



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
March 2, 2022 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the December 1, 2021 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) Francis Ostrander (60 Barracuda Drive) is applying for a Special Use Permit for a short-term rental within the C-2 Central Business District at 917 12th Street. (PIN# 01-2-24-05-11-201-008)
- b) Plocher Construction Company (2808 Thole-Plocher Road), on behalf of Rehberger Holdings, LLC (3945 N. Neenah Ave., Chicago, IL 60634) is applying for a Special Use Permit for a drive-through at 916 6th Street, 608 Washington Street, and 620 Washington Street. (PIN# 02-2-18-32-19-403-017, 02-2-18-32-19-403-018, 02-2-18-32-19-403-019)
- c) Plocher Construction Company (2808 Thole-Plocher Road), on behalf of Rehberger Holdings, LLC (3945 N. Neenah Ave., Chicago, IL 60634) is applying for a preliminary plat to combine 916 6th Street, 608 Washington Street, and 620 Washington Street into one parcel. (PIN# 02-2-18-32-19-403-017, 02-2-18-32-19-403-018, 02-2-18-32-19-403-019)
- d) The City of Highland, on behalf of Gary Schultze Jr., is requesting to rezone the entirety of 1709 Lindenthal Avenue to R-1-D single-family residential to reconcile an issue of split-zoning. (PIN# 01-2-24-04-13-302-014)
- e) The City of Highland, on behalf of Bonnie McGinley, is requesting to rezone two parcels to the south of Sportsman Road to Industrial. (PIN# 02-1-18-31-00-000-012, 02-1-18-31-00-000-010)
- f) The City of Highland is requesting to make revisions to the Future Land Use Map completed in April 2017.

7. Calendar



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- a. April 6, 2022– Combined Planning and Zoning Board Meeting
- b. Adjournment

Citizens may attend in person or monitor the meeting by phone. 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 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 Breann Vazquez, ADA Coordinator, at 618-654-9891.