



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

CITY OF HIGHLAND  
COMBINED PLANNING AND ZONING BOARD AGENDA  
CITY HALL 1115 BROADWAY  
August 1, 2018 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
  - a) Approval of the July 11, 2018 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) ~~Southwest Illinois Development Authority, on behalf of Frey Properties of Highland, LLC, is requesting a Special Use Permit (SUP) for a Planned Unit Development (PUD) per Section 90-197 of the City of Highland Municipal Code in order to allow for the development of 48-unit senior independent living community. The PUD/SUP would be contingent on annexation and establishment of R-3 Multiple Family Residence district zoning of the subject property by city council. The subject tract is located on approximately 8.07 acres of unaddressed property on the north side of State Route 143, approximately 100 feet west of Valentine Lane, Highland, IL 62249. (PIN# 02-1-18-29-13-301-001).~~

~~The above agenda item will not be heard at the August 1, 2018 Combined Planning and Zoning Board meeting. Instead, a Special Meeting of the Combined Planning and Zoning Board will take place on August 15, 2018 at 7pm in the City of Highland Council Chambers.~~

~~b) Southwest Illinois Development Authority, on behalf of Frey Properties of Highland, LLC, is requesting to establish R-3 Multiple Family Residence district zoning rather than R-1-C Single Family Residence district zoning upon annexation of approximately 8.07 acres of unaddressed property located on the north side of State Route 143, approximately 100 feet west of Valentine Lane, Highland, IL 62249. (PIN# 02-1-18-29-13-301-001). Establishment of the R-3 Multiple Family district zoning would be contingent upon future annexation of the subject property by the city Council and is in conjunction with a proposed Planned Unit Development.~~

The above agenda item will not be heard at the August 1, 2018 Combined Planning and Zoning Board meeting. Instead, a Special Meeting of the Combined Planning and Zoning Board will take place on August 15, 2018 at 7pm in the City of Highland Council Chambers.

- c) Kloss Furniture of 1100 Broadway, on behalf of O'Fallon Retail, LLC of 2466 Becker Road, Highland, IL, is requesting a sign variance from Section 90-256 of the City of Highland Municipal Code in order to allow the establishment to exceed the 300 square foot maximum amount of sign area allowed per building by the Sign code. (PIN # 01-2-24-05-11-202-004)
- d) Singh Brothers of Highland LLC, of 201 Walnut Street, Highland, IL is requesting a sign variance from Section 90-271 of the City of Highland Municipal Code to allow for a freestanding sign to be placed 6 feet from the front property line rather than the required 15 feet for a 15 foot sign (a 9 foot variance) on property located at 201 Walnut Street, Highland, IL. (PIN #02-2-18-32-15-401-007.)
- e) Singh Brothers of Highland LLC, of 201 Walnut Street, Highland, IL is requesting a sign variance from Section 90-271 of the City of Highland Municipal Code to allow for more than one freestanding sign to be displayed on the same lot on property located at 201 Walnut Street, Highland, IL. (PIN #02-2-18-32-15-401-007.)
- f) Galon D. and Barbara A. McHugh of 3546 Staunton Road, Edwardsville, IL are requesting a variance for property they own at 1514 Broadway, Highland, IL from Section 90-73 of the City of Highland Municipal Code to allow for an accessory use (detached garage) to be placed five feet (5') from the rear property line instead of the required minimum of ten feet (10') (PIN # 01-2-24-05-08-204-024).
- g) Galon D. and Barbara A. McHugh Trust of 3546 Staunton Road, Edwardsville, IL is requesting a variance for property owned at 1516 Broadway, Highland, IL from Section 90-73 of the City of Highland Municipal Code to allow for an accessory use (detached garage) to be placed five feet (5') from the rear property line instead of the required minimum of ten feet (10') (PIN # 01-2-24-05-08-204-025).
- h) BRG NLD Development, LLC, (applicant), on behalf of First Mid-Illinois Bank and Trust (property owner), is requesting a site plan review, per the requirements of Section 90-62 of the City of Highland Municipal Code, of a proposed 3,100 square foot restaurant to be located at 12556 St. Route 143. (PIN #02-1-18-29-18-301-025 & 02-1-18-29-18-301-025.001)
- i) Edmund J Hebron of 1818 Olive Street, Highland, IL is requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a proposed fence to exceed the maximum 30 inch height within a front yard area and to allow for the proposed fence to not comply with the requirement that the it be open in at least 30 percent along the total vertical surface plane as measured in linear feet along its entire

perimeter. Proposed fence would be up to six (6') feet in height (PIN # 01-2-24-05-16-403-026.)

- j) Robert and Justin Whitmore of 75 Auburn Court, Unit B, Highland, IL are requesting a variance from Section 90-129 of the City of Highland Municipal Code to allow a zero lot line rather than the required 7 foot side yard setback as required by the R-2-A Multiple-Family Residential zoning district in order to convert an existing condominium duplex to a villa located at 75 Auburn Drive, Unit B, Highland, IL (PIN #02-2-18-31-15-401-008.02C.)
- k) Robert and Justin Whitmore of 75 Auburn Court, Unit B, Highland, IL are requesting a variance from Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R-2-A zoning classification from 30% to 33.0% in order to convert an existing condominium duplex to villa located at 75 Auburn Drive, Unit B, Highland, IL (PIN #02-2-18-31-15-401-008.02C).
- l) Judith M. Ater of 75 Auburn Court, Unit A, Highland, IL is requesting a variance from Section 90-129 of the City of Highland Municipal Code to allow a zero lot line rather than the required 7 foot side yard setback as required by the R-2-A Multiple-Family Residential zoning district in order to convert an existing condominium duplex to a villa located at 75 Auburn Drive, Unit A, Highland, IL (PIN #02-2-18-31-15-401-008.01C.)
- m) Judith M. Ater of 75 Auburn Court, Unit A, Highland, IL is requesting a variance from Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R-2-A zoning classification from 30% to 35.5% in order to convert an existing condominium duplex to villa located at 75 Auburn Drive, Unit A, Highland, IL (PIN #02-2-18-31-15-401-008.01C.)

#### 7. Old Business

- a. The City of Highland (1115 Broadway Highland IL 62249) is requesting text amendments to Chapter 90, Article III "Districts and Zoning Map," Section 90-201 and Table 3.1.B of the City of Highland Municipal Zoning Code. The purpose of the amendment is to allow for Solar Energy Production Facilities as a Use Permitted as a Special Use within the "I" Industrial District.
- b. The City of Highland 1115 Broadway Highland IL 62249 is requesting text amendments to Chapter 90, Article I "In General", and the creation of a new section in Chapter 90, Article IV "Supplemental Regulations" of the City of Highland Municipal Zoning Code. The purpose of the text amendment and creation of new section is to provide a definition of Solar Energy Production Facilities / Solar Farms and to establish Supplemental Regulations in relation to the regulation of Solar Energy Production Facilities/ Solar Farms.

The above two items were held at the July 11, 2018 meeting pending further discussion and review.

#### 8. Adjournment

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