



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
June 6, 2018 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
 - a) Approval of the May 6, 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) BRG NLD Development (201 Main Street, Suite 600, Fort Worth, TX) on behalf of First Cloverleaf Bank (6814 Goshen Road, Edwardsville, IL) is requesting a Special Use Permit to allow for a Drive-Through Establishment to be located at 12556 State Route 143 Highland, IL 62249, on property zoned C-3 Highway Business District PIN# # 02-1-18-29-18-301-025 and 02-1-18-29-18-301-025.001.
 - b) Chad and Kimberly Predmore of 135 Field Crossing Drive, 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 135 Field Crossing Drive, Unit B PIN #02-2-18-31-15-401-026.02C
 - c) Chad and Kimberly Predmore of 135 Field Crossing Drive, 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 40.0% in order to convert an existing condominium duplex to villa located at 135 Field Crossing Drive, PIN #02-2-18-31-15-401-026.02C.

2610 Plaza Drive - P.O. Box 218 Highland, Illinois 62249-0218
Phone (618) 654-7115 Fax (618) 654-1901 www.highlandil.gov

- d) William and Bernzen of 1700 Kent Avenue, Quincy, 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 95 Chase Way, PIN #02-2-18-31-15-401-026.01C.
- e) A Preliminary Plat for a 46-lot residential subdivision to be known as Carbay Crest Subdivision. Carl Mersinger (property owner) and Jason Mettler (developer). Subject tract is located on the northwest corner of Sportsman Road and Vulliet Road and comprised of approximately 20.49 acres. (PIN # 02-1-18-31-00-000-013 and 02-1-18-31-00-000-013.012)

Calendar

- a) July 11, 2018 – Combined Planning and Zoning Board Meeting (tentative)

7. Adjournment

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