



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

CITY OF HIGHLAND  
COMBINED PLANNING AND ZONING BOARD  
MEETING MINUTES  
CITY HALL 1115 BROADWAY  
November 7, 2018 7:00PM

1. Call to Order – **7:00PM**

2. Roll Call

**CPZB Members Present: Jim Gallatin, Deanna Harlan, William Koehnemann, Anthony Walker, Shirley Lodes, Bob Vance and Brad Korte.**

**Staff Present: Brian Wilson, Scott Hanson, J.D. Brandmeyer, Highland- Pierron Fire Chief Steve Plocher, and Kim Kilcauski**

3. General Business

a) Approval of the October 3, 2018 Minutes

**Motion to approve without changes made by Bill Koehnemann, Seconded by Deanna Harlan: 6 Ayes, 1 Abstention, 0 Nays. Motion carried.**

b) Approval of the October 24, 2018 Minutes

**Motion to approve without changes made by Deanna Harlan, Seconded by Bob Vance: 7 Ayes, 0 Nays. Motion carried.**

4. Public Comment

**Chairperson Korte opened the Public Comment section. There were no comments from those in attendance. The Public Comment section was closed.**

5. Public Hearings and Items Listed on the Agenda

**Chairperson Korte reviewed the process and administered the witness oath to several members of the audience prior to opening any public hearings.**

6. New Business – Public Hearings

- a)** Chairperson Korte opened the Public Hearing for a variance request by William Wuebbels of 10 Sunrise Court, Highland, IL. Bill and Kathy Wuebbels were present to answer any questions. The request was for 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 180 Warren Manor, Unit A, Highland, IL (PIN #02-2-18-29-08-201-034.01C). Scott Hanson presented the staff report for all three agenda items related to 10 Sunrise Court, Highland, IL. There was no opposition from the audience. Chairperson Korte opened the discussion. Hearing no comments from the board members, Chairperson Korte closed the discussion. **Motion to approve made by Anthony Walker, Seconded by Jim Gallatin: 7 Ayes, 0 Nays. Motion carried.**

- b) Chairperson Korte opened the Public Hearing for a variance request by William Wuebbels of 10 Sunrise Court, Highland, IL. Bill and Kathy Wuebbels were present to answer any questions. The request was for 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 180 Warren Manor, Unit B, Highland, IL (PIN #02-2-18-29-08-201-034.02C). Chairperson Korte opened the discussion. Hearing no comments from the board members, Chairperson Korte closed the discussion. **Motion to approve made by Bob Vance, Seconded by Shirley Lodes: 7 Ayes, 0 Nays. Motion carried.**
- c) Chairperson Korte opened the Public Hearing for a variance request by William Wuebbels of 10 Sunrise Court, Highland, IL. Bill and Kathy Wuebbels were present to answer any questions. The request was for 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 33.8% in order to convert an existing condominium duplex to villa located at 180 Warren Manor, Unit B, Highland, IL (PIN #02-2-18-29-08-201-034.02C). Chairperson Korte opened the discussion. Hearing no comments from the board members, Chairperson Korte closed the discussion. **Motion to approve made by Deanna Harlan, Seconded by Anthony Walker: 7 Ayes, 0 Nays. Motion carried.**

**Additional conversation regarding condo to villa conversions: Jim Gallatin asked if the conversions could be done in groups. Scott Hanson responded that there has been discussion about reaching out to neighborhood association presidents. Staff will discuss the options.**

- d) Chairperson Korte opened the Public Hearing for a request for a site plan review for Korte Design, Inc., of 12441 US Highway 40, Highland, IL, on behalf of the Highland-Pierron Fire District of 187 Woodcrest, Highland, IL per the requirements of Section 90-62 of the City of Highland Municipal Code, for a proposed fire house comprised of approximately 9,200 square feet to be located at 13208 St. Rose Rd. (PIN # 01-1-24-03-00-000-013.002). Scott Hanson presented the staff report. The site was previously approved for special use in R-1-C February 2016 by the City Council. Scott stated this hearing was only for the site plan. Chairperson Korte asked the board if there were any questions. The board did not have any questions. Don Jordan of Korte Design presented a more detailed plan of the building. Chairperson Korte again asked the board if there were any questions. No questions were asked by the board. Chairperson Korte asked the audience if there was anyone that would like to address anything else on the issue.

Mike Rose of 95 Warbler Drive expressed concerns including but not limited to noise, traffic, smoke from a training center, etc., cited codes and stated site plan requirements. Chairperson Korte summed up the concerns being about a training center and Mr. Rose acknowledged. Chairperson Korte stated a training center would be by permit only sometime in the future if at all and this hearing was for a site plan review only. Chairperson Korte also stated that if down the road a training center permit would be approved by the CPZB, then it would still go before the City Council. At that time, the public would have an opportunity to provide input on a training center. Chairperson Korte asked if the audience had any other questions.

Kathy Kamm of 13307 Koch Rd. was confused about the driveway location on Iberg Rd. She stated there is already a problem with the bike trail and people trying to cross the street. Chairperson Korte asked how far the driveway will be from St. Rose Rd. Don Jordan said the driveway is 300' from the intersection. Ms. Kamm asked about noise issue. Chief Steve Plocher addressed the noise. Fire fighters are trained to use lights and sirens when needed, as needed. Last year, there were 45 – 50 fire calls between the two stations. Chief Plocher believes the noise would be minimal.

Terry Miles of 30 Jardin Circle was concerned over safety. The bike path will be in front of the fire station and there are so many kids in the surrounding residential neighborhood.

