



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
May 2, 2018 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
 - a) Approval of the March 7, 2018 meeting 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) Gerald and Carol Schmitt of 200 Field Crossing Drive, Unit B, Highland, IL are requesting a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line in order to convert an existing condominium duplex to a villa located at 200 Field Crossing Drive, Unit B PIN #02-2-18-31-15-401-033.02C.
 - b) Gerald and Carol Schmitt of 200 Field Crossing Drive, Unit B, Highland, IL are requesting a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R-2-A zoning classification from 30% to 41.2% in order to convert an existing condominium duplex to villa located at 200 Field Crossing Drive, Unit B PIN #02-2-18-31-15-401-033.02C
 - c) Kent and Ann Linenfesler of 200 Field Crossing Drive, Unit A, Highland, IL are requesting a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line in order to convert an existing condominium duplex to a villa located at 200 Field Crossing Drive, Unit A PIN #02-2-18-31-15-401-033.01C

- d) Kent and Ann Linenfelser of 200 Field Crossing Drive, Unit A, Highland, IL are requesting a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R-2-A zoning classification from 30% to 41.5% in order to convert an existing condominium duplex to villa located at 200 Field Crossing Drive, Unit A PIN #02-2-18-31-15-401-033.01C
- e) Trent A. Workman of 5 Willow Lane, Unit A, Highland, IL is requesting a variance to Section 90-208(c) of the City of Highland Municipal Code to allow for a fence that exceeds 30 inches in height within a required front yard area on a lot with multiple street frontages (Diaber Road and Willow Lane) at 5 Willow Lane, Unit A, PIN #02-2-18-20-20-401-001. Requested fence would be a maximum of six feet (6') in height.
- f) Trent A. Workman of 5 Willow Lane, Unit A, Highland, IL is requesting a variance to Section 90-208(c) of the City of Highland Municipal Code to allow for a solid privacy fence within a front yard area on a lot with multiple street frontages (Diaber Road and Willow Lane) at 5 Willow Lane, Unit A, PIN #02-2-18-20-20-401-001. Said fence would not meet the requirement that fence be open at least 30 percent along the vertical surface plane of its perimeter.
- g) The City of Highland (1115 Broadway, Highland, IL 62249) is requesting a zoning map amendment for property owned by the City of Highland. The unaddressed property is comprised of approximately 10 acres and is located immediately east of St. Joseph Hospital and approximately 700 feet west of the intersection of U.S. Route 40 and Troxler Avenue/IL State Route 143 (PIN #02-1-18-33-00-000-001.002). The petition is to rezone the property from R-1-C Single Family Residential to C-2 Central Business District.

7. Calendar

- a) June 6, 2018 – Combined Planning and Zoning Board Meeting (tentative)

8. Adjournment

Anyone requiring ADA accommodations to attend this public meeting, please contact Dylan Stock, ADA Coordinator, at 618-654-7115.