



# City of Highland

## Department of Community Development Building & Zoning Division

City of Highland  
Combined Planning and Zoning Board  
Minutes of the May 21, 2013 Special Meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Koehnemann, Lodes, Painter, Vance, Voegelé and Korte. Also present were City Attorney Long, Chief Building & Zoning Official Limestall, and Recording Secretary Walter. Five citizens were present.

### Minutes

The minutes of the April 30, 2013 meeting were approved with no corrections or additions.

### Public Comment

Chairperson Korte opened the Public Comment section. Hearing no comments the Public Comment Section was closed.

### Public Hearing

Peggy Sebastian (St. Joseph Hospital), 3305 Fairway Dr Highland IL, Thomas Foppe (Foppe Designs), 809 Broadway Highland IL, Dale Hynes (O'Dell) 1434 Guildbrock Rd Charlotte, Dan O'Neal (McCarthy Construction), 95 Birch Glen St Peters Mo, and Gregg Korte (Korte & Luitjohan Construction) , 8479 Greenbriar Edwardsville IL all representing St. Joseph Hospital were present to answer any questions. Limestall explained the request by the Hospital for sign variance along St Rt 160. The proposed St Rt 160 sign location is in a Water, Sanitary Sewer, Electric, and Gas utility easement on a traffic island at the Emergency Room road entrance to the Hospital. Tom Foppe explained the importance of the sign placement for visibility for the general public. He also noted the footings have been redesigned to a "T-shaped" footing to allow more distance between the footing and the gas main. The sign will not be over the utilities but will abut the main gas line. Lodes questioned if the Ameren Encroachment Consent document has been signed by Ameren. Sebastian stated the person who is to sign it has been on vacation but will sign upon their return. Gregg Korte explained the procedure for digging the footings. Peggy Sebastian stated the Hospital realizes that they will be liable for any damage done to the utilities.

Hearing nothing further Chairperson Korte closed the Public Hearing. Limestall stated the city recommends granting the variance with the condition St Joseph Hospital assume all liability. Motion made by Voegelé to approve the variance as submitted for the St Rt 160 sign location. Seconded by Vance. Chairperson Korte opened the discussion.

Painter stated the Board has previously denied requests for sign placements in easements and they should be consistent. He is concerned that if repairs are warranted it could be turn into a very serious situation. Foppe stated IDOT had the sign closer to the road but the hospital moved it back. Painter stated IDOT does not make our rules and these codes are made for a reason. Korte stated the bike path and easements are not of the hospitals

2610 Plaza Drive - P.O. Box 218 Highland, Illinois 62249-0218  
Phone (618) 654-7115 Fax (618) 654-5570 [www.ci.highland.il.us](http://www.ci.highland.il.us)

making and considers this a unique situation with very minimal chance of damage to the utilities. A lode complimented Foppe on the redesign of the footings, and is not as concerned with the sign placement as before. Voegele believes sign visibility is very important to direct the public to the Emergency Department.

Roll call taken. Gallatin, Koehnemann, Lodes, Vance, Voegele, and Korte voted yes Pinter voted no. Motion carried.

#### Discussion

Chairperson Korte opened the discussion for the continuation of the Comprehensive Plan revisions. Limestall explained that Todd Streiler has met with several organizations and will provide a draft for the June 5 meeting. There is also an online survey on the City's website which ends at 8AM on May 28, 2013. The Board stated they would like the draft by May 30<sup>th</sup> in order to have enough time to review before the meeting.

Adjournment at 7:40 PM.