



# City of Highland

Department of Economic and Community Development

Building & Zoning Division

**City of Highland  
Combined Planning and Zoning Board  
Minutes of August 1, 2018 Meeting**

**1. Call to Order**

**2. Roll Call**

Chairperson B. Korte called the meeting to order at 7:02 P.M. Members present were J. Korte, D. Harlan, W. Koehnemann, J. Gallatin, R. Vance, S. Lodes and B. Korte. Also present were City Manager Latham, City Attorney McGinley, Interim Building and Zoning Supervisor Hanson, Intern B. Speraneo, Interim Director of Building & Zoning Wilson.

**3. General Business - Minutes**

Chairperson Korte called for a vote to approve the minutes from the meeting of July 11, 2018.

- Motion on Minutes
  - Motion made by Harlan, Seconded by Koehnemann to table approval of July 11, 2018 minutes to until the next meeting of this Board. 7 Ayes, 0 Nays – Motion passed.

**4. Public Comment**

Chairperson Korte opened the Public Comment Section of the meeting.

Ted Crail of 60 Memorial Court addressed the Board regarding the proposed Southwest Illinois Development Authority development on Illinois Route 143. Mr. Crail indicated that he will be out of town for the August 15, 2018 meeting on this topic and wanted to register his questions with the Board.

1. Mr. Crail inquired if residents of this 55 years of age and older community could have children or grandchildren living with them or if residence will be limited to those 55 and over.

2. Mr. Crail also inquired if the City of Highland would consider petitioning the Illinois Department of Transportation to lower the speed limit of Illinois Route 143 to 45 miles per hour, beginning “at the lake” rather than near the top of the hill as it currently is.

Chairperson Korte duly noted the questions presented.

Hearing nothing further, Korte closed the Public Comment Section. Ten members of the public were in attendance.

## 5. Public Hearing and Items Listed on the Agenda

Chairperson Korte explained the process and procedures of the Board, then administered the oath to several persons in the audience in the event that they wished to speak on any topic.

## 6. New Business

**Agenda Item a and Agenda Item b**– Chairperson Korte noted that Agenda Items a & b are postponed until properly noticed special Combined Planning and Zoning Board meeting scheduled for August 15, 2018 at 7 PM in the City Council Chambers.

- **Motion on Item a and Item b**
  - Motion to postpone Agenda items a & b was made by Harlan, and Seconded by Gallatin. 7 Ayes, 0 Nays. Motion passed.

**Agenda Item c** – Chairperson Korte opened the public hearing for Steve Kloss’ request for variance to Section 90-256 of the City of Highland Municipal Code to allow the establishment at 1100 Broadway to exceed the 300 square foot maximum amount of sign allowed per building by the Sign Code. (PIN # 01-2-24-05-11-202-004). Applicant, Steve Kloss, provided handouts and a presentation to the Board members depicting proposed versions and sizes of signs for the Board to consider. (Copies on file). Public hearing was closed by Chairperson Korte.

- **Motion on Item c**
  - Motion was made by Lodes, Seconded by J. Korte to recommend approval to allow the variance to Section 90-256 for 1100 Broadway to allow the distance to exceed the 300 square foot maximum size for signage area. Discussion among board members occurred. Petitioner addressed board with potential alternatives to consider. Chairperson Korte requested clarification that recommended approval was based upon consideration of unique several factors.
    - Size of the single structure at 1100 Broadway
    - Street frontage
    - Size of parking lot and proximity to the street
- **Motion on Amendment**
  - Motion was made by Lodes, Seconded by Gallatin for approval of a 300 square foot primary sign and a 150 square foot secondary sign. 6 Ayes, 0 Nays, 1 Abstention. Motion passed.
- **Vote on original motion** to recommend approval of the Special Use Permit as amended was then taken. 6 Ayes, 0 Nays, 1 Abstention. Motion passed.
- Chairperson Korte noted that agenda Items d and e should be switched to allow for the proper order of business. Therefore, Item e is address prior to Item d.

**Agenda Item e** – Chairperson Korte opened the public hearing for Singh Brothers of Highland, LLC of 201 Walnut Street, Highland, IL seeking a sign variance from Section 90-271 of the City of Highland Municipal Code to allow to allow for more than one freestanding sign to be displayed on the same lot on property located at 201 Walnut Street, Highland, IL. (PIN 02-2-18-32-15-401-007). Chris Ebl, on behalf of the

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applicant, provided handouts and a presentation to Board members depicting proposed signs for the Board to consider. No questions or comments from the public. (Copy on file) Public hearing was closed by Chairperson Korte.

