

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
HIGHLAND CITY HALL, 1115 BROADWAY
WEDNESDAY, JUNE 4, 2025
7:00 PM**

Call to Order:

The June 4, 2025, meeting of the Combined Planning & Zoning Board was called to order at 7:00 PM by Chairman Anthony Walker.

Roll Call:

Members present: Chairman Anthony Walker, Bill Koehnemann, Brad Korte, Deanna Harlan and Shirley Lodes.

Members absent: Larry Munie and Robert Vance

Also present: Moran Economic Development's Director of Planning, Emily Calderon; City Attorney Trent Carriger; Building and Zoning Inspector Mike Hanna; the applicant, Steven Teipe; five citizens and Deputy City Clerk Flake, as recorder.

Approval of Minutes:

Korte made a motion to approve the minutes of the April 2, 2025, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Harlan. Koehnemann, Korte, Harlan, Walker and Lodes voted aye; none voted no. The motion carried.

Public Comments Relating to Items Not on the Agenda:

No public comments were made. No written comments were submitted by email or other means.

Public Hearings and Items Listed on the Agenda - Procedures:

Chairman Walker reviewed the procedures for testifying on any items on this agenda during the hearings and offered to swear-in members of the public wishing to testify on the issue listed on the agenda. The applicant took the oath along with three citizens.

New Business:

- a) **Steven Teipe of 600 Pike Drive East, Highland IL 62249 is requesting a variance to Section 90-125 of the City of Highland Municipal code to allow an increase from 30% to 35% maximum lot coverage at 600 Pike Drive East. (PIN # 02-2-18-33-18-302-037)**

Emily Calderon presented information related to this application for a Variance, as follows: The applicant and property owner is Steven Teipe. He is requesting a Variance from Section 90-125 of the Zoning Code in order to increase the maximum lot coverage from 30% to 35% at 600 Pike Drive East, which is currently zoned R-1-C, Single Family Residence (70' lot width).
(PIN 02-2-18-33-18-302-037)

Consideration regarding the Comprehensive Plan and Future Land Use Map

600 Pike Drive East is identified as "Residential" on the Comprehensive Plan's Future Land Use Map.

Surrounding Uses:

Properties surrounding 600 Pike Drive East in all directions are zoned as R-1-C, Single Family Residential.

Findings of Fact based on the seven standards of review listed in Section 90-79 of the Zoning Code include:

1. Madison County records show that the applicant has owned the property since at least 2021. During this time, there have been no changes to the property that would require a variation for it to be used in a manner permitted by the Code and similar to other properties in the R-1-C District.
2. Generally, the requested variance would be consistent with the purpose of the zoning code, as it will not hinder the ability to adequately protect the health, safety, and welfare of the neighborhood of the City.
3. Strict application of the zoning code would require a different solution to accommodate the proposed addition – either reduction of area or removal of the accessory structure on the property.
4. The applicant has provided that the proposed addition is the minimum deviation required to alleviate their hardship.
5. There are no unique physical conditions of the property which differentiate it from other properties within the R-1-C District.
6. The circumstances surrounding this request do not appear to be unique to the applicant, nor do the physical condition of the lot. The lot is similar to many others in the neighborhood (and throughout the City) where other property owners conform to the lot coverage requirements of the Zoning Code.
7. If granted, the variance would not alter the character of the neighborhood.

Staff Discussion and Recommendation:

The Zoning Code defines *Lot Coverage* as “the percentage of a lot or parcel which is, or will be, covered by the principal structure(s) and accessory structure(s). Lot coverage shall include all uses governed by a building permit, including, but not limited to, above ground pools, in-ground pools, covered patios, garages (detached and attached), sheds, car ports, porches, and other similar items.”

The total existing area of the lot is 10,774.10 SF. The maximum area allowed to be covered by structures is 30% of 10,774.10 SF, or 3,232.23 SF. Existing structures on the property (including the house and covered front porch total 2,217 SF or 20.57% of lot coverage.

The proposed addition will include a garage, bedroom, and covered patio and will total 1,301 SF, bringing the total proposed lot coverage to 3,518 SF, or 32.65% lot coverage.

Building Element	Area (SF)	% Lot Coverage
House	1,568	14.5%
Open Front Porch	105	0.97%
TOTAL EXISTING (35.5%)	2,217	20.57%
Proposed Addition	1,301	12.08%
TOTAL PROPOSED (38.2%)	3,518	32.65%

While the lot coverage would only increase by an additional 2-5% with the proposed addition, the standards upon which the decision must be based are not met. Specifically, the hardship is created by the applicant, and may be remedied in a variety of ways, such as a reduction in the size of the addition.

Staff recommends denial of this variance request.

