



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland City Hall - 1115 Broadway, Highland IL 62249
April 1, 2026 at 7:00 PM

1. Call to Order
2. Roll Call
3. General Business:
Approval of the March 4, 2026 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 information purposes only. No action will be taken.
5. Public Hearings and Items Listed on the Agenda
Persons who wish 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. 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.
7. Calendar – May 6, 2026 Meeting
8. Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting by phone, call 618-882-4358 and use conference ID# 464162. 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 Heimburger, ADA Coordinator for City of Highland, at (618-654-9891) or (jheimburger@highlandil.gov).

MEMORANDUM

Meeting Date: April 1, 2026
From: Emily Calderon, AICP, Moran Economic Development
Zoning Request: Text Amendment
Description: Allow Pet Care and Pet Related Sales and Service as a permitted use in the C-2 Central Business District.

Proposal Summary

The City would like to add Pet Care and Pet Related Sales and Service as a permitted use in the C-2 Central Business District.

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
45. Pet Care and Pet Related Sales and Service												.		.	

Standards of Review for Text Amendments

Below are the four (4) consideration items listed in Section 90-85 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while considering a text amendment.

1. Whether the proposed amendment is consistent with the city's comprehensive plan and this chapter.

The use is consistent with the Comprehensive Plan.

2. Whether the proposed amendment is made necessary because of changed or changing conditions in the physical areas and zoning districts affected or in the political jurisdiction(s) of such changed and changing conditions.

There are no physical considerations or zoning district changes which led to this proposed text amendment.

3. The effect the proposed zoning text amendment would have on public utilities, other needed public services and traffic circulation.

The proposed amendment will not have any impact on public utilities or other needed public services or traffic circulation.

MEMORANDUM

4. Whether the proposed zoning text amendment promotes the health, safety, quality of life, comfort and general welfare of the city.

The proposed text amendment adequately promotes and protects the public health, safety, quality of life, comfort, and general welfare of the City.

Discussion & Recommendation

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.