



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Center – 187 Woodcrest Drive
June 7, 2023 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the April 5, 2023 Regular Meeting Minutes
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.
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.
6. New Business
 - a) Tut Properties, Inc. (10 Winged Foot Drive) is requesting Preliminary Plat approval for Tut Industrial Park Subdivision 2, located at the northeast corner of the intersection of Veteran's Honor Parkway and St. Rose Road.
 - b) Migliore Properties LLC (8 Ginger Lea, Glen Carbon, IL 62034) is requesting Planned Unit Development approval to allow for a 5-unit multifamily dwelling structure within the R-3 district to the east of Oak Street, southwest of El Kay Court. (PIN# 01-2-24-04-09-102-006.004)
7. Calendar
 - a. July 5, 2023– Combined Planning and Zoning Board Meeting
 - b. Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 267091. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website by 4:30 pm on June 7, 2023.

Anyone requiring ADA accommodations to attend this public meeting, please contact Jackie Heimbürger, ADA Coordinator, at 618-654-9891.



City of Highland
Building and Zoning

May 31, 2023

To: Combined Planning & Zoning Board

From: Breann Vazquez, Director of Community Development

RE: Agenda Item A

The following item is being pulled from the agenda due to staff not receiving all required documents prior to the deadline and at the applicant's request:

- a. Tut Properties, Inc. (10 Winged Foot Drive) is requesting Preliminary Plat approval for Tut Industrial Park Subdivision 2, located at the northeast corner of the intersection of Veteran's Honor Parkway and St. Rose Road.



City of Highland Building and Zoning

Meeting Date: June 7, 2023

From: Breann Vazquez, Director of Community Development

Location: PIN# 01-2-24-04-09-102-006.004

Zoning Request: Planned Unit Development

Description: PUD to allow for a 5-unit multifamily dwelling structure

Proposal Summary

The applicant and property owner is Migliore Properties LLC (8 Ginger Lea, Glen Carbon, IL 62034). The applicant of this case is requesting the following Planned Unit Development to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- **A 5-unit multifamily dwelling structure within the R-3 district to the east of Oak Street, southwest of El Kay Court (PIN# 01-2-24-04-09-102-006.004)**

Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as Multi-Family on the Comprehensive Plan’s Future Land Use Map. The applicant’s request is consistent with the Future Land Use Map and the goals and policies established within the Comprehensive Plan.

Surrounding Uses

Direction	Land Use	Zoning
North	Single-Family Residence	R-1-D
South	Single-Family Residence	R-1-D
East	Multifamily Dwellings	R-3
West	Single-Family Residence	R-1-D

Standards of Review for Special Use Permits

Below are the six (4) consideration items listed in Section 90-199 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a PUD request.

1. The extent to which the proposed development is consistent with the city's comprehensive plan and with the purposes of this article and of all other applicable codes and ordinances.
The development is consistent with the Comprehensive Plan and with all other applicable codes and ordinances.
2. The extent to which the proposed development deviates from the regulations that are generally applicable to the property (including, but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said deviations.
The proposed development does not deviate from regulations that are generally applicable to property zoned for multi-family uses.
3. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.
The proposed design of the development makes adequate provisions for the above. A site plan review will be required.
4. The compatibility of the proposed PUD with adjacent properties and surrounding area.
The proposed development is compatible with adjacent properties and the surrounding area.

Staff Discussion

Before construction may begin, a formal site plan review and a building permit review will be conducted by staff. Staff has no concerns with the Planned Unit Development at this time given that the area is zoned for multi-family uses and is flagged for multi-family uses in the comprehensive plan.

Aerial Photograph





City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Return Form To:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: _____
Filing Fee: _____
Date Paid: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: Migliore Properties LLC Phone: 618-593-0173
Address: 8 Ginger Lea, Glen Carbon, IL Zip: 62034
Email Address: jblandina1@aol.com
Owner: SAME Phone: _____
Address: _____ Zip: _____
Email Address: _____

PROPERTY INFORMATION:

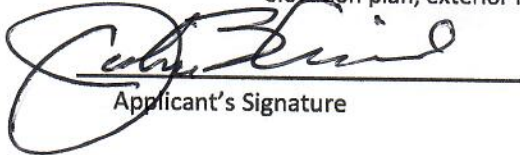
Location of Property: PIN# 01-2-24-04-09-102-006.004
Legal Description: attached

Present Zoning Classification: R-3 Acreage: 0.47
Present Use of Property: vacant lot

Proposed Land Use Activity: multifamily dwelling

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).