Tom Korte of 35 S Porte said he is concerned of location of HPFD on the property. He asked about the storm water detention basin and about possibly locating the station farther off of the street to address the safety concerns. Chairperson Korte asked the distance of the building to the sidewalk. Don Jordan was not sure and estimated 60 – 70'. Firetrucks are 35' in length. The setback is similar to that of the fire station located on Broadway.

Kathy Kamm of 13307 Koch Rd. asked why the driveway could not come out on St. Rose Rd. Chairperson Korte stated going out on a street with less traffic prior to the intersection is a better choice and there may also be state regulations. Chief agreed and again stated fire truck drivers are trained. Chief Plocher expressed concerns of the ditch along St. Rose Rd. and the cost associated with placing a driveway out to that road.

Mike Loyet of 120 Warbler Drive is concerned over the driveway coming out on Iberg Rd. He stated that there will be light and noise issues. He hopes the decision takes resident's concerns into consideration. There are already distractions along the road.

Mark Holtgrave of 50 Warbler Drive had a concern with the number of firemen that will go to the station when there is a fire call versus going directly to the scene. He said that he likes the idea of having a fire station so close to his house. Chief Plocher addressed the concern stating the new station will be accessible and 6 – 8 vehicles at the station per call would be a typical response to a fire call. Chairperson Korte asked how many fire trucks go to a scene. Chief Plocher said all trucks will go to a structure fire. Chief also discussed the difference between the stations. Mr. Holtgrave also expressed concern over purchasing their home and not being aware of the plans of a fire station being built

so close. He suggested a third party review of the entrance. Chairperson Korte asked the criteria for the design of entrances on a road like Iberg. Don Jordan stated there are setback requirements and pedestrian safety is taken into account. Cliff Huelsmann, civil engineer, stated they look at traffic, proximity to roundabout and stacking distance on the roundabout. Chairperson Korte asked more about the roundabout study. Jay Korte of Korte Company added that the placement of the fire station entrances were decided after considering the lot being 5 acres and long on the North/South direction. There was not enough room by the roundabout and no way to miss the divided lanes. Chairperson Korte stated that then the considerations are not solely based on cost. Jay Korte confirmed.

Terry Miles of 30 Jardin Circle. Mr. Miles mentioned the noise and lights and how children are drawn to the noise and lights. He also asked why the property was bought without consideration to location of the building on the lot.

Melissa Seiffert of 10 Wren Dr. asked if there was another possible location for a fire station away from a residential area.

Lee Knoebel of 15 Jardin Circle. Mr. Knoebel is not opposed to a firehouse, but opposed to the white space in the plans between the firehouse and St. Rose Rd. He asked that the board look at the best use of the land. Chairperson Korte stated the new fire station was approved in February 2016.

Andy Kamm of 13307 Koch Rd. stated that he understood the training center was not the issue being discussed, but he does have safety concerns. Chairperson Korte asked that Mr. Kamm keep in mind there is 300' from the driveway to the intersection as previously discussed.

Chairperson Korte closed the public hearing and asked for the City recommendation. Scott Hanson presented the recommendation to approve the site plan as submitted with contingency in regards to the landscaping and lighting plan. Scott Hanson also stated the building will be 65' from the property line, setback 75 – 80' from the road. Jim Gallatin asked the location of the parking lot. Scott Hanson stated to the South. Chairperson Korte asked the board if there were any questions. There were not any questions by the board. ***Motion to approve the site plan as presented made by Jim Gallatin, Seconded by Shirley Lodes.***

Chairperson Korte asked the board for a motion to amend the original motion to include contingencies 1 and 2 of the staff recommendations on page 4 of packet (see below).

- 1) That a final Landscaping Plan complying with City Ordinance 90-301 Commercial Landscape Requirements be submitted for City Building and Zoning staff approval once a Landscape Architect is engaged in the project. We ask that the site plan approval be contingent of approval of the final landscape plan submittal.
- 2) That a final Exterior Lighting Plan that shows the locations of building mounted wall packs, flag pole lighting and 3 pole mounted lights in the parking lot and

photometrics indicating zero foot-candles (no light spillover) at the property lines shall be submitted for City Building and Zoning staff approval once an Electrical Engineer is engaged in the project.

***Motion for amendment made by Anthony Walker, Seconded by Deanna Harlan: 7 Ayes, 0 Nays. Motion carried.***

Chairperson Korte asked if there was further discussion. Harlan asked if a signal could be added to the bike path like the one on Park Hill Drive. She also noted that hopefully children would not be alone on the bike path. Jay Korte of Korte Company stated they would look into a signal. Lodes suggested at least a caution sign be added to the bike path.

Chairperson Korte stated the use of the land had been approved in 2016. He understood the location and believed from memory the location was selected and based on the proximity of the location of fire calls and the number of fire calls. The number of calls out of fire station across the street from City Hall is about 2700 calls per year.

Chairperson Korte reopened the public hearing.

Kathy Kamm asked if the roundabout was an idea prior to the fire station. Chairperson Korte was unsure.

Mike Rose stated he had been present at the February 2016 meeting and the same issues were passed over at that time. Gallatin stated that he lives on Brentmoor and sees this station as a positive thing with the safety factor outweighing the hazard.

Chairperson Korte closed the public hearing.

Chairperson Korte called for the vote on the original motion. ***7 Ayes, 0 Nays. Motion carried.***

Chairperson Korte stated that the CPZB's recommendation will go to the City Council on Monday, November 19, 2018. Chairperson Korte thanked the audience and expressed his appreciativeness with regards to the audience's honesty and respectfulness.

7. Calendar

- a) December 5, 2018 – Combined Planning and Zoning Board Meeting
- b) Adjournment – ***8:11PM***

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