- **Motion on Item e**

- Motion was made by Vance, Seconded by J. Korte to approved Singh Brothers of Highland LLC of 201 Walnut Street, Highland, IL., for a variance of Section 90-271 in order to allow a second freestanding sign. During discussion, Chairperson Korte requested clarification that recommended approval was based upon consideration of unique several factors as noted below. 7 Ayes, 0 Nays. Motion passed.
- This business has two addresses.
- Signage restrictions imposed by the gasoline company.
- Multiple businesses in this strip building

**Agenda Item d** – Chairperson Korte opened the public hearing for Singh Brothers of Highland, LLC of 201 Walnut Street, Highland, IL seeking a sign variance from Section 90-271 of the City of Highland Municipal Code to allow to allow for a freestanding sign to be placed 6 feet from the front property line rather than the required 15 feet for a 15 foot sign (9 foot variance) on property located at 201 Walnut Street, Highland, IL. (PIN 02-2-18-32-15-401-007). No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item d**

- Motion was made by Harlan, Seconded by J. Korte to recommend approval to allow the variance to Section 90-271 for 201 Walnut Street, Highland, IL., regarding the setback for the freestanding sign. 7 Ayes, 0 Nays. Motion passed.
- **NOTE:** During consideration of Items e and d respectively, review of photos showing existing signs in the area also showed several smaller, non-conforming signs in front of 201 Walnut Street, Highland, IL. Chairman Korte advised business owner, Sonny Tut, to remove all non-conforming signage from the front of the business.

**Agenda Item f** – Chairperson Korte opened a public hearing for Galon D. and Barbara A. McHugh of 3546 Staunton Road, Edwardsville, IL requesting a variance for property they own at 1514 Broadway, Highland, IL. from Section 90-73 of the City of Highland Municipal Code, to allow for an accessory use (detached garage) to be placed five feet (5”) from the rear property line instead of the required minimum of ten feet (10”) (PIN # 01-2-24-05-08-204-024). Petitioners spoke regarding project details. No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item f**

- Motion was made by Vance , Seconded by Lodes to approve variance for Galon D. and Barbara A. McHugh of 3546 Staunton Road, Edwardsville, IL requesting a variance for property they own at 1514 Broadway, Highland, IL. from Section 90-73 of the City of Highland Municipal Code, to allow for an accessory use (detached garage) to be placed five feet (5”) from the rear property line instead of the required minimum of ten feet (10”) (PIN # 01-2-24-05-08-204-024). 7 Ayes, 0 Nays. Motion passed.

**Agenda Item g** – Chairperson Korte opened a public hearing for Galon D. and Barbara A. McHugh of 3546 Staunton Road, Edwardsville, IL requesting a variance for property they own at 1516 Broadway, Highland, IL. from Section 90-73 of the City of Highland Municipal Code, to allow for an accessory use (detached garage) to be placed five feet (5”) from the rear property line instead of the required minimum of ten feet (10”) (PIN # 01-2-24-05-08-204-025). Petitioners spoke regarding project details. No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item g**

- Motion was made by Harlan, Seconded by Gallatin to approve variance for Galon D. and Barbara A. McHugh of 3546 Staunton Road, Edwardsville, IL requesting a variance for property they own at 1516 Broadway, Highland, IL. from Section 90-73 of the City of Highland Municipal Code, to allow for an accessory use (detached garage) to be placed five feet (5”) from the rear property line instead of the required minimum of ten feet (10”) (PIN # 01-2-24-05-08-204-025). 7 Ayes, 0 Nays. Motion passed.

**Agenda Item h** – Chairperson Korte opened a public hearing for BRG NLD Development, LLC, (applicant) on behalf of First Mid-Illinois Bank and Trust (property owner) who is requesting a site plan review, per the requirements of Section 90-62 of the City of Highland Municipal Code, of a proposed 3,109 square foot restaurant to be located at 12556 State Route 143. (PIN # 02-1-18-29-18-301-025 & 02-1-18-29-18-301-025.001) No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item h**

- Motion by J. Korte, Seconded by Gallatin approve site plan as presented by BRG NLD Development (applicant) on behalf of First Mid-Illinois Bank and Trust (property owner) per the requirements of Section 90-62 of the City of Highland Municipal Code, of a proposed 3,100 square foot restaurant to be located at 12556 State Route 143. (PIN # 02-1-18-29-18-301-025 & 02-1-18-29-18-301-025.001)

- **Motion on amendment**

- Motion by Vance, Seconded by Harlan to make approval contingent upon site plan photo metrics indicating 0.0 foot candle spill-over to other properties and sign package compliance with current code. 7 Ayes, 0 Nays. Motion passed.

- **Vote on original motion**

- Original motion to approve as made and seconded – 7 Ayes, 0 Nays. Motion passed.

