



# City of Highland

## Building and Zoning

### Combined Planning & Zoning Board Agenda

City Hall – 1115 Broadway

February 5, 2020 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
  - Approval of the December 4, 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) Steve Strickell, of 800 Dolphin Dr W, is requesting a variance to Section 90-125 of the City of Highland Municipal Code to allow for a 5.5 ft side setback at 800 Dolphin Dr W.
  - b) Jason Mettler, of 12359 Highland Rd, is re-submitting a preliminary plat for Carbay Crest Phase II at the northwest quadrant of Sportsman and Vulliet.
7. Calendar
  - a) March 4, 2020– 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.*



## City of Highland Building and Zoning

### Public Hearing Procedure

1. Prior to the public hearing, the Chairperson will explain the process to those in attendance.
2. All witnesses will testify under oath. Board members may ask questions to clarify testimony, statements, exhibits and issues at any time during the public hearing.
3. The Chairperson will declare the public meeting open.
4. Staff will present its report on the issue.
5. The Chairperson will open the public comment portion of the hearing.
6. The applicant or designated representative may make a statement outlining the nature of the request and provide present evidence supporting the petition.
7. After all parties have been given sufficient opportunities for input, the Chairperson shall declare the public comment portion of the public hearing closed.
8. Staff will present any recommendations.
9. Before discussing any issue, the Board should entertain a motion to adopt the particular item/staffs' recommendation. That motion should receive a second. The Chairman should then indicate that there has been a motion and second and ask for any discussion.
10. The Board and Staff will discuss the issue and take a roll call vote to adopt the report and its recommendation or to act on a motion to amend the recommendation.
11. The Chairperson will declare the public hearing closed.
12. The Board will recommend that the minutes of the public hearing along with the Board's recommendations be forwarded to the appropriate body.



**City of Highland**  
**Building and Zoning**

**Agenda Item:** Z-20-020019  
**Meeting Date:** March 4, 2020  
**From:** Breann Speraneo, Planning & Zoning Administrator  
**Location:** 800 Dolphin Drive West  
**Zoning Request:** Side Setback Variance  
**Description:** Expand existing attached garage

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**Proposal Summary**

The applicant and property owner for this case is Steve Strickell. The applicant of this case is requesting the following variance to Section 90-125 of the City of Highland Municipal Code:

- Allow for a 5.5' side property line setback instead of the required 7' setback in the R-1-C zoning district.

The property has an existing attached garage that sits 5.5 feet off the side property line. A variance should have been obtained prior to the construction of this garage, but our records indicate that a variance was never obtained. The applicant and current property owner is proposing to lengthen the garage.

The purpose of this variance is to reconcile an issue with the original plat of this subject tract. This variance would allow for the building to be contained within the property line boundary, whereas the current property line runs through the building. In order for the applicants to be granted variance approval, the request must first be reviewed and approved by the CPZB as per 90-93 'Variances – Public hearing and notice requirements' of the Zoning Code.

**Section 90-162 of the City of Highland Municipal Code**

Section 90-125 states that the required side setback within the R-1-C single-family residential zoning district is seven feet.

**Land Use and Zoning of Surrounding Properties**

Direction	Land Use	Zoning
North	Single-Family Residence	R-1-C
South	Single-Family Residence	R-1-C
East	Single-Family Residence	R-1-C
West	Single-Family Residence	R-1-C

### Standards of Review for Variances

Below are the seven (7) consideration items listed in Section 90-94, Section (1) Item (b) of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a variance.

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located;

The need for the variance was not caused by action of the applicant. A variance should have been obtained by the previous owner prior to the construction of the attached garage.

2. The proposed variance is consistent with the general purpose of this chapter, Section 90-1;

It is consistent.

3. Strict application of this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;

If a variance is not granted, the applicant will not be able to lengthen his garage and the existing garage will be in violation of the zoning code.

4. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;

It is the minimum deviation.

5. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant;

This situation is unique to the property and need for the variance was not created by an action by the applicant.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning); and

The variance is a more appropriate remedy than an amendment to the zoning code.

- The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this city's comprehensive plan.

