



City of Highland Building and Zoning

Combined Planning & Zoning Board Minutes

City Hall – 1115 Broadway

February 6, 2019 7:00 P.M.

1. Call to Order – **7P.M.**
2. Roll Call
CPZB Members – Present – Brad Korte, Jim Gallatin, Deanna Harlan, William Koehnemann, Bob Vance and Anthony Walker

CPZB Member – Absent – Shirley Lodes

Staff – Present – Breann Speraneo, Mike McGinley, Mallord Hubbard and Kim Kilcauski
3. General Business:
Approval of the January 2, 2019 Minutes
Motion to approve the minutes without changes made by Jim Gallatin, seconded by Bob Vance - 6 Ayes, 0 Nays. Motion carried.
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.
Chairperson Korte opened the Public Comment Section. There were no comments from those in attendance. The Public Comment Section was closed.
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.
Chairperson Korte reviewed the process and administered the witness oath to members of the audience prior to opening the public hearing.
6. New Business
 - a) Korte Design (12441 US Highway 40, Highland, IL), on behalf of the Highland-Pierron Fire Protection District (187 Woodcrest Drive, Highland, IL), is requesting a variance from Section 90-65(3)(a) of the City of Highland Municipal Code to waive the installation of a concrete sidewalk along the north property line at St. Rose Rd on property located at 12611 Iberg Rd. (PID 01-1-24-03-00-000-013.002)

Breann Speraneo presented the staff report including zoning considerations, standards of review, and the recommendation without objection. Bob Vance asked if a development was added to the east in the future if at that time a sidewalk could be built. Breann Speraneo responded that a sidewalk could be added at that time and would be the responsibility of that developer and the City. Jim Gallatin asked if a sidewalk was included with the roundabout plans. Breann Speraneo displayed a copy of the plans and answered that a sidewalk is not included at this time. Chairman Korte asked what the expected life of a sidewalk. Breann Speraneo replied that sidewalks typically need to be replaced every 15 – 20 years. She stated that a development probably will not be built in the near future. If a sidewalk were put in now, then it would probably need to be replaced by the time the development was ready and would be the City's responsibility. Don Jordan added that they did not feel that the addition of a sidewalk would be the best use of resources at this time.

Chairman Korte asked if there were further questions. There were no additional questions. Chairman Korte closed the public hearing.

Chairman Korte asked if there were further comments from staff or questions from the board. Hearing no further comments or questions, Chairman Korte closed the discussion.

Motion made to approve the variance request made by Deanna Harlan, seconded by Anthony Walker – 6 Ayes, 0 Nays. Motion carried.

7. Calendar
 - a) March 6, 2019 – Combined Planning and Zoning Board Meeting
 - b) Adjournment – **7:15P.M.**

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