



City of Highland

Building and Zoning

Combined Planning & Zoning Board

Meeting Minutes

City Hall – 1115 Broadway

October 2, 2019 7:00 P.M.

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

2. Roll Call

CPZB Members – Present – Chairperson Korte, Bill Koehnemann, Anthony Walker, Al Stoecklin, Bob Vance, Shirley Lodes and Deanna Harlan

Staff – Present – Breann Speraneo, J.D. Brandmeyer, Kim Kilcauski, and Mallord Hubbard

3. General Business:

Approval of the September 4, 2019 Minutes

Motion to approve the minutes as written made by Deanna Harlan, seconded by Bob Vance – 7 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. Shirley Lodes requested a quarterly update on the site plan review process changed last meeting. Breann Speraneo said that an update would be provided at the January CPZB meeting. If there is not a January meeting, then the update would be provided at the February meeting. There were no additional 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 seven citizens in attendance wishing to speak.

6. New Business

- a) Bryce and Heather McKenzie of 70 Golden Rock Lane, Highland, IL are requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a fence that exceeds 30 inches in height within a required front yard area on a corner lot with two frontages located at 70 Golden Rock Lane (PIN # 02-2-18-20-20-401-034). Requested fence would be a maximum of six feet (6') in height.
- b) Bryce and Heather McKenzie of 70 Golden Rock Lane, Highland, IL are requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a solid privacy



City of Highland Building and Zoning

fence within a front yard area on a lot with two street frontages at 70 Golden Rock Lane (PIN # 02-2-18-20-20-401-034). Said fence would not meet the requirement that fence be open at least 30 percent along the vertical surface plane of its perimeter.

Chairperson Korte opened the public hearing on the above items A and B. Breann Speraneo presented the staff report on both items. The standards for consideration were reviewed. Staff discussion included that the potential for visual or traffic issues at Golden Rock Ln and Bridgewater Ln were minimal due to the low traffic and the fence not being in the corner sight triangle. Chairperson Korte asked if there was anything else to present on item A or B. Breann stated that all information had been presented. Chairperson Korte opened the public comment portion of the hearing. Since there were no public comments, Chairperson Korte closed the public comments. Bob Vance asked where the fence would be located. Breann reviewed the fence location. Deanna Harlan asked if other properties in the area had similar fences. Breann answered that there were similar fences. Breann asked the Board if they would like staff to draft a proposal to allow corner lot fences to be approved by City staff. The Board responded that staff should draft the updates.

Chairperson Korte asked for a motion to be made for item A. Shirley Lodes made the motion to approve item A as presented, seconded by Al Stoecklin – 7 Ayes, 0 Nays. Motion carried.

Chairperson Korte declared the public hearing closed.

Chairperson Korte asked for a motion to be made for item B. Deanna Harlan made the motion to approve item B as presented, seconded by Bill Koehnemann – 7 Ayes, 0 Nays. Motion carried.

Chairperson Korte declared the public hearing closed.

- c) Keith and Laurie Frank of 2819 Eiffel Drive, Highland, IL are requesting a variance from Section 90-162 of the City of Highland Municipal Code to allow for a 0" side setback at 601 Walnut (PIN # 02-2-18-32-18-302-023).

Chairperson Korte opened the public hearing on the above item. Breann Speraneo presented the staff report and included that nothing on the property would change and the variance is needed for legal reasons. Staff recommendation was to approve the variance. The variance will allow for the building to be contained within the lot's property line boundaries. Chairperson Korte opened the public comment portion of the hearing. There were no comments, so Chairperson Korte closed the public comment portion of the hearing. Chairperson Korte suggested that the property owners have a maintenance agreement in place.

Chairperson Korte asked for a motion to be made on item C. Anthony Walker made the motion to approve item C as presented, seconded by Bob Vance – 7 Ayes, 0 Nays. Motion carried.

Chairperson Korte declared the public hearing closed.



City of Highland Building and Zoning

- d) Cyril B. Korte Trust of 12052 Highland Rd, Highland, IL is requesting a Special Use Permit to allow for a two-family dwelling (duplex) within the C-2 zoning district at 1301 9th Street (PIN# 01-2-24-05-08-202-011).

Chairperson Korte opened the public hearing on the above item. Breann Speraneo presented the staff report including the standards of review for special use permits. Breann stated that staff had no concerns and the Special Use is consistent with the City's Comprehensive Plan.

Deanna Harlan asked Lori Frey, representative for the applicant, if the proposed structure was a duplex or a large home. Lori responded that the structure included two full units with separate garages. Al Stoecklin asked for clarification on bedroom three noted on the plans. Lori said that the bedroom was actually part of the separate unit. Although common areas may be accessed, there is a separate basement wall with a door between the two basement areas and common areas may be sealed off if desired. There are also separate sets of stairs leading to the basement. Chairperson Korte asked if there were further questions or comments. Chairperson Korte listed the approved special uses. There was not any further discussion. Chairperson Korte closed the public comment portion of the hearing.

Chairperson Korte asked for a motion to be made on item D. Deanna Harlan made the motion to approve item D as presented, seconded by Bill Koehnemann – 7 Ayes, 0 Nays. Motion carried.

Chairperson Korte declared the public hearing closed.

- e) Dwight Rutz of 28 Willow Creek Drive, Highland IL is requesting a Special Use Permit to allow for self-storage within the C-3 zoning district at 2670 Plaza Drive (PIN #02-2-18-32-13-301-016).

Chairperson Korte opened the public hearing on the above item. Breann Speraneo presented the staff report including the standards for review for special use permits. Staff discussion included that the proposed Special Use is consistent with the Comprehensive Plan and will not affect surrounding properties. Staff had no concerns. Breann commented that the corridor has had various property improvements and the proposal for 2670 Plaza Drive would be yet another improvement. Deanna Harlan asked George Marron, applicant representative, if all storage would be enclosed. George responded that it would. Breann Speraneo confirmed that it would be a code violation to have outside storage. Hearing no further comments, Chairperson Korte closed the public comments portion of the hearing.

Chairperson Korte asked for a motion to be made on item E. Bill Koehnemann made the motion to approve item E as presented, seconded by Al Stoecklin – 7 Ayes, 0 Nays. Motion carried.

Chairperson Korte declared the public hearing closed.

7. Calendar

- a) October 29, 2019 – Training in Collinsville offered to board members



City of Highland
Building and Zoning

- b) November 6, 2019– Combined Planning and Zoning Board Meeting

Breann Speraneo stated that at this time she had not received any submittals for the November agenda.

- c) Adjournment – **7:35PM**

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