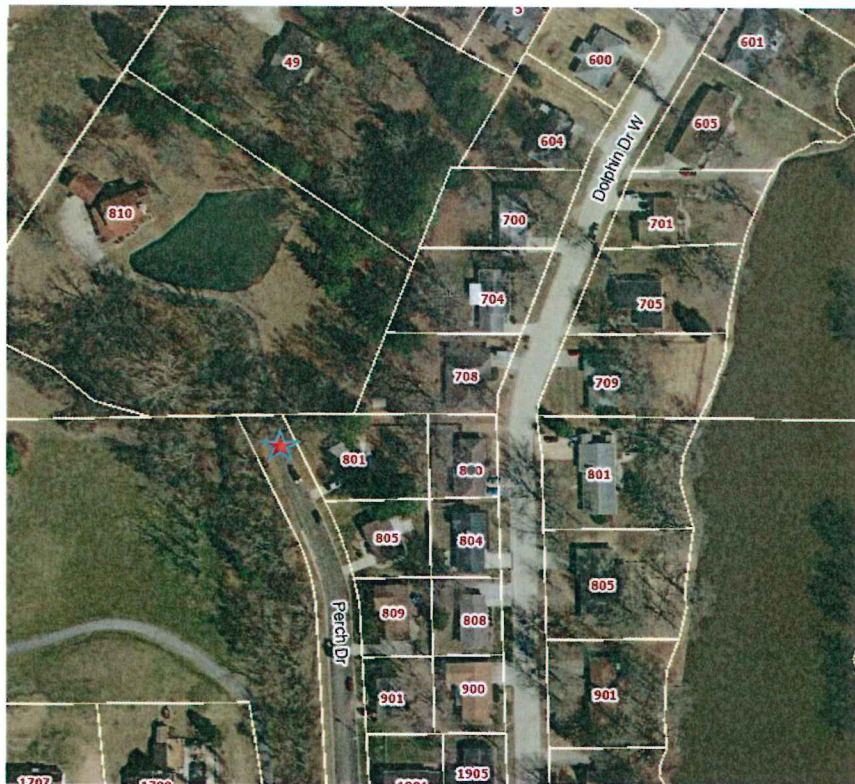
The variance will not alter the essential character of the area.

In granting a variance, the board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.

### Staff Recommendation

Staff recommends approval of this variance. If a variance had been obtained prior to the original construction of the attached garage, the applicant would not have needed to apply for a variance to lengthen the garage.

### 2019 Aerial Photograph



Subject tract is marked in red.



City of Highland  
Building and Zoning

Site Photos



Return Form To:  
 Administrative Official  
 City of Highland  
 2610 Plaza Drive  
 Highland, IL 62249  
 (618) 654-7115  
 (618) 654-1901 (fax)

For Office Use Only  
 Date Submitted: 12-18-19  
 Filing Fees: \$ 200.00  
 Date Paid: 12-18-19  
 Date Advertised: \_\_\_\_\_  
 Date Notices Sent: \_\_\_\_\_  
 Public Hearing Date: \_\_\_\_\_  
 Zoning File #: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant: Steve Strickell Phone: 975-1707  
 Address: 800 Dolphin Dr W Zip: 62249  
 Email Address: ponyman422@hotmail.com  
 Owner: Same Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

**PROPERTY INFORMATION:**

Street Address of Parcel ID of Property: 800 Dolphin Dr W  
 Present Use of Property: Residential  
 Proposed Use of Property: Residential  
 Variance Requested: 5.5 ft side setback  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Code Section: 90-129

**SURROUNDING LAND USE AND ZONING:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>SF residence</u>	<u>B-1-C</u>
South		
East		
West		

TO: Highland City Council

FROM: Steve Strickell

owner, 800 Dolphin Dr. W;

Highland, IL 62249

Sir/Madam:

I have been a car enthusiasts ever since I was a small boy playing on a round circle mat rug with Matchbox and Hot Wheels cars. As I grew, my cars grew as well.

Over the years I have restored over 100 Ford Mustang's, and but I only own three currently and drive one as my daily driver. When I purchased the house at 800 Dolphin Dr. W. in 2007, I thought the attached two car garage was large enough. I am now only able to park my and my wife's classic Mustang's in the garage, while our newer daily drivers sit outside.

In my request for this variance, I must point out that the 2nd garage was added to within 5' of the property line before I bought the home. My only wish is to add on to the rear of the garage back into my lot. There is already a covered patio and a sun room added when the 2nd garage bay was added and I only wish to open up the sun room and enclose the the patio to add to my needed garage space.


At this point, this is my only option beside moving out of Highland to find the adquite storage for my classic and daily driver vehciles.

