



# 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  
November 7, 2018 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

- a) Approval of the October 3, 2018 Minutes
- b) Approval of the October 24, 2018 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) William Wuebbels of 10 Sunrise Court, Highland, IL is requesting a variance from Section 90-129 of the City of Highland Municipal Code to allow a zero lot line rather than the required 7 foot side yard setback as required by the R-2-A Multiple-Family Residential zoning district in order to convert an existing condominium duplex to a villa located at 180 Warren Manor, Unit A, Highland, IL (PIN #02-2-18-29-08-201-034.01C).
- b) William Wuebbels of 10 Sunrise Court, Highland, IL is requesting a variance from Section 90-129 of the City of Highland Municipal Code to allow a zero lot line rather than the required 7 foot side yard setback as required by the R-2-A Multiple-Family Residential zoning district in order to convert an existing condominium duplex to a villa located at 180 Warren Manor, Unit B, Highland, IL (PIN #02-2-18-29-08-201-034.02C).
- c) William Wuebbels of 10 Sunrise Court, Highland, IL is requesting a variance from Section 90-129 of the City of Highland Municipal Code to increase the maximum lot

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

coverage for the R-2-A zoning classification from 30% to 33.8% in order to convert an existing condominium duplex to villa located at 180 Warren Manor, Unit B, Highland, IL (PIN #02-2-18-29-08-201-034.02C).

- d) Korte Design, Inc., of 12441 US Highway 40, Highland, IL, on behalf of the Highland-Pierron Fire District of 187 Woodcrest, Highland, IL, is requesting a site plan review, per the requirements of Section 90-62 of the City of Highland Municipal Code, for a proposed fire house comprised of approximately 9,200 square feet to be located at 13208 St. Rose Rd. (PIN # 01-1-24-03-00-000-013.002).

7. Calendar

- a) December 5, 2018 – Combined Planning and Zoning Board Meeting
- b) Adjournment

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