

CITY OF HIGHLAND
COMBINED PLANNING AND ZONING BOARD AGENDA
CITY HALL, 1115 BROADWAY
MAY 6, 2009 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
 - a. Approval of the April 1 , 2009 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. Old Business
7. New Business
 - a. Public Hearing – James Mallrich, 40 Sunbeam Dr Highland IL, requests a 6’ rear lot line variance per Section 90-73 (4) of the City of Highland Municipal Zoning Code to construct a 10’ x 16’ storage shed
 - b. Public Hearing –Faith Countryside Atrium Apartments, 1331 26th St Highland IL request a variance to Section 90-71, Table 3.1 and Section 90-15 of the City of Highland Municipal Zoning Code to allow a 30’ x 40’ metal clad storage building
 - c. Public Hearing - Fred N. Michael, 9 Oakridge Dr Highland IL, requests a rezoning of the property located at 425 Broadway Highland IL from I-Industrial to C2 Central Business District
 - d. Public Hearing – Fred N. Michael, 9 Oakridge Dr Highland IL, requests a Special Use Permit to convert the existing 21 unit hotel located at 425 Broadway Highland IL to 11 residential condominiums per Table 3.1 of the City of Highland Municipal Zoning Code.
 - e. Public Hearing – Fred N Michael, 9 Oakridge Dr Highland IL, requests a variance to Section 90-224(1) of the City of Highland Municipal Zoning Code to allow 9’ parking stall widths instead of the required 10’ width and to allow two parking spaces on the adjacent property per Table 5.1.
 - f. Public Hearing – Fred N Michael, 9 Oakridge Dr Highland IL, requests a variance to Section 90-12 of the City of Highland Municipal Zoning Code to allow an encroachment into an existing drainage easement to construct a covered parking area over an existing parking lot.

- g. Public Hearing - Gaye and Susan Michael 175 Sunfish Drive Highland IL requests a rezoning of the property located at 415 Broadway Highland IL from I-Industrial to C2 Central Business District
 - h. Public Hearing - Gaye and Susan Michael, 175 Sunfish Drive Highland IL requests a Special Use Permit for the property located at 415 Broadway to allow a "Bar" in the C2 zoning classification per Table 3.1 of the City of Highland Municipal Zoning Code.
 - i. Public Hearing - The City of Highland, 1115 Broadway Highland IL requests a Zoning Text Amendment to Section 201 Table 3.1 of the City of Highland Municipal Zoning Code to allow a Heliport - Restricted Landing Area for Medical Use only to the R1C Zoning classification by Special Use Permit only
 - j. Public Hearing - The City of Highland, 1115 Broadway Highland IL requests a Special Use Permit to allow a Heliport- Restricted Landing Area for Medical Use only at 2813 St Rt 160 Highland IL commonly known as Highland Middle School
8. Calendar
- a. June 3, 2009 – Combined Planning and Zoning Board Meeting
 - b. May 18, 2009 - Council Meeting
9. Adjournment