



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

CITY OF HIGHLAND
COMBINED PLANNING AND ZONING BOARD AGENDA
SPECIAL MEETING
CITY HALL 1115 BROADWAY
OCTOBER 24, 2018 7:00 P.M.

1. Call to Order

2. Roll Call

3. 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.

4. 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.

5. New Business

- a) 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 1/2 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 #2 and is comprised of approximately 14 acres.
- b) Andrew and Robin Dillon of 1405 28th St., Highland, IL are requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a fence that exceeds 30 inches in height within a required front yard area on a corner lot with two frontages (28th Street and Gardenia Street) located at 1405 28th Street, PIN #01-2-24-08-12-201-015). Requested fence would be a maximum of six feet (6') in height.
- c) Andrew and Robin Dillon of 1405 28th St., Highland, IL are requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a solid privacy fence within a front yard area on a lot with two street frontages (28th Street and Gardenia Street) at 1405 28th Street, PIN #01-2-24-08-12-201-015. Said fence would not

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meet the requirement that fence be open at least 30 percent along the vertical surface plane of its perimeter.

- d) The City of Highland 1115 Broadway Highland IL 62249 is requesting text amendments to Chapter 66, Article V “Design and Improvement Standards” and Appendix A “Checklists and Details” of the City of Highland Municipal Zoning Code. The purpose of the text amendments is to update Design and Improvements for subdivisions and land development(s).

6. 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.