My wife and I enjoy living in Highland, even though I work at the State Prison in E. St. Louis and my wife works at a nursing home in Granite City. Even though we aare both within 10 years of



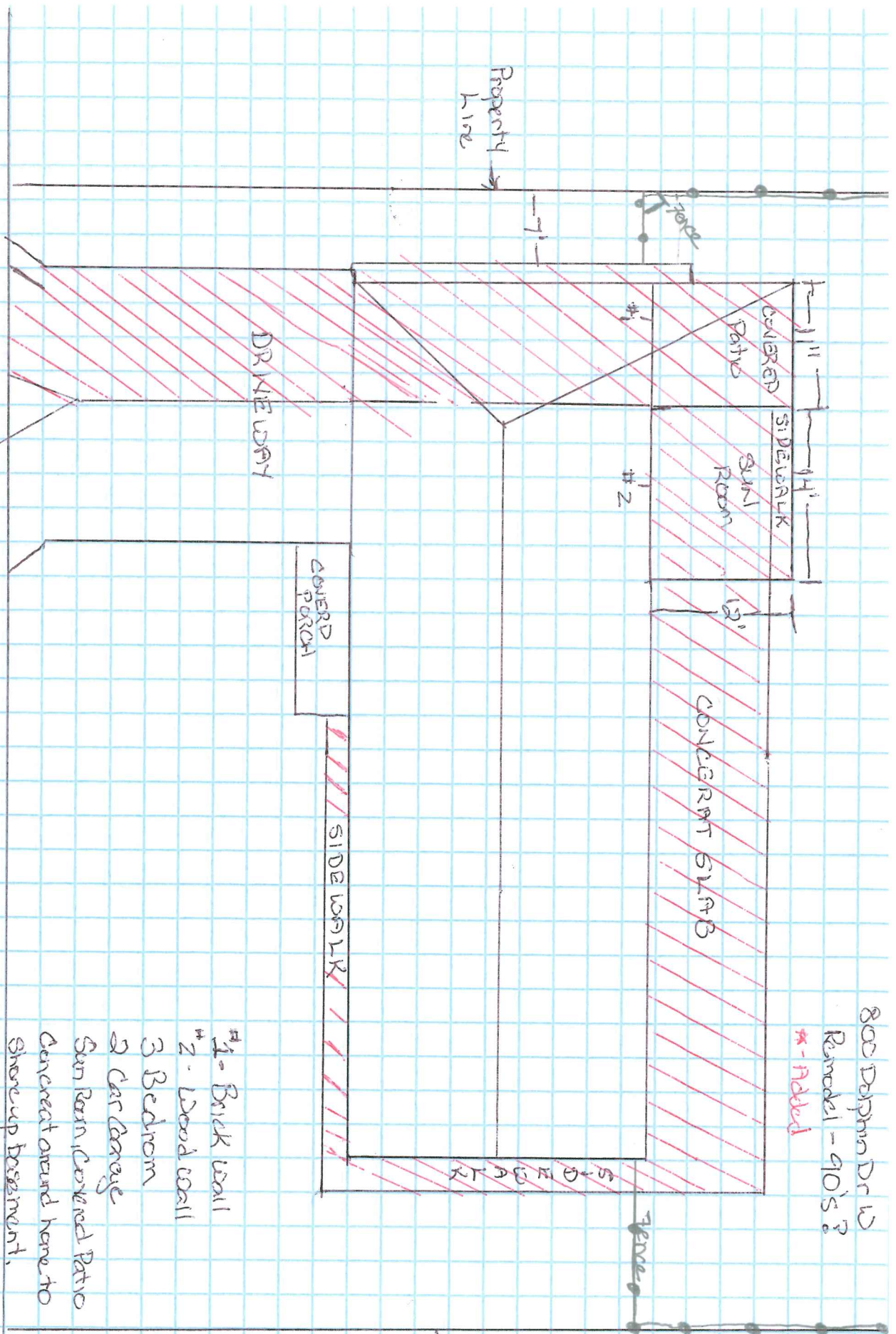
retiring, failing to approve this variance, we would be forced to move closer to our employment, a move we do not want to have to make. Since the 2nd stall of the garage was already added prior to the purchase of our home.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Strickell', with a long horizontal flourish extending to the right.

Steve Strickell

DOLPHIN DR W



800 Dolphin Dr W  
 Remodel - 90's?  
 \* - Added

- #1 - Brick wall
- #2 - Wood wall
- 3 Bedroom
- 2 Car Garage
- Sun Room, Covered Patio
- Concrete around home to
- Show up basement.

1 Square = 3'

Property Line



City of Highland  
Building and Zoning

**Meeting Date:** February 5, 2020

**From:** Breann Speraneo, Planning & Zoning Administrator

**Description:** Carbay Crest Phase II Preliminary Plat Amendment

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**Proposal Summary**

Jason Mettler, of 12359 Highland Rd, is re-submitting a preliminary plat for Carbay Crest Phase II at the northwest quadrant of Sportsman and Vulliet.

