



# 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  
December 5, 2018 7:00 P.M.

1. Call to Order – **7:00PM**

2. Roll Call

**CPZB Members - Present – Jim Gallatin, Deanna Harlan, William Koehnemann, Shirley Lodes, Bob Vance and Brad Korte**

**CPZB Member - Absent – Anthony Walker**

**Staff - Present – Mark Latham, Mike McGinley, Brian Wilson, Scott Hanson, Mallord Hubbard, Breann Speraneo, Kim Kilcauski**

3. General Business:

Approval of the November 7, 2018 Minutes

**Motion to approve the minutes without changes made by Bob Vance, seconded by Deanna Harlan – 6 Ayes, 0 Nays. Motion carried.**

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.

**Chairperson Korte opened the Public Comment Section. There were no comments from those in attendance.**

Chairperson Korte distributed the County Zoning Code. He asked that the board look at number ten, the allowable use as it relates to the property where the new Highland Pierron Fire station will be built. The allowable use of the property includes filtration plants, pump station, water reservoirs, police and fire stations and other governmental uses.

**Chairperson Korte closed the Public Comment Section.**

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.

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

## 6. New Business

- a) Chairperson Korte opened the Public Hearing for a site plan review requested by Cottage Hill Development, LLC, of 28 East St. Charles Rd., Villa Park, IL, on behalf of Grandview Farm Limited Partnership of 10205 State Route 143, Marine, IL per the requirements of Section 90-62 of the City of Highland Municipal Code, for a proposed multi-family development comprised of eight buildings on eight lots, with a total of 32 units and a management office, to be located at 216, 220, 224, 228, 232, 236, 240, and 244 Flax Drive. (PIN #s 02-2-18-28-13-301-014, 02-2-18-28-13-301-015, 02-2-18-28-13-301-016, 02-2-18-28-13-301-017, 02-2-18-28-301-018, 02-2-18-28-13-301-019, 02-2-18-28-13-301-020, and 02-2-18-28-13-301-021)

Scott Hanson presented the staff report. John Cronin with Cottage Hills Development presented on Flax Drive. Cottage Hills Development is expecting to build on 8 lots – 8 buildings with 4 units each. No zoning change requested. Building according to R-2-B. No variances or special use permits being requested. 32 residences – 1, 2 and 3 bedroom. Four units will accommodate mobility impairments and one unit will be available for sensory impairment. The total construction cost is estimated to be 6.6 million. They will hire local subcontractors and suppliers. The parcels have been vacant for the last 9 years, Cottage Hills Development hopes to add value. Property taxes estimated to be \$32,000 annually. The buildings will be constructed using high quality materials and construction will meet the Illinois Energy Efficiency Standards. The buildings will have a traditional look (presentation included drawings). Randy Bees of Cottage Hill Development spoke to the buildings' blend with community with the use of masonry work, fiber cement siding, and energy efficient windows. The styles of all four buildings are different, but the colors blend together. There will be a landscape screen to the South. There will be a handicap accessible playground in the center. Every two units will have a drive and parking. Landscape requirements are met or exceeded throughout. Chairperson Korte opened the discussion. Deanna Harlan commented that the board had a note stating that the landscape plan needed adjustments. Randy replied that the adjustments had already been made and resubmitted. There were no other questions by the board or the audience. The public hearing was closed. Scott Hanson presented the staff recommendation confirming that all requirements including the landscape plans had been met.

Deanna Harlan asked about sidewalks on Flax Drive. Scott Hanson provided views showing the sidewalks. Jim Gallatin suggested re-addressing the sidewalks along State Route 160. Mike McGinley added context that funding and grants do come in for sidewalks and bike paths and can be explored at a future time. Shirley Lodes asked if there would be a problem with drainage. Scott Hanson stated that the developers planned for drainage and there should not be issues. Deanna Harlan asked if the accessible units didn't rent as quickly as the other units if the developers would lease to someone else or hold until rented to someone needing special accommodations. John Cronin replied that they plan to rent the accessible units to those with the need for special accommodations and confirmed there would be additional marketing

for those units if needed. Chairperson Korte asked the board if there were any further questions or comments. Hearing no further comments, Chairperson Korte closed the discussion.

***Motion to approve made by Jim Gallatin, seconded by Bob Vance – 6 Ayes, 0 Nays. Motion carried.***

- b) Chairperson Korte opened the Public Hearing for the zoning map amendment requested by Netemeyer Engineering Associates, Inc., (3300 Highline Rd, Aviston, IL) on behalf of Ronald and Janet Hunsche Trust (12610 Niggli Rd, Highland, IL) in order to rezone 12.89 acres of land located approximately 200 feet northwest of the intersection of Highway 40 and Frank Watson Parkway from R-1-C Single Family Residence District to Industrial District. (PIN # 01-1-24-06-00-000-004.003)

Scott Hanson presented the staff report stating property is currently zoned County Agricultural. The property will be zoned R-1-C upon annexation into the City. All properties are annexed in as R-1-C. Rezoning is necessary for annexed properties to be zoned differently. This request is to consider immediate rezoning to Industrial.

