



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Center – 187 Woodcrest Drive
September 4, 2024 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the March 6, 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) Kim & Clint Hamel of 1 Keeven Ct., Highland, IL are requesting a Special Use Permit for a short-term rental within the R-1-D Single Family Residence District at 608 Pine St. PIN# 02-2-18-32-19-404-023.
- b) Tut Properties Inc., of 10 Winged Foot Drive, Highland, IL, is requesting approval of a preliminary plat for Tut Industrial Park, to be located at the northeast intersection of Veterans Honor Parkway and Highway 40 / St. Rose Road. The subject property is more specifically identified as: 01-2-24-03-00-000-029 (12591 Iberg Road), 01-2-24-03-00-000-030 (2250 Veterans Honor Parkway), 01-2-24-03-00-000-031 (12519 Iberg Road), and 01-1-24-03-00-000-010 (St. Rose Road). The properties are currently zoned "I" Industrial District with no lot width requirement.

7. Calendar

- a. October 2, 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.