



City of Highland

Building and Zoning

Combined Planning & Zoning Board Meeting Minutes

City Hall – 1115 Broadway

July 2, 2019 7:00 P.M.

1. Call to Order - **7PM**

2. Roll Call

CPZB Members - Present: Chairperson Korte, Jim Gallatin, Bill Koehnemann, Anthony Walker, Deanna Harlan and Shirley Lodes

CPZB Members - Absent: Bob Vance

Staff Present: Breann Speraneo, Mike McGinley and Kim Kilcauski

3. General Business:

Approval of the June 5, 2019 Minutes

Motion to approve the June 5, 2019 minutes made by Anthony Walker, seconded by Jim Gallatin - 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 the three citizens in attendance wishing to speak.

6. New Business

- a. Joe Goodall of 1805 Zschokke St., Highland, IL is requesting a variance to Section 90-73 of the City of Highland Municipal Code to allow for a driveway to have a 0 ft setback at 1805 Zschokke St. (PIN # 01-2-24-05-16-402-013)

Chairperson Korte opened the public hearing on the above item. Breann Speraneo presented the staff report. Chairperson Korte opened the public comment portion of the hearing. The applicant did not wish to comment.

Breann Speraneo presented the recommendation stating if the variance is granted, the new driveway would no longer cross over the property line. There is not a more suitable location for a driveway on the property that would comply with zoning regulations. Staff believes that



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a driveway 6" from the property line is the most appropriate remedy. There was discussion amongst the board. The board instructed applicant to make sure slope of driveway directs water to center of driveway or away from neighbor's property. Chairperson Korte asked the board if there were any further questions. Hearing no further questions or comments, Chairperson Korte closed the discussion.

Motion made to approve the variance request made by Bill Koehnemann, seconded by Anthony Walker.

Motion to amend variance to include the slope of driveway to direct water toward the center or away from neighboring property and a setback of 6" is required from the property line made by Anthony Walker, seconded by Shirley Lodes - 5 Ayes, 1 Nay. Motion carried.

Vote on motion as amended – 5 Ayes, 1 Nay. Motion carried.

- b. Josh Kirchoff of 600 Olive St., Highland, IL is requesting a variance to Section 90-125 of the City of Highland Municipal Code to allow for an attached garage to have an 18" side and rear setback at 600 Olive St. (PIN # 02-2-18-32-20-404-024)
- c. Josh Kirchoff of 600 Olive St., Highland, IL is requesting a variance to Section 90-125 of the City of Highland Municipal code to allow for 46% lot coverage at 600 Olive St. (PIN # 02-2-18-32-20-404-024)

Chairperson Korte opened the public hearing on item B and C. Breann Speraneo presented the staff report. Chairperson Korte opened the public comment portion of the hearing. Josh Kirchoff reviewed the information with the board and provided insight to the variance request. Breann Speraneo presented the recommendation stating that the current principal structure with an attached garage already is "grandfathered" in and it does not meet three zoning regulations – side setback, rear setback, and lot coverage. Granting the variance as requested will remedy the non-conforming status of the subject tract. Breann Speraneo stated that while staff would support variances that would allow the garage to be re-built within the same building footprint, staff does not support expansion of the garage as proposed. The board discussed the requests and asked questions of Josh Kirchoff and Breann Speraneo. Hearing no further questions or comments, Chairperson Korte closed the discussion.

Motion made to approve the variance request to Section 90-125 of the City of Highland Municipal Code to allow for an attached garage to have an 18" side and rear setback at 600 Olive St. made by Jim Gallatin, seconded by Deanna Harlan – 1 Aye, 5 Nays. Motion denied.

Motion made to approve the variance request to Section 90-125 of the City of Highland Municipal code to allow for 46% lot coverage at 600 Olive St. made by Shirley Lodes, seconded by Anthony Walker – 6 Ayes, 0 Nays. Motion carried.

Motion to amend variance to include the increase lot coverage to allow attached garage to expand forward to be aligned with front of home, with no change to side or rear



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setbacks made by Shirley Lodes, seconded by Deanna Harlan - 6 Ayes, 0 Nays. Motion carried.

Vote on motion as amended – 6 Ayes, 0 Nays. Motion carried.

- d. The City of Highland (1115 Broadway) is requesting text amendments to Sections 90-131 and 90-201 of the City of Highland Municipal Code to amend the condo to villa conversion process.

Chairperson Korte opened the public hearing on the above text amendments. Breann Speraneo presented the staff report. Breann spoke to previous staff members as well as the county prior to recommending the code update. The city has a lot of responsibility with the agreements. Condos can go through the same process without the city's involvement. The City of Highland is the only local community that has this process in place. She walked the board through the process and noted that the city is only checking off a box. The process takes 6 – 8 weeks. County has recommended that the city return to the original intent of the 2014 ordinance by changing the zoning code to efficiently allow for zero-setback lot lines when the structure consist with side-by-side construction of two dwelling units. Breann stated there have been an estimated 36 condo to villa conversions done to date with an estimated 152 remaining. The board discussed that there seemed to be several more. Breann Speraneo said that if updated, it would be the property owners' responsibility. Shirley Lodes asked what potential homeowners might think. Breann stated that both homeowners and developers seem to view this as a favorable change. Breann added that in short, the proposed ordinance will state that two-family dwelling units, when constructed in a side-by-side manner that allows for a single line to divide the property down a shared common wall, can be split into separate lots in the R-2-A and R-2-B zoning districts. The county will send Breann reports, so there will be an opportunity to review and voice concerns. Chairperson Korte noted that there will still be conflict in code regarding R-3. Breann confirmed.

Chairperson Korte opened the public comment portion of the hearing. The condo to villa text amendments were discussed. Chairperson Korte asked the board if there were any additional questions or comments. Hearing no further questions or comments, Chairperson Korte closed the discussion.

Motion to approve text amendments as presented made by Jim Gallatin, seconded by Deanna Harlan – 6 Ayes, 0 Nays. Motion carried.

7. Calendar
 - a) August 7, 2019– Combined Planning and Zoning Board Meeting
 - b) Adjournment – **8:45PM**

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