



# City of Highland

## Building and Zoning

Combined Planning & Zoning Board Agenda  
City Hall – 1115 Broadway  
December 2, 2020 7:00 P.M.

**NOTE: This meeting will be conducted in person - phone conference will be provided as part of COVID-19 response.**  
**Please see page 2 of this agenda for instructions for submitting public comments and for monitoring the meeting**

1. Call to Order
2. Roll Call
3. General Business:  
Approval of the November 4, 2020 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) Netemeyer Engineering Associates, Inc. (101 S. Page St, Aviston, IL 62216), on behalf of DK7 Properties LLC (1402 Mercantile Drive), is submitting a preliminary plat for DK7 Subdivision on Highland Road.
  - b) Kelly Hunt & Matthew Bugger (1306 6<sup>th</sup> Street) are requesting a Special Use Permit for a short-term rental at 1306 6<sup>th</sup> Street.
  - c) The City of Highland (1115 Broadway) is requesting to rezone 1301, 1302, 1304, 1306, 1307, 1310, 1311, 1400, 1401, 1404, 1406, 1407, 1408, 1410, 1411, 1414, 1415 Lynn Street and 1302, 1314, 1318, 1400, 1402, 1406 Oak Street from C-2 Central Business District to R-1-D Single-Family Residential.
  - d) Flax Meadow LP (28 E. Saint Charles Rd, Villa Park, IL) and Grandview Farm LP (10205 State Route 143, Marine, IL) are requesting to rezone 216, 217, 220, 221, 224, 225, 228, 229, 232, 233, 236, 237, 240, 241, 244, 245, 248, 249, 252, 253, 256, 257 Flax Drive from R-2-B Multiple Family Residential to R-3 Multiple Family Residential.
  - e) Flax Meadow LP (28 E. Saint Charles Rd, Villa Park, IL) is requesting a Planned Unit Development for 216, 220, 224, 228, 232, 236, 240, 244 Flax Drive.



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- f) North Arrow Development (28 E. Saint Charles Rd, Villa Park, IL), on behalf of Grandview Farm LP (10205 State Route 143, Marine, IL), is requesting a Planned Unit Development for 237, 241, 245, 248, 249, 252, 253, 256, 257 Flax Drive.
7. Calendar
- a) January 6, 2021– Combined Planning and Zoning Board Meeting
  - b) Adjournment

***Citizens may attend the meeting **in person** or monitor the meeting **via phone**. To monitor the meeting via phone, call **618-882-4358** and use conference **ID# 267091**. To have a comment read into the meeting minutes, email your comment to [kkilcauski@highlandil.gov](mailto:kkilcauski@highlandil.gov) or submit it through our Citizen Request portal on our website.***

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