Seth Netemeyer with Netemeyer Engineering Associates Inc. stated that the interest is getting structure in place to develop the property. Chairperson Korte asked the board if there were any questions. Shirley Lodes asked about drainage issues now or in the future. Seth replied that there will be a drainage study and the developers will put in structure to alleviate any drainage issues. Shirley Lodes stated there were not any notes with regards to drainage in the plans. Seth replied that a retention pond will be on the North side but is not on the current plan. The ditch will also be expanded. Mike McGinley said that the topic could be discussed further in the preliminary plat discussion. Chairperson Korte asked the audience if there was anyone that would like to address this item. Nancy Jolly (327 Lockwood, Jacksonville, IL 62650) addressed the board. She stated that her parents' farm borders the Hunsche property on the North and West. Chairperson Korte acknowledge the statement.

Chairperson Korte closed the public hearing. Scott Hanson presented the staff recommendations. Staff recommends approving contingent with council approving annexation. There were no questions from the board. Chairperson Korte closed the discussion.

***Motion to approve made by Shirley Lodes, seconded by Deanna Harlan – 6 Ayes, 0 Nays. Motion carried.***

Preliminary Plat Review for 10 lots on 12.89 acres of land located approximately 200 feet northwest of the intersection of Highway 40 and Frank Watson Parkway presented by Scott Hanson. Seth Netemeyer from Netemeyer Engineering Inc presented. Lots are 200'x200' and 300'x300'. Deanna Harlan stated that there were many things that were still outstanding and needed to be addressed. Seth stated that they had been working through the outstanding issues and offered to go through the the issues if the board preferred. Seth stated that the detention area will be on the improved plans and located on the North side. Also, the lot proposed on 40 will be dependent on obtaining an access permit from IDOT. IDOT's answer may take time, but should be answered prior to the final plat. If denied, then the lot will be combined with adjoining lot. Bob Vance asked for clarification that the lot along 40 was lot 9. Deanna Harlan asked if it would be lot 9 and lot 5 then combined if permit was denied. Seth confirmed. Deanna Harlan asked if they were still waiting for responses from the nine or so entities or organizations. Seth replied that they were still waiting on the responses and will comply. Deanna Harlan asked about the

easement on the North side. Seth stated that they were unsure if it was a written easement and were currently checking. The easement will then be defined and conveyed. Deanna Harlan commented that it didn't seem that the project was quite ready with so many outstanding items. Seth stated most items were addressable. Seth stated that the City will have an improvement plan and final plat stage as well, and the information provided now with the preliminary plat should be sufficient and meets the typical preliminary plat requirements. Deanna Harlan stated she does not recall anything ever coming before board with so many outstanding items. Chairperson Korte commented that most groups coming before the board are more prepared. Chairperson Korte asked when they expected to get a response from IDOT. Scott Hanson stated if lot 9 access not granted by IDOT, then losing a lot is not a problem. If lots were being added, then that would be a challenge. Mike McGinley stated he did not want to minimize issues and explained as Seth said changes can and will happen between the preliminary plat and final plat stages. Mike suggested the board look at the issues and decide if the issues are minor or major issues. Seth stated it may take up to two months for IDOT to respond. Shirley Lodes asked when they plan to present the final plat. Mike McGinley stated if things changed too much that staff would halt the project and request that a new preliminary plat be submitted. Deanna Harlan asked about the water table and drainage. Seth acknowledged that those are two different issues and the storm water detention plan will be included in the improvement plan along with the water table. The full design and calculations will be included in the improvement plan.

Scott presented the staff recommendations which included sanitary sewer would be added on final plat. Easements for Lots 1 – 6 and 9 were not wide enough and should meet the 20 feet minimum requirement so no variance will be needed. The revised plat shows approximate stormwater detention area locations along the north property line and set to serve Lots 1, 6, 7 and 8. Individual detention basins are anticipated for Lots 2, 3, 4, 5 and 9. Jim Gallatin asked how the development might affect traffic flow on highway 40. Mark Latham stated discussions were currently underway to add a light at the intersection and hoped construction would begin this Summer. There were no other questions from the board. Nancy Jolly again expressed concern over accessibility and drainage issues. Ron Hunsche stated they would work with the family regarding a private drive and drainage tiles for farming purposes. Nancy Jolly also had concerns with North side drainage and pond, as well as with utilities coming in there with farm equipment needing to come in. One example is a fire hydrant located on one drawing. She requested a buffer between drive and construction. Nancy stated that there is a natural spring on farming property and drainage is important. Ron Hunsche addressed the drainage tile she is speaking of is on the Northwest and they plan to run into detention basin to the North. Currently, the tiles are draining into ditch along driveway. Ron and Seth said they would sure the fire hydrant is not in the way and drainage would be adequate and included on the improvement plan. Chairperson Korte commented that he thought the lots were small and asked what could be done to verify drainage is okay for all lots, not just those as they develop. Seth confirmed the drainage plan will be included on the improvement plan. Drainage discussion continued. It will be set up to not drain into another lot. Shirley Lodes asked if the water all currently drained to the North. Ron said that the water drained in all directions. Seth described the current drainage. Seth also said the lots were smaller to all flexibility in lot sales. Chairman Korte asked if there were further questions or comments. Hearing no further questions or comments, Chairman Korte closed the discussion.

Motion to recommend the preliminary plat to the City council as it has been presented. Motion made by Bob Vance, seconded by Deanna Harlan – 6 Ayes, 0 Nays. Motion carried.

Reviewed submittal deadline and meeting schedule for 2019.

7. Calendar

- a) January 2, 2019 – Combined Planning and Zoning Board Meeting
- b) Adjournment – **8:17PM**

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