Applicant's Signature

5/6/23
Date

Section 90.191: Purpose; intent.

The purpose of this Section is to provide for permissive and/or alternative zoning procedures for the development of tracts of land under the continuing and uninterrupted ownership of an individual or of a legally existing entity, with such individual or entity having total control and dominion of all development and uses made of such tract. A planned unit development (PUD) allows mixed use development provided the total development density is not greater than the maximum density permitted under the existing zoning requirements. In addition, a planned unit development is encouraged to permit:

1. A maximum choice in the types of uses available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
2. Permanent preservation of common open space and recreation areas and facilities.
3. A pattern of development to preserve natural vegetation, topographic and geologic features.
4. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
5. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings, and other facilities.
6. A land use which promotes the public health, safety, comfort, morals, and welfare.
7. Innovations in residential, commercial, and industrial development so that growing demands of the population may be met by greater variety in type, design, and layout of the buildings and by the conservation and more efficient use of open space ancillary to said buildings.

Section 90.192: Districts where allowed

Planned unit developments may be built in any zoning district, but only upon the issuance of a special use permit which will require for the life of the special use the continuing and uninterrupted ownership and control of development and uses of the tract of land by one individual or single legally existing entity.

Section 90.193: Permissible deviations from ordinance requirements.

The planned unit development concept is intended to afford both the developer and the City considerable flexibility in formulating development proposals. Consequently, to the extent indicated in this Subsection, PUD's may deviate from generally applicable ordinance requirements without a variance. Any proposed deviation not listed below, however, shall require a variance.

1. Mixed uses. PUD's may include all types of residential and commercial structures and other uses approved by the City Council; provided, that in approving such mixed uses, the City Council may attach any conditions necessary to protect the public welfare.
2. Lot and structure requirements. In PUD's the City Council may approve any reasonable deviation from the lot and structure requirements of the particular zoning district so long as

Migliore Properties, LLC
PO Box 613
Glen Carbon, IL 62034
618-593-0173

The purpose of this request is to gain permission to build a 5-unit townhouse style apartment building by Migliore Properties, LLC. The 5 new townhouses would be built on the vacant lot that currently sits along Oak St. and is part of the El Kay Apartments.

