



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

CITY OF HIGHLAND  
COMBINED PLANNING AND ZONING BOARD AGENDA  
CITY HALL 1115 BROADWAY  
DECEMBER 7, 2016 7:00 P.M.

Call to Order

Roll Call

1. General Business:

- a. Approval of the November 2, 2016 Meeting minutes

2. 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.

3. 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.

4. Old Business

Presentation/Discussion of the Condominium/Duplex conversion to Villa process

5. New Business

- a. Robert Chade, 27045 Camino De Estrella Capistrano Beach CA 92624, requests a Special Use Permit to convert a single family dwelling located at 308 Walnut Highland IL to a duplex PIN# 02-1-18-32-18-301-006
- b. Chad P Korte, 15A Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 15A Auburn Ct Highland IL PIN #02-2-18-31-15-401-002.01C
- c. Chad P Korte, 15A Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 15A Auburn Ct Highland IL PIN #02-2-18-31-15-401-002.01C

- d. Sandra Stroff, 15B Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 15B Auburn Ct Highland IL PIN #02-2-18-31-15-401-046
- e. Sandra Stroff, 15B Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% convert an existing duplex to villa located at 15B Auburn Ct Highland IL PIN #02-2-18-31-15-401-046
- f. Robert Keller, 25A Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 25A Auburn Ct Highland IL PIN #02-2-18-31-15-401-003.01C
- g. Robert Keller, 25A Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 25A Auburn Ct Highland IL PIN #02-2-18-31-15-401-003.01C
- h. Maurice & Diana Frey, 25B Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 25B Auburn Ct Highland IL PIN #02-2-18-31-15-401-052
- i. Maurice & Diana Frey, 25B Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 25B Auburn Ct Highland IL PIN #02-2-18-31-15-401-052
- j. Barbara Heyen, 35A Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 35A Auburn Ct Highland IL PIN #02-2-18-31-15-401-004.01C
- k. Barbara Heyen, 35A Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 35A Auburn Ct Highland IL PIN #02-2-18-31-15-401-004.01C
- l. Robert & Amber Dunn, 35B Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 35B Auburn Ct Highland IL PIN #02-2-18-31-15-401-047
- m. Robert & Amber Dunn, 35B Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 35B Auburn Ct Highland IL PIN #02-2-18-31-15-401-047
- n. William & Dianne Twyford, 180A Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 180A Field Crossing Highland IL PIN #02-2-18-31-15-401-040
- o. William & Dianne Twyford, 180A Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 180A Field Crossing Highland IL PIN #02-2-18-31-15-401-040
- p. Dennis & Nancy Dubach, 180B Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to

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convert an existing duplex to villa located at 180B Field Crossing Highland IL PIN #02-2-18-31-15-401-041

- q. Dennis & Nancy Dubach, 180B Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 180B Field Crossing Highland IL PIN #02-2-18-31-15-401-041
- r. Carol Oldinski, 190A Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 190A Field Crossing Highland IL PIN #02-2-18-31-15-401-051
- s. Carol Oldinski, 190A Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 190A Field Crossing Highland IL PIN #02-2-18-31-15-401-051
- t. Patricia Lohman, 190B Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 190B Field Crossing Highland IL PIN #02-2-18-31-15-401-051.001
- u. Patricia Lohman, 190B Field Crossing Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 190B Field Crossing Highland IL PIN #02-2-18-31-15-401-051.001
- v. David & Kathleen Rinnert, 140 Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 140 Auburn Ct Highland IL PIN #02-2-18-31-15-401-402
- w. David & Kathleen Rinnert, 140 Auburn Ct Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 140 Auburn Ct Highland IL PIN #02-2-18-31-15-401-402
- x. Dalton & Linda Box, 55 Chase Way Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 55 Chase Way Highland IL PIN #02-2-18-31-15-401-402.001
- y. Dalton & Linda Box, 55 Chase Way Highland IL requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 55 Chase Way Highland IL PIN #02-2-18-31-15-401-402.001

#### Discussion

- a. A continuation of the Site Plan review policy/procedures

#### Calendar

- a. January 4, 2017 – Combined Planning and Zoning Board Meeting
- b. December 19, 2016 - Council Meeting

#### Adjournment

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