



# City of Highland

## DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

To Whom It May Concern and all persons interested:

Notice is hereby given that at 7:00 p.m. on September 5, 2018, in the City of Highland Council Chambers 1115 Broadway Highland IL, the City of Highland Combined Planning and Zoning Board will consider the following:

### New Business

- a. Anthony J. and Laura K. Walker of 1636 Broadway, Highland, IL are requesting a variance for property they own at 1636 Broadway from Section 90-125 of the City of Highland Municipal Code to allow for zero foot setback for a proposed accessory structure (detached garage) to be placed within a required front yard for a lot having multiple street frontages (PIN # 01-2-24-04-09-101-038). The variance will be applicable to the Maxim Street frontage only.
- b. Anthony J. and Laura K. Walker of 1636 Broadway, Highland, IL are requesting a variance for property they own at 1636 Broadway from Section 90-73(1) of the City of Highland Municipal Code to allow for an accessory structure (detached garage) to be placed within a required yard for a lot having multiple street frontages (PIN # 01-2-24-04-09-101-038). The variance will be applicable to the Maxim Street frontage only.
- c. Anthony J. and Laura K. Walker of 1636 Broadway, Highland, IL are requesting a variance for property they own at 1636 Broadway from Section 90-73(3) of the City of Highland Municipal Code to allow for an accessory structure (detached garage) to be placed within a required front yard setback for a lot having multiple street frontages (PIN # 01-2-24-04-09-101-038). The variance will be applicable to the Maxim Street frontage only.
- d. Georgiana and John P. Lee of 60 Chase Way, 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 60 Chase Way, Unit A, Highland, IL (PIN # 02-2-18-31-14-301-005.01C)
- e. Georgiana and John P. Lee of 60 Chase Way, Unit A, Highland, IL are requesting 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 36% in order to convert an existing condominium duplex to villa located at 60 Chase Way, Unit A, Highland, IL (PIN # 02-2-18-31-14-301-005.01C).
- f. Ricky E. Helton, Jr., of 60 Chase Way, 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 60 Chase Way, Unit B, Highland, IL (PIN #02-2-18-31-14-301-005.02C)
- g. Ricky E. Helton, Jr. of 60 Chase Way, Unit B, Highland, IL is requesting 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 35% in order to convert an existing condominium duplex to villa located at 60 Chase Way, Unit B, Highland, IL (PIN #02-2-18-31-14-301-005.02C)

- h. Joseph C. and Peggy L Switzer of 95 Tarpon Court, Highland, IL are requesting a variance from Section 90-74(b) of the City of Highland Municipal Code to allow for a detached garage to have a greater gross floor area than the floor area of the principal structure (PIN# 02-2-18-33-17-305-029).
- i. Joseph C. and Peggy L Switzer of 95 Tarpon Court, Highland, IL are requesting a variance from Section 90-74(e) of the City of Highland Municipal Code to allow a detached accessory structure to exceed the established maximum height of twenty-five feet (25')(PIN# 02-2-18-33-17-305-029).
- j. The City of Highland (1115 Broadway Highland IL 62249) is requesting text amendments to Chapter 90, Article III "Districts and Zoning Map," Section 90-201 and Table 3.1.B of the City of Highland Municipal Zoning Code. The purpose of the amendment is to allow for Fire Training Towers as a Use Permitted as a Special Use within the "R-1-C" Single-Family Residential District.
- k. The City of Highland 1115 Broadway Highland IL 62249 is requesting text amendments to Chapter 90, Article I "In General", and the creation of a new section in Chapter 90, Article IV "Supplemental Regulations" of the City of Highland Municipal Zoning Code. The purpose of the text amendment and creation of new section is to provide a definition of Fire Training Towers and to establish Supplemental Regulations in relation to the regulation of Fire Training Towers.
- l. The City of Highland (1115 Broadway Highland IL 62249) is requesting text amendments to Chapter 90, Article III "Districts and Zoning Map," Section 90-201 and Table 3.1.B of the City of Highland Municipal Zoning Code. The purpose of the amendment is to allow for Solar Energy Production Facilities as a Use Permitted as a Special Use within the "I" Industrial District.
- m. The City of Highland 1115 Broadway Highland IL 62249 is requesting text amendments to Chapter 90, Article I "In General", and the creation of a new section in Chapter 90, Article IV "Supplemental Regulations" of the City of Highland Municipal Zoning Code. The purpose of the text amendment and creation of new section is to provide a definition of Solar Energy Production Facilities / Solar Farms and to establish Supplemental Regulations in relation to the regulation of Solar Energy Production Facilities/ Solar Farms.

As provided in the Highland Zoning Regulations the above requests will be discussed and considered by the City of Highland Combined Planning and Zoning Board. All persons interested in said matter will be heard at this time concerning their views and wishes.

CERTIFIED, this 22<sup>nd</sup> day of August 2018  
Mark Latham  
City Manager

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