Harlen asked what reduction would be needed to fit into the parameters. Calderon stated that in order to get it down to 30% lot coverage, they would have to take off 300 square feet to their addition. The applicant would be looking at a 1,000 square foot addition instead of 1,300 square feet. Calderon believes that it can be accomplished by changing the building plans.

Korte stated that there was mention of a separate structure in the report. Calderon believes there may not be a shed on the property. The applicant, Steven Tiepe, confirmed that there is a shed on the property, just in a different location. Korte asked if that shed was included in the calculations. Calderon stated that it was not included and if it is still on the property then it needs to be included into the calculations.

The Public Hearing on this issue was opened:

The applicant, Steven Tiepe, stated that he was the resident of 600 Pike Drive East. Tiepe stated that the deed was put into his name and his wife's name in 2021. Tiepe stated that his wife has lived there since 1998. He advised the auxiliary structure can be removed and that he doesn't have anywhere to put it. If the addition is approved, the existing garage space would be behind the current garage location. As for the addition to the bedroom, we would be moving laundry upstairs and increasing the shower space. The addition that would be reduced if required would be the uncovered patio. The patio would be approximately 200 square feet. We would keep the addition to the bedroom and garage. We would also remove the auxiliary structure. Walker asked if the patio is in open air and Tiepe confirmed that it was. Tiepe stated that there is a covered patio behind the garage. Walker asked how many square feet and Tiepe replied it is 1506. There are wood stairs that come out of the house and those would remain. Tiepe stated that the current patio would be removed.

Walker asked if we received any online or written comments. Attorney Trent Carriger stated that there is a written comment and the individual is here today and would like to address the council. Carriger advised there were two other neighbors who signed off on a written request, who oppose the variance, along with the neighbors who were here today. The two who aren't here today are a Jenny Gray and a Steven who lives at 609 Dolphin.

Walker opened the forum up for public comments. Pete Fields stated that he lives at 520 Pike Drive East and lives next to Steven Tiepe. He is here with other neighbors to strongly oppose the variance request at 600 Pike Drive East. He stated that a 5% increase may not be significant at first glance, however we live in a neighborhood where the houses are close together and the yards directly touch. This change can have an impact on the people that live nearby. Highland zoning rules limit how much property can be covered by buildings, to preserve green space, protect storm water drainage, and keep neighborhoods consistent in appearance. Increasing that limit makes room for a larger structures, likely a shed or a wood shop, which changes the balance of the yard space. Variances are meant to be used in very specific circumstances. Variances are only supposed to be granted if there is a unique hardship, the change is minimal and the overall character of the area won't be effected. Allowing 35% lot coverage opens the door for construction that would dominate the back yard. This doesn't only affect the homeowners yard but it also affects ours. Our homes share a property line, losing green space and replacing it with large structures would shrink the openness of the neighborhood, reduce visibility and compromise the privacy we have all come to rely on. The homeowner has said that the space would be used for a wood working hobby, which brings concerns about the frequency of use beyond what's typical for a small residential shed. Although we don't know about the full construction plan, we do not consent to any equipment crossing our property. We respectfully ask that this variance be denied, it goes beyond what is allowed under current zoning code. Tiepe thanked the board for their time.

There were no other public comments.

Walker asked about the final staff recommendation. Calderon stated due to the items listed in the staff report and the public comments, the recommendation is to deny due to the lack of extenuating circumstances for this property.

The public hearing on this issue was closed.

Walker asked for a motion to consider Steven Tiepe of 600 Pike Drive East, Highland IL 62249 is requesting a variance to Section 90-125 of the City of Highland Municipal code to allow an increase from 30% to 35% maximum lot coverage at 600 Pike Drive East. Lodes made a motion to consider; Seconded by Korte.

Lodes asked if there are any drainage issues in that area. Mike Hanna stated that he is not aware of any drainage issues. Hanna stated that he does not handle any drainage issues in Building and Zoning. Hanna stated that Public Works would handle drainage issues.

Lodes asked if the wood shop is a business or is it for personal use. Tiepe stated that it is a hobby.

Walker asked staff if the existing patio or deck was calculated into the overall calculations and coverage area. Calderon stated that there was a typo on the staff report and that she apologized. Calderon stated that the porch was included in the calculation. It was the shed, the porch and the house included in the calculations. Calderon stated that the additional square feet on the lot that are covered by structures is 1301, which would bring the lot coverage up to 32.65%.

Walker stated that we need to vote on this issue as it stands or make any suggestions. The vote was taken by roll call: Koehnemann, Korte, Harlen, Walker and Lodes voted no; none voted aye.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, July 2, 2025.

Adjournment:

Korte made a motion to adjourn; seconded by Koehnemann. All members voted aye. The motion carried and the meeting was adjourned at 7:29 PM.