



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda

City Hall – 1115 Broadway

June 5, 2019 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the May 1, 2019 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. Carol Hustedde of 10 N. 7th Street, Breese, IL is 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 120 Sunbeam Drive, Unit A. (PIN #01-2-24-04-08-201-009)
- b. Carol Hustedde of 10 N. 7th Street, Breese, IL is 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 31.0% in order to convert an existing condominium duplex to villa located at 120 Sunbeam Drive, Unit A. (PIN #01-2-24-04-08-201-009)
- c. Carol Hustedde of 10 N. 7th Street, Breese, IL is 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 120 Sunbeam Drive, Unit B. (PIN #01-2-24-04-08-201-009)
- d. Carol Hustedde of 10 N. 7th Street, Breese, IL is 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 140 Sunbeam Drive, Unit A. (PIN #01-2-24-04-08-201-011)
- e. Carol Hustedde of 10 N. 7th Street, Breese, IL is 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 30.9% in order to convert an existing condominium duplex to villa located at 140 Sunbeam Drive, Unit A. (PIN #01-2-24-04-08-201-011)



City of Highland

Building and Zoning

- f. Carol Hustedde of 10 N. 7th Street, Breese, IL is 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 140 Sunbeam Drive, Unit B. (PIN #01-2-24-04-08-201-011)
- g. Zach Bickline of 35 Golden Rock Lane, Highland, IL is requesting a variance to Section 90-208(c) of the City of Highland Municipal Code to increase the maximum height requirement of a fence in a front yard area on a lot with multiple street frontages from 30 inches to five feet at 35 Golden Rock Lane. (PIN #02-2-18-20-20-401-020)
- h. The City of Highland (1115 Broadway) is requesting a text amendment to The City of Highland (1115 Broadway) is requesting a text amendment to Chapter 90, Article I "In General," Section 90-15. – Definitions of the Zoning Code to amend the definition of "accessory use" and "accessory building."
- i. The City of Highland (1115 Broadway) is requesting a text amendment to The City of Highland (1115 Broadway) is requesting a text amendment to Chapter 90, Article I "In General," Section 90-15. – Definitions of the Zoning Code to amend the definition of "accessory use" and "accessory structure."
- j. The City of Highland (1115 Broadway) is requesting a text amendment to Chapter 90, Article II "Administration and Enforcement," Section 90-73. – Accessory Uses of the Zoning Code to amend the required side setback for accessory uses.
- k. The City is of Highland (1115 Broadway) is requesting a text amendment to Chapter 90, Article VIII "Signs," Division 3, Section 90-263 of the Zoning Code to regulate the use of feather flags.

Old Business

- a. The City of Highland (1115 Broadway) is requesting a text amendment to Chapter 90, Article I "In General," Section 90-15. – Definitions of the Zoning Code add the definition of "hardship."

7. Calendar

- a) July 2, 2019– 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.