

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
HIGHLAND CITY HALL, 1115 BROADWAY
WEDNESDAY, APRIL 1, 2026
7:00 PM**

Call to Order:

The April 1, 2026, meeting of the Combined Planning & Zoning Board was called to order at 7:00 PM by Chairman Anthony Walker.

Roll Call:

Members present: Chairman Anthony Walker, Bill Koehnemann, Larry Munie, Brad Korte, Robert Vance and Shirley Lodes

Members absent: Deanna Harlan

Also present: Moran Economic Development's Director of Planning, Emily Calderon; City Attorney Trent Carriger; Director of Economic Development, Mallord Hubbard, Chris Straub; 1 citizen; and Deputy City Clerk Flake, as recorder.

Approval of Minutes:

Vance made a motion to approve the minutes of the March 4, 2026, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Koehnemann. Koehnemann, Korte, Vance, Lodes and Walker voted aye; Munie abstained; none voted no. The motion carried.

Public Comments Relating to Items Not on the Agenda:

No public comments were made. No written comments were submitted by email or other means.

Public Hearings and Items Listed on the Agenda - Procedures:

Chairman Walker reviewed the procedures for testifying on any items on this agenda during the hearings and offered to swear-in members of the public wishing to testify on the issue listed on the agenda. Emily Calderon took the oath.

New Business:

- a. **Consideration of a text amendment to Table 3.1.B – Principal Non-Residential Uses to allow “Pet Care” as a permitted use in the C-2 Central Business District.**

Emily Calderon presented information related to this text amendment, as follows:

The City would like to add pet care as a permitted use in the “C-2” Central Business District.

Findings of Fact based on the standards of review listed in Section 90-85 of the Zoning Code include:

1. The use is consistent with the Comprehensive Plan.
2. There are no physical considerations or zoning district changes which led to this proposed text amendment.

3. The proposed amendment will not have any impact on public utilities or other needed public services or traffic circulation.
4. The proposed text amendment adequately promotes and protects the public health, safety, quality of life, comfort, and general welfare of the City.

Staff Discussion:

The City was approached with a request to open a pet grooming facility in the C-2 District. Similar uses already exist in this district and the proposed change will result in bringing those uses into conformity. Pet Care and Pet Related Sales and Service make sense as permitted uses in the C-2 District.

Approval of the text amendment is recommended.

Lodes asked, when we talk about pet care, are we talking about grooming and not kenneling. Emily stated that is correct and kennels are defined separately in the code. This is dog grooming and sale of pet supplies.

The Public Hearing on this issue was opened:

There were no public comments submitted via email.

The public hearing on this issue was closed.

Walker asked for a motion to consider to allow for a text amendment to Table 3.1.B – Principle Non-Residential Uses to allow Pet Care as a permitted use in the Central Business District. Lodes made a motion to consider; Seconded by Munie.

Korte asked if this type of business is covered in other code and that no live animals would be allowed overnight. Emily stated that is correct. Emily stated that dogs or cats would not be allowed overnight and this would also include doggie daycares. Emily stated that a commercial kennel is when 4 or more animals at least 4 months old are boarded for compensation or where animals are being bred or raised. Emily stated that kennels are permitted in the C-2 and C-3 districts. Walker stated that knowing kennels are already allowed, it feels backwards that this is the more restrictive one.

Koehnemann, Munie, Korte, Vance, Lodes and Walker voted aye; none voted no; The motion carried.

Walker advised that the board completed the new business portion of the meeting. He stated that the City is looking to update their Comprehensive Plan. The City is wanting to know if anyone is interested in sitting on the selection committee.

Walker recognized Bill Koehnemann for his fifty-six years of service with the City. Bill was one of the first members of the Zoning Board of Appeals in 1969 and he helped shape the Combined Planning and Zoning Board.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, May 6, 2026.

Adjournment:

Korte made a motion to adjourn; seconded by Koehnemann. All members voted aye. The motion carried and the meeting was adjourned at 7:10 PM.