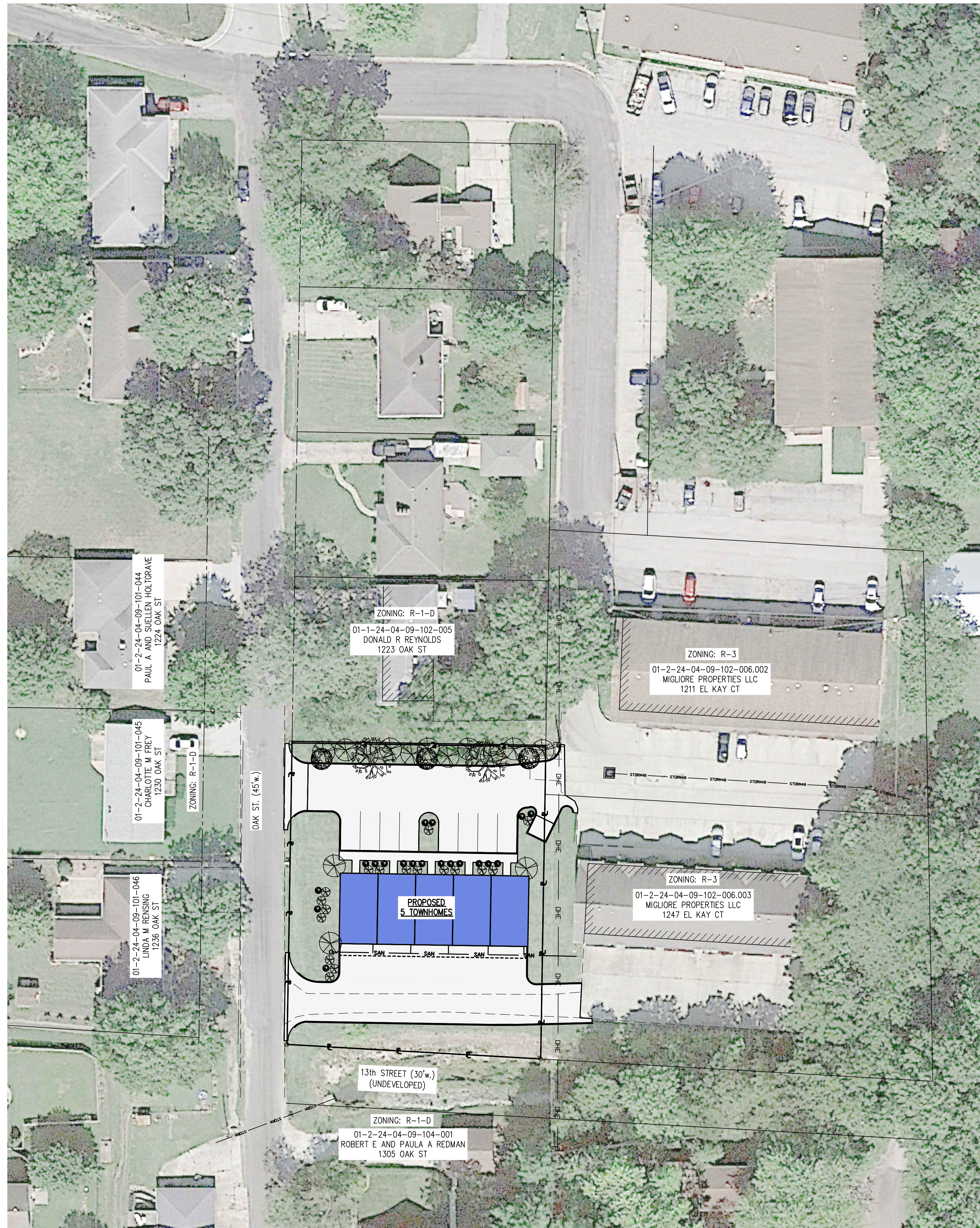
Migliore Properties, LLL, have owned the El Kay Apartments since 2005. The El Kay Apartments is 48-unit, 4 building complex that sits along Broadway and El Kay Ct. We feature updated 2- and 3-bedroom apartments.

John Blandine is the manager of Migliore Properties, LLC and will be joined by his sons Leo and Christian in building the proposed townhouses.

Allowing these units to be built will provide the City of Highland residents with an opportunity to live in an upscale 3-bedroom townhouse. The townhouses will feature 3 bedrooms, 1.5 baths, open floor plan, 2 car garage and many extras.

The future tenants will be able to access their apartment through a driveway from Oak St. to the rear of the building to their 2 garages. Additional parking for visitor will be available in the front. This will cause no impact to traffic in the area.

These units , will provide the City of Highland addition tax revenue and provide residents with additional opportunity to reside in City of Highland..



SITE PLAN, MAY 2023

MIGLIORE PROPERTIES TOWNHOMES

OAK STREET, HIGHLAND, IL 62249

LEGAL DESCRIPTION:

LOT 5 of EL-KAY VILLA, as recorded in Plat Book 47, Page 10 of the Madison County Illinois records, being Part of the Northwest Quarter of Section 4, Township 3 North, Range 5 West of the Third Principal Meridian, City of Highland, Madison County, Illinois.

PRELIMINARY SITE PLAN INDEX OF SHEETS

C-P1	COVER SHEET & AREA MAP
C-P2	PRELIM. SITE UTILITY & GEOMETRY PLAN / PRELIM. SITE GRADING PLAN

SUMMARY TABLE

MADISON CO. PARCEL NUMBERS:	01-2-24-04-09-102-006.004
ADDRESS:	XXX OAK STREET, HIGHLAND, IL 62249
EXISTING ZONING:	R-3, CITY OF HIGHLAND (Multiple Family Residence)
EXISTING R-3 BUILDING SETBACKS:	FRONT: 25 FEET REAR: 20 FEET SIDE: 7 FEET
EXISTING R-3 MAX BUILDING HEIGHT:	45 FEET

DENSITY CALCULATIONS	
GROSS LOT AREA:	±20,395sqf (R) ±20,291sqf (M)