**Purpose**

This is an amendment to the preliminary plat recommended for approval at the June 6, 2018 Combined Planning & Zoning Board meeting and approved at the June 18, 2018 City Council meeting.

The amendment proposes replacing the subdivision's second entrance off Sportsman Road with a 10 foot wide emergency access road.

**Staff Discussion**

Staff comments provided to Netemeyer Engineering Associates, Inc. and Mettler Development, LLC are enclosed.

**EXHIBIT "A"**  
**CITY OF HIGHLAND**  
**Preliminary Plat Application**

Return Form To:

Administrative Official  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249  
(618) 654-7115  
(618) 654-5570(fax)

For Office Use Only

Date Submitted 12-18-19  
Filing Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Date Advertised: \_\_\_\_\_  
Public Hearing Date: 2-4-19

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**APPLICANT INFORMATION:**

Applicant: Jason Mettler Phone: (618) 779-4695  
Address: 12359 Highland Road, Highland, IL Zip: 62249  
Email Address: jason@mettlerdevelopment.com  
Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**ENGINEER/ DESIGN PROFESSIONAL INFORMATION:**

Name of Firm: Netemeyer Engineering Associates, Inc. Phone: (618) 228-7816 Ext. 10  
Address: 101 South Page Street, Aviston, IL Zip: 62216  
Project Manager: Clifford Huelsmann  
Email Address: cliff@netemeyerengineering.com

**PROPERTY INFORMATION:**

Location of Property: Northwest quadrant of Sportsman Road and Vulliet Road  
Legal Description: Part of the Northwest Quarter of Section 31,  
Township 4 North, Range 5 West of the 3rd P.M., City of Highland, Madison County, Illinois  
\_\_\_\_\_  
\_\_\_\_\_  
Present Zoning Classification: R1C Acreage: 11.89  
Present Use of Property: Agricultural  
\_\_\_\_\_  
Proposed Number of lots: 25  
\_\_\_\_\_  
Description of proposed use of Development: single family residential

**ADJACENT ZONING AND LAND USE:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>R-1-C</u>
South	<u>Residential</u>	<u>R-1-C; R-2-A</u>
East	<u>Residential</u>	<u>R-1-C; Agricultural</u>
West	<u>Residential, Agricultural</u>	<u>R-1-C; Agricultural</u>

<i>Does the proposed Subdivision Development meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. The extent to which the proposed development is consistent with the City's comprehensive plan and with the purposes of this Article and of all other applicable codes and ordinances.	<b>X</b>	
B. The extent to which the proposed development deviates from the regulations that are generally applicable to the property (including, but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said	<b>X</b>	
C. Whether the proposed design of the Subdivision makes adequate provisions for vehicular and pedestrian circulation, off-street parking, green space, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.	<b>X</b>	
D. The compatibility of the proposed Subdivision with adjacent properties and surrounding area; and	<b>X</b>	
E. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.	<b>X</b>	

**ATTACHMENTS REQUIRED:**

1. Completed application.
2. Completed Preliminary Plat Checklist
3. Application fee of \$100 plus \$10 for each lot.
4. Eighteen (18) folded copies of the signed and sealed plat.
5. All utilities shall be shown on the plat, including water, sewer, electric, gas, and cable.
6. Copy of current deed.
7. Copy of subdivision covenants.

  
 Applicant's Signature

12-17-19  
 Date

## Exhibit 2. - Checklist for Preliminary Plat

Name of subdivision: Carbay Crest 1st Addition

Date of submission: \_\_\_\_\_

Eighteen (18) copies of the preliminary plat shall be submitted. To properly execute this checklist, the subdivider, or engineer, shall:

- Insert the required information.
- Denote compliance with applicable ordinances by placing initials in all spaces where applicable.
- Denote those items which the subdivider, or engineer, considers "not applicable" to the particular subdivision by the abbreviation "N.A."

Every subdivision preliminary plat shall be prepared by a registered Professional Engineer and Professional Land Surveyor, State of Illinois, at any scale from one inch equals 10 feet through one inch equals 100 feet, provided the resultant drawing does not exceed 24 inches by 36 inches and shall contain the following:

