



City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

City of Highland
Combined Planning and Zoning Board
Minutes of May 2, 2018 Meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Koehnemann, J. Korte, Lodes, and B. Korte. Harlan, D. arrived at 7:03. Also present were City Attorney McGinley, Interim Building & Zoning Supervisor Hanson, and Building Inspector Stock.

Minutes

Public Comment

Chairperson Korte opened the Public Comment section. Hearing nothing, Korte closed the Public Comment Section. Four members of the public were in attendance.

Agenda Item a – Chairperson Korte opened the public hearing for Gerald and Carol Schmitt’s request for zoning variances to 200 Field Crossing Drive unit B by describing the properties and zoning variances in question before the vote. The first variance is 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. There were no questions from the public.

- Motion on Item A
 - Motion by J. Korte, 2nd by Lodes to recommend approval to Council allow a zero lot line in order to convert an existing condominium duplex to a villa located at 200 Field Crossing Drive, Unit B. 5 ayes, zero nays. Motion passed.

Agenda Item b - Gerald and Carol Schmitt also requested a zoning variance 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. There were no questions from the public.

- Motion on Item B
 - Motion by Harlan, 2nd by Koehnemann to recommend approval to Council of a 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. 5 ayes, zero nays. Motion passed.

Agenda Item c - Kent and Ann Linenfelser of 200 Field Crossing Drive, Unit A, requested a zoning variance 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. There were no questions from the public.

- Motion on Item C
 - Motion by J. Korte, 2nd by Harlan to recommend approval to Council 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. 5 ayes, zero nays. Motion passed.

Agenda Item d - Kent and Ann Linenfelser also requested a zoning variance 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. There were no questions from the public.

- Motion on Item D
 - Motion by J. Korte, 2nd by Koehnemann to recommend approval to Council 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. 5 ayes, zero nays. Motion passed.

Agenda Item e – Chairman Korte opened the public hearing for Trent A. Workman’s request for a zoning variance 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. The new fence would be a maximum of six feet in height. There were no public comments on agenda item e.

- Motion on Item E
 - Motion by Lodes, 2nd by Koehnemann to recommend approval to Council 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. 5 ayes, zero nays. Motion passed.

Agenda Item f

- Trent A. Workman also requested a zoning variance 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. The new fence would not meet the requirement that fence be open at least 30 percent along the vertical surface plane of its perimeter. Markers were placed where fence would be for visual verification, and to address possible safety concern with visual obstruction.

Question by Harlan as to how far in the fence would be from Diaber Rd. ditch. Hanson answered that property line is set behind the right of way, and Workman answered 10 feet off property corner. B. Korte commented on distance and asked if the utility pole will be inside fence.

Workman answered no. B. Korte and D. Harlan advised about rear utility easement and utility companies right to remove the fence. There were no public comments on agenda item f.

- Motion on Item F
 - Motion by Harlan, 2nd by J. Korte to recommend approval to Council 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. 5 ayes, zero nays. Motion passed.

Agenda Item g – Chairman Korte opened the public hearing on the City of Highland’s Zoning Map Amendment to rezone 10 acres of city owned property 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. One member of the public, Lee Am, asked whether the city would be doing roadway improvements along Diaber Road as a result of the rezoning. B. Korte answered that there were no plans for these types of improvements at this time. Lee asked about stakes on the property concerning road construction and Hanson answered that the stakes are in place to delineate property lines. They are not there in association with any planned road improvements. Lee was satisfied with the response. Public discussion was closed and there was no further council discussion.

- Motion on Item G
 - Motion by J. Korte, 2nd by Koehnemann to recommend approval to Council to rezone 10 acres of city owned property 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. 5 ayes, zero nays. Motion passed.

Hanson advised that there would be a CPZB meeting in June (June 6, 2018).

Motion to adjourn by Koehnemann, 2nd by Vance. All ayes. Motion carried. Adjournment at 7:34 p.m.