



# City of Highland

Department of Economic and Community Development

Building & Zoning Division

## City of Highland Combined Planning and Zoning Board Minutes of June 6, 2018 Meeting

Chairperson B. Korte called the meeting to order at 7:05 P.M. Members present were J. Korte, D. Harlan, W. Koehnmann, J. Gallatin, R. Vance, S. Lodes and B. Korte. Also present were City Manager Latham, City Attorney McGinley, Interim Building and Zoning Supervisor Hanson, Intern B. Speraneo, EMS Chief B. Wilson.

### Minutes

Chairperson Korte called for a vote to approve the minutes from the meeting of May 2, 2018. Revisions to those minutes were handed out just prior to the start of this meeting. Members suggested tabling this motion to allow adequate time for review.

- Motion on Minutes
  - Motion made by Vance, Seconded by Harlan to table approval of minutes to until the next meeting of this Board. 7 Ayes, 0 Nays – Motion passed.

### Public Comment

Chairperson Korte opened the Public Comment Section of the meeting. Hearing nothing, Korte closed the Public Comment Section. Seven members of the public were in attendance.

### Public Hearing and Items Listed on the Agenda

Chairperson Korte administered the oath to four persons in the audience in the event that they wished to speak on any topic.

**Agenda Item a** – Chairperson Korte opened the public hearing regarding the request for a Special Use Permit to allow a Drive-Through Establishment to be located at 12556 State Route 143, Highland, IL prior to the vote.

- John Schebaum spoke on behalf of the petitioner, outlining site details.
- Michael Branger spoke to offer his opinion of daily traffic along Cherry Lane.
- The Board received an email report from the City of Highland third party evaluation of traffic flow.
- Received correspondence from Michael Branger regarding his opinion of this matter.
- Received correspondence from Marlene Ash regarding her opinion of this matter.
- Scott Hanson provided City staff recommendations to the Board.
- Chairperson Korte closed the public hearing for this matter
  - **Motion on Item a**

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- Motion to recommend approval of this Special Use Permit to the City Council was made by Lodes, and Seconded by Koehnemann. Discussion occurred regarding specific requirements suggested by City staff. An amendment was recommended to include those requirements.
- **Motion on Amendment**
  - Motion was made by Lodes, Seconded by Vance to recommend including the 6 specific requirements as suggested by City staff on Page 4 of the staff report. 7 Ayes, 0 Nays. Motion passed.
- **Vote on motion** to recommend approval of the Special Use Permit was then taken. 7 Ayes, 0 Nays. Motion passed.

**Agenda Item b** – Chairperson Korte opened the public hearing for Chad and Kimberly Predmore’s request for variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line in order to convert an existing condominium duplex to a villa at 135 Field Crossing Drive, Unit B. No questions or comments from the public. Public hearing was closed by Chairman Korte.

- **Motion on Item b**
  - Motion was made by J. Korte, Seconded by Harlan to recommend approval to the City Council to allow the variance to Section 90-129 for 135 Field Crossing Drive, Unit B, in order to convert existing condominium to a villa. 7 Ayes, 0 Nays. Motion passed.

**Agenda Item c** – Chairperson Korte opened the public hearing for Chad and Kimberly Predmore’s request for variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line in order to convert an existing condominium duplex to a villa at 135 Field Crossing Drive, Unit A. No questions or comments from the public. Public hearing was closed by Chairman Korte.

- **Motion on Item c**
  - Motion was made by Harlan, Seconded by Vance to recommend approval to the City Council to allow the variance to Section 90-129 for 135 Field Crossing Drive, Unit A, in order to convert existing condominium to a villa. 7 Ayes, 0 Nays. Motion passed.

**Agenda Item d** – Chairperson Korte opened the public hearing for William and Bernzen’s request for variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line in order to convert an existing condominium duplex to a villa at 95 Chase Way. No questions or comments from the public. Public hearing was closed by Chairman Korte.

- **Motion on Item d**
  - Motion was made by Gallatin, Seconded by J. Korte to recommend approval to the City Council to allow the variance to Section 90-129 for 95 Chase Way, in order to convert existing condominium to a villa. 7 Ayes, 0 Nays. Motion passed.

**Agenda Item e** – Chairperson Korte opened discussion of the Preliminary Plat for a 46-lot residential subdivision to be known as Carbay Crest Subdivision. Subject tract is located on the northwest corner of Sportsman Road and Vulliet Road and is comprised of approximately 20.49 acres.

- **Motion on Item e**

- Motion made by J. Korte, Seconded by Koehnemann to recommend approval to the City Council of the Preliminary Plat known as Carbay Crest located at the northwest corner of Sportsman Road and Vulliet Road. 7 Ayes, 0 Nays. Motion passed

Hanson reported that the July 11, 2018 CPZB meeting was re-scheduled due to the Independence Day holiday. As this meeting is occurring a week later than usual, the 6/18 application deadline for this meeting had not passed yet. It was unknown if the July 11 meeting will be necessary but Hanson would let the CPZB members know after 6/18.

Motion to adjourn by Gallatin, Seconded by Vance – Motion passed – 8:01 P.M.