- X 1. Small key map showing the relation of the proposed subdivision to platted subdivisions and dedicated roads within 2,500 feet of the proposed subdivision.
- X 2. Names and addresses of the owner, developer (if not the owner), Name and seal of Registered Professional Engineer of Illinois and Professional Land Surveyor, State of Illinois.
- X 3. Proposed name of the subdivision, location given by township, range, section, or other legal description.
- X 4. Title Block must include the wording Preliminary Plat
- X 5. Zoning district classification of the tract to be subdivided, and of the adjacent land.
- N.A. 6. If the plat is shown on two or more sheets, an index shall be provided on each sheet alone with corresponding "match lines".
- X 7. North arrow, graphic scale, and date of map.
- X 8. The gross and net acreage area of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and for public use
- X 9. All lot lines adjacent to and abutting the subdivision.
  - X a. Ownership of the surrounding land.
  - X b. Alignment of existing streets and rights-of-way.
  - X c. Section and corporate limit lines.
- X 10. Tract boundary lines showing dimensions, bearings, and references to known land lines.
- X 11. Topography of the tract to be subdivided as indicated by two-foot contour data for land having slopes of zero to four percent, five-foot contour data for land having slopes between

four to 12 percent, and ten-foot contour data for land having slopes of 12 percent or more. Benchmarks indicating location, description, and elevation.

- N.A. 12. Delineation of pre-development drainage basins showing directions of flow and downstream receiving facility.
- N.A. 13. Delineation of post-development drainage basins showing directions of flow and downstream receiving facility.
- X 14. Any proposed alteration, adjustment or change in the elevation or topography of any area.
- X 15. Locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, permanent structures, buildings, etc.
- X 16. Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street right-of-way and paving widths; approximate gradients; types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification of all existing or proposed streets as to function as arterial, collector, residential, major, minor or other roads.
- N.A. 17. A copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table.
- X 18. Locations, widths, and purposes of all existing and proposed easements.
- N.A. 19. A copy of the description of all proposed deed restrictions and covenants.
- X 20. Location and size of existing and proposed sanitary sewers, storm sewers and potable water lines.
- X 21. Locations, types, and approximate sizes of all other existing and proposed utilities.
- X 22. Front building setback or front yard lines and dimensions.
- N.A. 23. Locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, and other public purposes.
- X 24. Locations, dimension, and areas of all proposed or existing lots within the subdivision.
- X 25. Indication on drawing, or by certificate, that the developer is aware of the responsibility for installation of street signs.
- X 26. Electronic Submittal of preliminary plat to the City of Highland in a format compatible to the City of Highland GIS system.

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**Completed by:**

Name: Clifford Huelsmann

Address: 101 South Page Street, Aviston, IL 62216

Telephone: (618) 228-7816 Ext. 10

Email: cliff@netemeyerengineering.com

Date: 12-13-2019



City of Highland  
Building and Zoning

January 3, 2020

Cliff Huelsmann  
Netemeyer Engineering  
3300 Highline Road  
Aviston, IL 62216

Mr. Huelsmann,

The City of Highland's Planning & Zoning, Public Works, Light & Power, and Public Safety staff has reviewed the Carbay Crest Subdivision Phase II preliminary re-plat. Below are city staff comments requesting additional information and highlighting recommended changes/corrections. Please resubmit the plat with any corrections by January 17, 2020.

Upon resubmittal, please respond to all comments in writing so that staff knows how each comment was addressed. I would request eight (8) 24x36 copies of the resubmittal for our internal records, one (1) 11x17 version for the City Council packet, and an electronic (.pdf) version upon resubmittal.

The Phase II preliminary re-plat will go to the Combined Planning & Zoning Board for recommendation on February 5<sup>th</sup> and to City Council for approval on February 18<sup>th</sup>. Both meetings are at 7:00pm at City Hall. It is always suggested to have a representative at both meetings to answer any questions the board may have.

Please let me know if you have any questions or concerns.

Sincerely,

Breann Speraneo  
Planning & Zoning Administrator





## City of Highland Building and Zoning

### **Planning & Zoning Comments**

Contact: Breann Speraneo, Planning & Zoning Administrator

Is the proposed emergency access connecting to Sportsman Rd. gated? If not gated, cars may enter and exit the subdivision through unofficial means, which does not meet planning standards.

For planning purposes, staff prefers two streets for a subdivision to control traffic flow as the subdivision becomes occupied. Of primary concern is connectivity (ability to access the subdivision from more than one public road). Without the second entrance, all 47 lots within this subdivision will utilize Vulliet in addition to the 74 lots already required to use this street, bringing the total number of lots required to use Vulliet for access to 121 lots.

### **Public Works Comments**

Contact: Joe Gillespie, Director of Public Works

We encourage developers to construct a new street directly opposite an existing street whenever possible. This creates proper intersections without introducing a series of tee intersections. Had this development not originally shown a street connecting to Sportsman Rd., we would have recommended one at Arbor Crest Drive from the existing subdivision directly to the south. The other subdivision street accessing Vulliet Road doesn't have a street nearby to line up with.

The initial Carbay Crest design presented last summer showed a street directly opposite of Arbor Crest Drive. It promotes good traffic flow, limits the introduction of new intersections, has good flow for snow plowing, postal deliveries, emergency response, and trash services. If Vulliet Road had a street to tie into, it would be perfect. It was late in the stage of the improvement plan approval that the design was changed to move the street accessing Sportsman Road easterly to roughly line up with the property's former driveway access to Sportsman Road. After much discussion, the City approved the relocation of the street because we felt it was critical to the development.

I believe it is in the best interest of the City and future residents of this subdivision to keep a local/residential street connecting to Sportsman Road for the reasons previously mentioned above.

### **Light & Power Comments**

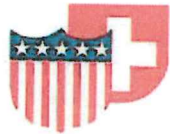
Contact: Dan Cook, Director of Light & Power

AMEREN is the electric supplier, not the City of Highland as is listed on the front page of the drawing set.

Although it is not in my departmental responsibility, I am a bit concerned with the access road. Will there be a gate preventing regular access? If not how long will the 3" asphalt hold up? Who will ultimately care for the road? Can the city maintain a road like that?

### **Public Safety Comments**

Comments: Brian Wilson, Emergency Services Chief



## City of Highland Building and Zoning

This subdivision was originally plotted with two means of ingress/egress via standard roadways. It has come to our attention that the developer wants to eliminate one of these roadways in favor of a 10' wide "emergency-only" lane, to be used as the second ingress/egress. We find this to be unacceptable for several reasons.

- Our major concern is obviously to provide rapid access to all areas of the city when needed during times of emergency when time is critical to the outcome. We believe the proposed configuration will lend itself to undue delays in accessing and providing emergency assistance to the residents of the Carbay Crest Subdivision.
- The single remaining standard ingress / egress roadway for this subdivision can easily become blocked and inaccessible to first responders for any number of reasons. Traffic accidents would be the most likely, whereas any traffic accident at Sportsman & Vulliet, Carter Ridge and Vulliet, or anywhere in between can render this completely inaccessible to traffic. With a second roadway, as originally designed, traffic could easily be funneled around. As proposed currently, the designated "Emergency Access Lane" will become the pass-through for all vehicles "needing to get in or out," regardless of whether it's an emergency vehicle or not.
- Will this "emergency only lane" (lane) be constructed to the standards of all surrounding roadways? Fire apparatus are over 8 feet wide and weigh thirty-thousand pounds or more. Any roadway must be able to withstand the weight of these trucks.
- Being trucks, fire and EMS vehicles also have a larger turning radius than do cars. A major concern is their ability to make a turn in either direction onto Bay's Ridge. If there are cars parked on either side of Bay's Ridge in close proximity to this entrance, this will impede, or even prevent, the larger vehicles like fire apparatus or ambulances from turning onto Bay's Ridge. People living / visiting along Bay's Ridge will no doubt encroach on the entrance to this lane, regardless of how well it is marked with signage.
- There is little doubt in my mind that people will actually use this lane as additional overflow parking during times of large gatherings of people. This will obviously render this lane useless as an emergency access.
- Although designated as an "emergency only lane," people will no doubt use this as a drive through or a "short-cut" whenever they please. Who regulates this and how? Given the proximity of this lane to the intersection of Vulliet and Sportsman Roads, this would likely create confusion and additional traffic hazards. To put a gate across either or both access points to this lane, which must be opened when needed, defeats the purpose of emergency access.

**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
**REGISTERED STRUCTURAL & PROFESSIONAL ENGINEERING & LAND SURVEYING**

101 South Page Street  
Aviston, Illinois 62216

Telephone: (618) 228-7816 Fax: (618) 228-7900

January 22, 2020

Breann Speraneo  
City of Highland  
2610 Plaza Drive  
Highland, Illinois 62249

Re: Carbay Crest – Phase 2  
Highland, Illinois

Dear Ms. Speraneo:

Following is our response to Highland City staff comments on 01-03-20.

The current layout submitted for approval includes a 47 layout with one entrance road to Vulliet Road. All the staff comments are in regard to the staff's opinion that the subdivision should have a second entrance directly onto Sportsman Road. The comments do not state that City Subdivision Ordinance does not have a requirement for a secondary subdivision entrance. So, the purpose of this response is to address the basis of this staff opinion since a 2<sup>nd</sup> entrance is not a Highland Subdivision Ordinance requirement.

First, I will ask the staff members that have this opinion if they believe a 2<sup>nd</sup> entrance should be required for, say, 6 lots? Probably not. Nevertheless, some of the reasons that the staff gives regarding safety, etc. would also be applicable to 6 lots. Generally, the basis for requiring another entrance is the amount of traffic the subdivision will generate. We have done some research and found that a subdivision with 47 lots is not typically required to have a secondary entrance since it does not generate the traffic to warrant the expense.