**Agenda Item i** - Chairperson Korte opened a public hearing for a variance requested by Edmund j. Hebron of 1818 Olive Street, Highland, IL., seeking a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a proposed fence to exceed the maximum 30 inch height within the front yard area and to allow for the proposed fence to not comply with the requirement that it be open in at least 30 percent along the total vertical surface plane as measured in linear feet along its entire perimeter. Proposed fence would be up to six (6’) feet in height. (PIN # 01-2-24-05-16-403-026.) Neighbor at 1906 Olive Street spoke against this due to his belief that the fence would go across the city sidewalk. Once the issue of front and side yards were explained to him, he had no further objection. No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item i**

- Motion by J. Korte, Seconded by Lodes to approve a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a proposed fence at 1818 Olive Street to exceed the maximum 30 inch height within the front yard area and to allow for the proposed fence to not comply with the requirement that it be open in at least 30 percent along the total vertical surface plane as measured in linear feet along its entire perimeter. Proposed fence would be up to six (6') feet in height. (PIN # 01-2-24-05-16-403-026.) NOTE: Applicant withdrew his request for corral type of fence. 7 Ayes, 0 Nays. Motion passed.

**Agenda Item j** – Chairperson Korte opened a public hearing for Robert and Justin Whitmore of 75 Auburn Court, Unit B Highland, IL who are 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 75 Auburn Drive, Unit B, Highland, IL (PIN # 02-2-18-31-15-401-008.02C) No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item j**

- Motion by Vance, Seconded by Harlan to approve 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 75 Auburn Drive, Unit B, Highland, IL (PIN # 02-2-18-31-15-401-008.02C). 7 Ayes, 0 Nays. Motion passed.

**Agenda Item k** – Chairperson Korte opened a public hearing for Robert and Justin Whitmore of 75 Auburn Court, Unit B, Highland, IL., who are requesting a variance from 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 33.0% in order to convert an existing condominium duplex to a villa located at 75 Auburn Court, Unit B, highland, IL (PIN # 02-2-18-31-15-401-008.02C). No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item k**

- Motion by Gallatin, Seconded by J. Korte to approve a variance from 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 33.0% in order to convert an existing condominium duplex to a villa located at 75 Auburn Court, Unit B, highland, IL (PIN # 02-2-18-31-15-401-008.02C). 7 Ayes, 0 Nays. Motion passed.

**Agenda Item l** - Chairperson Korte opened a public hearing for Judith M. Ater of 75 Auburn Court, Unit A Highland, IL who 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

75 Auburn Drive, Unit A, Highland, IL (PIN # 02-2-18-31-15-401-008.01C) No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion in Item l**

- Motion by Lodes, Seconded by Harlan to approve 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 75 Auburn Drive, Unit A, Highland, IL (PIN # 02-2-18-31-15-401-008.01C). 7 Ayes, 0 Nays. Motion passed.

**Agenda Item m** - Chairperson Korte opened a public hearing for Judith M. Ater of 75 Auburn Court, Unit A, Highland, IL., who is requesting a variance from 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 35.5% in order to convert an existing condominium duplex to a villa located at 75 Auburn Court, Unit A, Highland, IL (PIN # 02-2-18-31-15-401-008.02C). No questions or comments from the public. Public hearing was closed by Chairperson Korte.

- **Motion on Item m**

- Motion by J. Korte, Seconded by Harlan to approve a variance from 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 35.5% in order to convert an existing condominium duplex to a villa located at 75 Auburn Court, Unit A, Highland, IL (PIN # 02-2-18-31-15-401-008.02C). 7 Ayes, 0 Nays. Motion passed.

## **7. Old Business**

a. The City of Highland (1115 Broadway, Highland, IL. 62249) is requesting text amendments to Chapter 90, Article III “Districts and Zoning Map,” Section 90-201 and Table 3.1.B of the City of Highland Municipal Zoning Code. The purpose of the amendment is to allow for Solar Energy Production Facilities as a Use Permitted as a Special Use within the “I” Industrial District.

b. The City of Highland 1115 Broadway, Highland, IL. 62249) is requesting text amendments to Chapter 90, Article I, “In General”, and the creation of a new section in Chapter 90, Article IV “Supplemental Regulations” of the City of Highland Municipal Zoning Code. The purpose of the text amendment and creation of new section is to provide a definition of Solar Energy Production Facilities / Solar Farms and to establish Supplemental Regulations in relation to the regulation of Solar Energy Production facilities / Solar Farms.

- **Motion on Items 7a & 7b**

- Motion by Gallatin, Seconded by Vance to table both of these items until the next regularly scheduled meeting of the Combined Planning and Zoning Board on September 5, 2018. 7 Ayes, 0 Nays. Motion Passed

Hanson reported that items for the agenda have been received and the Sept 5, 2018 meeting will be necessary.

Motion to adjourn at – 9:23 P.M.