

ORDINANCE NO. 3151

AN ORDINANCE AMENDING: (1) SECTION 90-15. DEFINITIONS *TRUCK STOPS* OF ARTICLE I. – IN GENERAL; AND (2) SECTION 90-201. -PERMITTED AND ACCESSORY USE TABLE 3.1.B IN DIVISION 11. -PERMITTED USES OF ARTICLE IV SUPPLEMENTAL REGULATIONS; AND AFFIRMING THE APPLICABILITY TO *TRUCK STOPS* OF (3) SECTION 90-223. -SHARED PARKING TABLE 5.1 OF ARTICLE V. - OFF-STREET PARKING AND LOADING IN CHAPTER 90 ZONING, OF THE CODE OF ORDINANCES, CITY OF HIGHLAND, ILLINOIS, ADDRESSING TRUCK STOPS, ZONING, SPECIAL USE PERMIT AND PARKING REQUIREMENTS

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to address issues related to truck stops in the City and in particular the definition of, the zoning of, the special use permit and the parking requirements for truck stops in the City; and

WHEREAS, the Combined Planning and Zoning Board has recommended amending and supplementing the existing City Ordinances to address issues related to the definition of, the zoning of, the special use permit and parking requirements for truck stops in the City; and

WHEREAS the Combined Planning and Zoning Board has recommended amending and supplementing Section 90-15. Definitions. to include the following regarding truck stops:

Truck Stop. A facility that is at least a 3-acre facility with a convenience store, separate diesel islands for fueling commercial motor vehicles and parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. Truck stops may also include uses such as a car wash, dog wash, restaurant facilities primarily for the use of customers, overnight accommodations, showers, and the sale of accessories and equipment for commercial motor vehicles.

and

WHEREAS the Combined Planning and Zoning Board has recommended amending and supplementing Section 90-201 –Permitted and Accessory Use Table 3.1. to include the following regarding the additional use *Truck Stop*:

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
66. Truck Stop												S			

WHEREAS, the Combined Planning and Zoning Board is recommending the affirmation that Section 90-223. -Shared Parking Table 5.1 Industrial shall apply to truck stops as defined herein, and as shown below:

Table 5.1 – Parking Requirements	
Industrial	
Truck Stop	3 stalls per service bay plus 4 spaces per 1,000 square feet of publicly accessible floor area

and

WHEREAS, the amendment to Section 90-15. Definitions. will not affect the existing ordinance other than to add the definition of *Truck Stop*; the amendment to Section 90-201 – Permitted and Accessory Use Table 3.1.B will not affect the existing ordinance other than to add the special use *Truck Stop*; and the affirmation of Section 90-223. -Shared Parking Table 5.1 Industrial to apply to truck stops will not affect the existing ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Section 90-15. Definitions. of Article I. - In General, in Chapter 90, of the Code of Ordinances, City of Highland, Illinois, shall be amended and supplemented to include the following:

Truck Stop. A facility that is at least a 3-acre facility with a convenience store, separate diesel islands for fueling commercial motor vehicles and parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. Truck stops may also include uses such as a car wash, dog wash, restaurant facilities primarily for the use of customers, overnight accommodations, showers, and the sale of accessories and equipment for commercial motor vehicles.

Section 3. Section 90-201 –Permitted and Accessory Use Table 3.1.B in Division 11 - Permitted Uses of Article IV Supplemental Regulations shall be amended and supplemented to include the following:

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
66. Truck Stop												S			

Section 4. Section 90-223. -Shared Parking Table 5.1 Industrial of Article V Off-street Parking and Loading shall apply to truck stops as defined herein, and as shown below:

Table 5.1 – Parking Requirements	
Industrial	
Truck Stop	3 stalls per service bay plus 4 spaces per 1,000 square feet of publicly accessible floor area

Section 5. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 6. This ordinance shall have no effect on the existing Section 90-15. Definitions., the existing Section 90-201 –Permitted and Accessory Use Table 3.1. and the existing Section 90-223. -Shared Parking Table 5.1 Industrial, other than the amendment stated herein.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the 6th day of December, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES: Sloan, Frey, Hipskind, Bellm

NOES: None

APPROVED:



ATTEST:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois