



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda Virtual Meeting February 3, 2021 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the January 6, 2021 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. Steven & Cecilia Kloss (2466 Becker Road, Highland, IL) are requesting to rezone a tract of land directly north of 135 Poplar Street from R-1-C Single-Family Residential to Industrial, pending annexation. (PIN# 02-1-18-33-00-000-016.006)
 - b. Frey Coffee LLC (290 Kingsbury Court, Highland, IL) is requesting a special use permit for a drive-through at 12571 State Route 143. (PIN# 02-2-18-32-02-201-005)
 - c. TJO Holdings, LLC (875 Albert Avenue, St. Louis, MO) is requesting a variance to Section 90-242 of the Municipal Code to allow for an unpermitted building material for an addition within the C-2 Central Business District at 907 Main Street. (PIN# 01-2-24-05-07-201-018)
 - d. The City of Highland (1115 Broadway, Highland, IL) is requesting a variance to Section 90-242 of the Municipal Code to allow for an unpermitted building material for a public restroom within the C-2 Central Business District at 911/913 Main Street. (PIN# 01-2-24-05-07-201-017, 01-2-24-05-07-201-016)
 - e. St. Paul Catholic Church (1412 9th Street, Highland, IL), on behalf of Catholic Pastoral Center (1615 W. Washington Street, Springfield, IL), is requesting special use permit for a place of public assembly at 1412 9th Street. (PIN# 01-2-24-05-08-203-013)
 - f. St. Paul Catholic Church (1412 9th Street, Highland, IL), on behalf of Catholic Pastoral Center (1615 W. Washington Street, Springfield, IL), is requesting a variance to Section 90-242 of the Municipal Code to allow for windows to cover less than 30% of the upper façade in the C-2 Central Business District at 1412 9th Street. (PIN# 01-2-24-05-08-203-013)
 - g. St. Paul Catholic Church (1412 9th Street, Highland, IL), on behalf of Catholic Pastoral Center (1615 W. Washington Street, Springfield, IL), is requesting a variance to Section 90-242 of



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the Municipal Code to allow for windows to be oriented in a 2:1 horizontal direction in the C-2 Central Business District at 1412 9th Street. (PIN# 01-2-24-05-08-203-013)

- h. St. Paul Catholic Church (1412 9th Street, Highland, IL), on behalf of Catholic Pastoral Center (1615 W. Washington Street, Springfield, IL), is requesting a variance to Section 90-242 of the Municipal Code to allow for exterior insulated finish system (EIFS) stucco-like material in the C-2 Central Business District at 1412 9th Street. (PIN# 01-2-24-05-08-203-013)

7. Calendar

- a. March 3, 2021– Combined Planning and Zoning Board Meeting
- b. Adjournment

NOTICE: *The February 3, 2021 CPZB meeting at 7:00pm will be conducted virtually. To monitor the meeting, 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 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.