



# City of Highland

Department of Community Development  
Building Division

CITY OF HIGHLAND  
COMBINED PLANNING AND ZONING BOARD AGENDA  
CITY HALL, 1115 BROADWAY  
MARCH 7, 2012 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
  - a. Approval of the February 1, 2012 minutes
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.
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.
6. New Business
  - a. Jean Schellenger, 6910 Cemetery Rd, St Rose IL requests a Special Use Permit for the property at 1106 New Trenton Rd Highland IL. This Special Use Permit would allow a "Bar/Tavern" in an Industrial Zoned classification per Section 90-201 Table 3.1 of the City of Highland Zoning Code
  - b. Thouvenot, Wade & Moerchen, Inc, representing St. Joseph Hospital and the Hospital Sisters of the Third Order of St. Francis, 1515 Main St Highland IL request a rezoning of the 62.40-acre parcel located at 12866 Troxler Ave Highland IL from R1C-Single Family to C2-Central Business District to allow a new Medical Facility.
  - c. Thouvenot, Wade & Moerchen, Inc, representing St. Joseph Hospital and the Hospital Sisters of the Third Order of St. Francis, 1515 Main St Highland IL request a Planned Unit Development/Special Use Permit for the 62.40 acre parcel located at 12866 Troxler Ave Highland IL to allow flexibility in development of the surrounding out lots associated with the construction of a new Medical Facility
  - d. Thouvenot, Wade & Moerchen, Inc, representing St. Joseph Hospital and the Hospital Sisters of the Third Order of St. Francis, 1515 Main St Highland IL request a Site Plan Review for the proposed construction of a new Medical Campus located on the 62.4 acre parcel at 12866 Troxler Ave Highland IL

- e. Thouvenot, Wade & Moerchen, Inc, representing St. Joseph Hospital and the Hospital Sisters of the Third Order of St. Francis, 1515 Main St Highland IL request a variance to Section 90-302 of the City of Highland Zoning Code for the 62.40-acre parcel located at 12866 Troxler Ave Highland IL. This variance would relax the requirement for landscaping and the installation of sidewalks around the perimeter of the property until the out lots are developed.
- 7. Discussion
    - a. The City of Highland, 1115 Broadway Highland IL request a continuation of previously discussed sections of the Comprehensive Plan
  - 8. Calendar
    - a. April 4, 2012 – Combined Planning and Zoning Board Meeting (tentative)
    - b. March 19, 2012 - Council Meeting
  - 9. Adjournment