Many local municipalities have included in their subdivision ordinance requirements for a second entrance. We found that all these ordinances only require the secondary entrance for larger subdivisions. Following is a list of a few local municipality requirements which clearly state the number of lots required before a secondary entrance would be required:

Collinsville Subdivision Code: Sec. 16.16.060.	75 Lots
Edwardsville Subdivision Code: Section 5-5	125 Lots
Springfield Subdivision Code: Section 153.121	75 Lots

We would also like to point out that there are many existing subdivisions in Highland and surrounding communities with one entrance. Some of these one-entrance subdivisions have far more lots than the 47 lots proposed for this development. We are not aware any issues, safety or otherwise, that have ever arisen due to a single access for any of these existing one entrance subdivisions. We've attached some aerial photos of these subdivisions.

Finally, it is typical to limit the number of entrances onto collector streets. Sportsman Road is a collector street in Highland. Fewer entrances onto Sportsman Road will promote smoother and

safer traffic flow on this collector street. Since Vulliet Road is a dead-end street connecting to a collector, it now has much less traffic than Sportsman Road and will continue to have much less traffic than Sportsman Road. This proposed 47 lot subdivision may be the last subdivision developed on sportsman Road. As such, Vulliet Road with less traffic that travels at a lower speed, it provides a safer point of access for this subdivision.

The remaining staff comments are in regard to the emergency road that was shown on the submittal. We will remove this access road from the submittal. We do not believe the access road is necessary.

Not discussed in the staff comments is that an entrance onto Sportman Road will significantly conflict with existing utilities in the north top bank of the right of way. If this entrance is built, these utilities will all have to be lowered when the bank is cut to accommodate a new street. We believe this will be a major expense.

Please call if you have questions or need anything further. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Clifford S. Huelsmann". The signature is written in a cursive style and is followed by a long horizontal line.

Clifford Huelsmann, P.E.  
I.R.P.E. No. 062-057970

# EDWARDSVILLE





# GLEN CARBON







# HIGHLAND













# MARYVILLE







# ST. JACOB



# TROY







PRELIMINARY PLAT FOR  
**CARBAY CREST - PHASE 2**

PART OF THE NORTHWEST QUARTER OF SECTION 31,  
 TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE 3RD P.M.,  
 CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS

ZONED - RIC  
**DECEMBER 16, 2019**

I N D E X    O F    S H E E T S

SHEET 1 - COVER SHEET  
 SHEET 2 - PRELIMINARY PLAT  
 SHEET 3 - PRELIMINARY PLAT-DETAILS & SECTIONS



L O C A T I O N    S K E T C H

L I S T    O F    U T I L I T I E S

- |                                                                                                                     |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| TELEPHONE - FRONTIER COMMUNICATIONS<br>3435 EDWARDSVILLE ST<br>BUNKER HILL, IL 62014<br>PHONE: 618-493-9928         | GAS - AMEREN-IP<br>P.O. BOX 428<br>BELLEVILLE, ILLINOIS 62222<br>PHONE: 618-236-6271         |
| ELECTRIC - CITY OF HIGHLAND<br>1115 BROADWAY<br>HIGHLAND, ILLINOIS 62249<br>PHONE: 618-654-7511                     | WATER - CITY OF HIGHLAND<br>1115 BROADWAY<br>HIGHLAND, ILLINOIS 62249<br>PHONE: 618-654-6823 |
| CABLE T.V. - CHARTER COMMUNICATIONS<br>210 WEST DIVISION STREET<br>MARYVILLE, ILLINOIS 62062<br>PHONE: 618-345-8121 | SEWER - CITY OF HIGHLAND<br>1115 BROADWAY<br>HIGHLAND, ILLINOIS 62249<br>PHONE: 618-654-6823 |
- HIGHLAND COMMUNICATION SERVICES  
 1115 BROADWAY  
 HIGHLAND, ILLINOIS 62249  
 PHONE: 618-654-6823

JULIE - 1-800-892-0123

**SITE ADDRESS:**  
 SPORTSMAN ROAD  
 HIGHLAND, IL 62249

**EXISTING ZONING:**  
 RIC

**FRONT SETBACK:** 29'  
**SIDE SETBACK:** 7'  
**REAR SETBACK:** 20'

**BUILDING INFO:**  
 25 LOTS  
 70' MINIMUM FRONTAGE AT BUILDING LINE

**COVERAGE:**  
 TOTAL AREA = 11.89 ACRES  
 AREA IN LOTS = 9.75 ACRES  
 AREA IN COMMONS = 0.29 ACRES  
 AREA IN R.O.M. = 1.85 ACRES