DENSITY PERMITTED PER CODE:	4,000sqf / UNIT (PER SEC.90-129)
20,395 / 4,000 = 5.09 UNITS PER ZONING CODE	

TOTAL PROPOSED UNITS:	5 UNITS
TOTAL PROPOSED BEDROOMS:	5, 3 BEDROOM UNITS = 15 BEDROOMS
TOTAL FLOOR AREA:	xxx

OFF-STREET PARKING REQUIRED:	5 UNITS * 2 spaces/UNIT = 10 SPACES REQUIRED (per SEC.90-223)
OFF-STREET PARKING PROVIDED:	±8 FRONT VISITOR SPACES PROVIDED + 10 GARAGE SPACES
= ±18 SPACES PROVIDED	

AREA BREAKDOWN:	
TOTAL AREA:	±20,395 sqf.
BUILDING AREA:	±3,465 sqf.
PR. PARKING, SIDEWALK:	±9,925 sqf.
TOTAL IMPERVIOUS:	±13,490 sqf
OPEN/GRASS AREA:	±6,905 sqf.

TIME SCHEDULE FOR COMPLETION / PHASING	
INFRASTRUCTURE & BUILDING:	LATE 2023

ENGINEER / SURVEYOR:

NETEMEYER ENGINEERING ASSOCIATES, INC.
101 SOUTH PAGE ST.
AVISTON, ILLINOIS 62216
PH: 618-228-7816 FAX: 618-228-7900

OWNER / DEVELOPER:

MIGLIORE PROPERTIES LLC
c/o JOHN BLANDINA
8 GINGER LEA
GLEN CARBON, IL, 62034
618-593-0173

SITE LEGEND

○ = IRON MARKER FOUND	— EROSION — = EROSION CONTROL (FILTER FENCE)	⊠ = EXISTING STORM SEWER INLET
● = 5/8" IRON PIN SET	— INLET PROTECTION / CHECK DAM	⊡ = EXISTING STORM SEWER
△ = CONCRETE MONUMENT FOUND	⊙ = EXISTING SANITARY MANHOLE	⊙ = PROP. STORM SEWER CURB INLET
■ = CONCRETE MONUMENT SET	— SAN8 — = EXISTING 8" SANITARY SEWER	⊙ = PROP. STORM SEWER MANHOLE
⑨ = 911 ADDRESS	— FM — = EXISTING SANITARY FORCEMAIN	⊙ = PROP. STORM SEWER GRATED AREA INLET
— = BUILDING SETBACK	○ = PROP. SANITARY MANHOLE	⊡ = PROP. STORM SEWER OPEN THROAT AREA INLET
— = UTILITY & DRAINAGE EASEMENT	○ = PROP. SANITARY CLEANOUT	(SIDES TO HAVE OPEN THROATS SHOWN BOLD)
(EXCEPT AS NOTED)	— SAN10 — = PROP. SANITARY SEWER	— STORM — = PROP. STORM SEWER
— = EXISTING UTILITY & DRAINAGE EASEMENT	— FM — = PROP. SANITARY FORCEMAIN	▷ = PROP. FLARED END SECTION
☆ = LIGHT POLE / UTILITY POLE W/ GUY	— = EXISTING HYDRANT w/ GATE VALVE & BOX	▷ = PROP. FLARED END SECTION & RIP RAP PER NRCS
— OE — = OVERHEAD ELECTRIC LINE	— VB — = EXISTING WATER MAIN	100.00 = EXISTING SPOT ELEVATION
⊠ = ELECTRIC BOX	⊙ ⊙ = EXISTING GAS / WATER METER	100.00 = PROPOSED SPOT ELEVATION
⊠ = EXISTING TELEPHONE RISER	⊙ ⊙ = PROPOSED WATER METER PIT & TAP	— = DRAINAGE DIRECTION
— FO — = EXISTING FIBER OPTIC LINE	⊙ ⊙ = PROP. HYDRANT w/ GATE VALVE & BOX	
— GAS — = EXISTING GAS LINE	— VB — = PROP. WATER MAIN	
— = EXISTING FENCE	⊙ ⊙ = PROP. GATE VALVE & BOX	

REVISIONS	
NO.	DATE
1	05-05-23

INTENDED USE
PLANNING & PERMITTING,
NOT FOR CONSTRUCTION

IRPE 062-037441
EXP. DATE: 11/30/2023

DRAFT, FOR REVIEW

PATRICK R. NETEMEYER
JOB NO: 20230175
DWG. FILE:
DRAWN BY: SRN
CHECKED BY:

COVER SHEET & AREA MAP

SHEET NO:
C-P1

