



City of Highland

Department of Community Development

Building Division

CITY OF HIGHLAND
COMBINED PLANNING AND ZONING BOARD AGENDA
CITY HALL 1115 BROADWAY
APRIL 6, 2016 7:00 P.M.

Call to Order

Roll Call

1. General Business:

a. Approval of the March 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. New Business

- a. Cyril B Korte, Trustee 12052 Highland Rd Highland IL 62249 requests a rezoning of the North 126 feet of the West 164 feet of lot 6 in Highland Industrial Park as recorded in Plat Book 59, Page 100 of the Madison County Illinois Records from C3- Highway Business to I- Industrial. The property is located at 71 Executive Dr. Highland IL 62249. PIN# 02-2-18-32-00-000-036.001
- b. Cyril B Korte, Trustee 12052 Highland Rd Highland IL 62249 request a review of a Subdivision Plat for the properties located at 67 Executive Dr. PIN# 02-2-18-32-00-000-036 & 71 Executive Dr. PIN# 02-2-18-32-00-333-036.001 Highland IL 62249.
- c. John Scott, 1100 Tulip Lane Highland IL 62249 requests a variance to Sections 90-11, 90-73(1), and 90-73(3) of the City of Highland Municipal Code to allow accessory structures pertaining to an in-ground pool and fence in a front yard setback
- d. John Scott, 1100 Tulip Lane Highland IL 62249 requests a 19 ft front yard setback variance to Section 90-73(3) of the City of Highland Municipal Code to construct an in-ground pool within the required setback.

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- e. John Scott, 1100 Tulip Lane Highland IL 62249 requests a 10 ft setback variance to Section 90-73(2) of the City of Highland Municipal Code to construct an accessory structure/in-ground pool closer to the principal structure than is allowed
- f. John Scott, 1100 Tulip Lane Highland IL 62249 requests a 19 ft setback variance to Section 90-73(6) of the City of Highland Municipal Code to construct an in-ground pool closer to the Public Right-of Way than is allowed
- g. John Scott, 1100 Tulip Lane Highland IL 62249 requests a 9 ft height variance to Section 90-208(c) of the City of Highland Municipal Code to construct a 6ft privacy fence more than the allowed height of 30" from the grade of the street level
- h. John Scott, 1100 Tulip Lane Highland IL 62249 requests a variance to Section 90-208(d) of the City of Highland Municipal Code to allow a 6ft solid privacy fence instead of the required 30% open fence in a front yard
- i. John Scott, 1100 Tulip Lane Highland IL 62249 requests a variance to Section 90-74(a) of the City of Highland Municipal Code to exceed the 10% lot cover rule by a maximum of 20%.

Discussion

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

6. Calendar

- a. May 4, 2016 – Combined Planning and Zoning Board Meeting (tentative)
- b. April 18, 2016 - Council Meeting

7. Adjournment

Anyone requiring ADA accommodations to attend this public meeting, please contact Kevin Limestall, ADA Coordinator.