9. The proposed amendment will not be contradictory to the health, safety, quality of life, comfort, and general welfare of the City.

Staff Discussion and Recommendation:

This property should have been rezoned to Industrial following the annexation of the property to

follow the permitted use table in Section 90-201.

Because the Comprehensive Plan's Future Land Use Map identifies the property as industrial, approval of the Zoning Amendment is recommended.

The Public Hearing on this issue was opened:

There were no comments submitted via phone or email.

The public hearing on this issue was closed.

Munie made a motion to recommend approval of the request for rezoning 12274 Highland Road from R-1-C Single-Family Residential to "I" Industrial district; seconded by Harlan.

The vote was taken by roll call: all members voted aye; none voted no. The motion carried. The Board recommendation to the city council will be for approval of this request, and will appear on the April 7, 2025, city council meeting agenda.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is tentatively scheduled for Wednesday, May 7, 2025.

Adjournment:

Korte made a motion to adjourn; seconded by Vance. All members voted aye. The motion carried and the meeting was adjourned at 7:08 PM.