NO.	DATE	REVISIONS

INTENDED USE:  
 PLANNING & PERMITTING  
 NOT FOR CONSTRUCTION

DATE PREPARED: 12/16/19  
 DRAWN BY: JRM  
 CHECKED BY: JRM  
 SCALE DATE: 2019-12-16  
**COVER SHEET**

SHEET NO. **1**  
 OF 3

CARBAY CREST - PHASE 2 - PRELIMINARY PLAT

PART OF THE NORTHWEST QUARTER OF SECTION 31,  
 TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE 3RD P.M.,  
 CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS

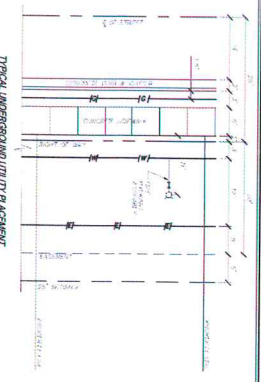
METTLER DEVELOPMENT, LLC  
 12359 HIGHLAND ROAD, HIGHLAND, IL 62249  
 PHONE: (618) 654-5127

**NETEMEYER ENGINEERING  
 ASSOCIATES, INC.**

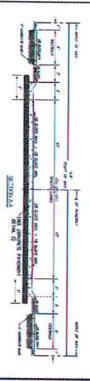
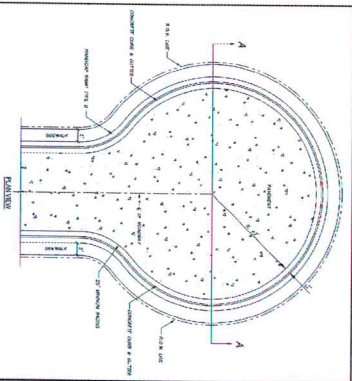
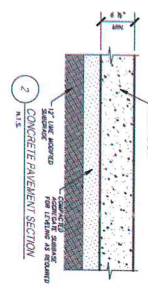
101 South Page Street, Aviston, IL 62216  
 PHONE: (618) 228-7816  
 FAX: (618) 228-7900

ILL. PROFESSIONAL ENGINEER NO. 121277

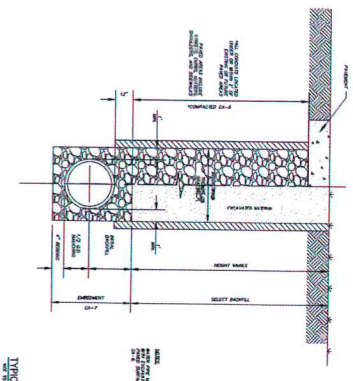
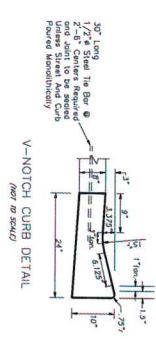




<b>CITY OF HIGHLAND</b> PUBLIC WORKS DEPARTMENT		PROJECT NO. 2017-100 SHEET NO. 011
TYPICAL UNDERGROUND UTILITY PLACEMENT		DATE: 08/15/17
TYPICAL UNDERGROUND UTILITY PLACEMENT		DRAWN BY: [Signature]
TYPICAL UNDERGROUND UTILITY PLACEMENT		CHECKED BY: [Signature]
TYPICAL UNDERGROUND UTILITY PLACEMENT		APPROVED BY: [Signature]



<b>CITY OF HIGHLAND</b>	PROJECT NO. 2017-100
PUBLIC WORKS DEPARTMENT	SHEET NO. 011



<b>CITY OF HIGHLAND</b>	PROJECT NO. 2017-100
PUBLIC WORKS DEPARTMENT	SHEET NO. 011

SHEET NO. **3**

DATE: 08/15/17

INTENDED USE:  
 PLANNING & PERMITTING  
 PRELIMINARY PLAT FOR SUBMISSION

**CARBAY CREST - PHASE 2 - PRELIMINARY PLAT**  
 PART OF THE NORTH-EAST QUARTER OF SECTION 31,  
 TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE 5th P.M.,  
 CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS

DEVELOPER: METTLER DEVELOPMENT, LLC  
 12359 HIGHLAND ROAD, HIGHLAND, IL 62249  
 PHONE: (618) 654-5127

**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
 101 South Page Street, Aviston, IL 62216  
 PHONE: (618) 228-7816  
 FAX: (618) 228-7900

IL PROF. DESIGN FRM (LS/PE/SE) 184-001027