



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
OCTOBER 3, 2018 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

a) Approval of the September 5, 2018 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) Donna Anderson and Jessie Powers of 55 Auburn Court, Unit A, 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 55 Auburn Court, Unit A, Highland, IL (PIN #02-2-18-31-15-401-006.01C).

b) David and Susan Krev of 55 Auburn Court, Unit B, 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 55 Auburn Court, Unit B, Highland, IL (PIN #02-2-18-31-15-401-006.02C).

c) Robert Hardy of 10326 Midgley Neiss Rd., Lebanon, IL is requesting a zoning map amendment to property at 38 Lincoln Lane, Highland, IL (PIN # 02-1-18-29-18-301-002).

2610 Plaza Drive - P.O. Box 218 Highland, Illinois 62249-0218
Phone (618) 654-7115 Fax (618) 654-1901 www.highlandil.gov

The petition is to rezone the property from R-1-C Single Family Residential to C-3 Highway Business District.

- d) Summit Ridge Energy (1401 Wilson Boulevard, STE 800 Arlington, VA 22209) on behalf of Grandview Farm Limited Partnership (10205 State Route 143, Marine, IL) is requesting a Special Use Permit to allow for a Solar Energy Farm on a presently unaddressed property located on the north side of Highland Road approximately 1/3 mile west of the intersection of Highland Road and Hemlock Street and zoned I Industrial District PIN# 01-1-24-06-00-000-017.002. Property is referred to as Site #1 and is comprised of approximately 14 acres.

7. Calendar

- a) November 7, 2018 – Combined Planning and Zoning Board Meeting
- b) Adjournment

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