



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Center – 187 Woodcrest Drive
November 6, 2024 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the October 2, 2024 Regular Meeting 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) David and Meghan Ziegler of 1157 Arkansas Rd., Highland, IL are requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 405 Walnut St. PIN# 02-2-18-32-19-401-003.
- b) Highland Solar 2, LLC (1000 Wilson Blvd, Ste. 2400, Arlington, VA 22209) is requesting a Zoning Map Amendment (Rezoning) for the property located at 01-1-24-06-00-000-027.001. The subject property contains approximately 60 acres and is currently zoned Madison County "A" (Agriculture) and the proposed zoning classification is City of Highland "I" (Industrial), pending annexation.
- c) Highland Solar 2, LLC (1000 Wilson Blvd, Ste. 2400, Arlington, VA 22209) is requesting a Special Use Permit to use the property located at 01-1-24-06-00-000-027.001 as a Solar Energy Farm. The property contains approximately 60 acres and is currently zoned Madison County "A" (Agricultural District).
- d) Highland Solar 2, LLC (1000 Wilson Blvd, Ste. 2400, Arlington, VA 22209) is requesting a Zoning Variance from Section 90-214(c)(3) of the Zoning Code in order to allow above ground CAB wiring inside of the solar array to be located on Parcel 01-1-24-06-00-000-027.001. The subject property is currently zoned Madison County "A" (Agricultural District).
- e) Highland Solar 2, LLC (1000 Wilson Blvd, Ste. 2400, Arlington, VA 22209) is requesting a Zoning Variance is requesting a Zoning Variance from Section 90-214(c)(6) in order to allow a Transitional Buffer Yard (TBY) that includes one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years. The ordinance requires plantings to be 8-feet upon installation and planted in a staggered pattern, 8-foot on center. The subject property is located on parcel 01-1-24-06-00-000-027.001 and is currently zoned Madison County "A" (Agricultural District).



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7. Calendar
 - a. December 4, 2024 – Combined Planning and Zoning Board Meeting

- 8. Adjournment**

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 434162. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Jackie Heimbürger, ADA Coordinator, at 618-654-9891.