



City of Highland Building and Zoning

Combined Planning & Zoning Board Agenda
Highland City Hall - 1115 Broadway, Highland IL 62249
September 2, 2026 at 7:00 PM

1. Call to Order
2. Roll Call
3. General Business:
Approval of the August 5, 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
 1. Angelina McLaughlin-Heil, of 3 Oxford Place in Highland, Illinois is requesting a sign variance to place a mural at 917 Main Street (PIN: 01-2-24-05-07-201-015), in the C-2 Central Business District. The proposed mural is a butterfly with the words "Highland, IL" across the top. The proposed mural will be 8' x 8' in area and will be painted on an independent surface that will be mounted to the building wall. The mural will be placed six feet from the southwest corner of the building, on the building's western wall.
7. Calendar – October 7, 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 Heimbarger, ADA Coordinator for City of Highland, at (618-654-9891) or (jheimburger@highlandil.gov).

EXHIBIT "A"
Variance Application

JAR-0726-0020

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 7/30/26
Filing Fees: \$250
Date Paid: 7/30/26
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: Angella McLaughlin-Heil Phone: 618-791-3992
Address: 30 Oxford Pl. Highland Zip: 62249
Email Address: amelaughlinheil@gmail.com
Owner: myself Phone: _____
Address: _____ Zip: _____
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 917 Main St Highland
Present Use of Property: Highland Arts Center
Proposed Use of Property: _____
Variance Requested: mounting of butterfly mural with the words "Highland IL" across the top to the front corner side of our building. Size 8' x 8', will be mounted by a general contractor, people will be able to stand in front of it for pictures.
Code Section: _____

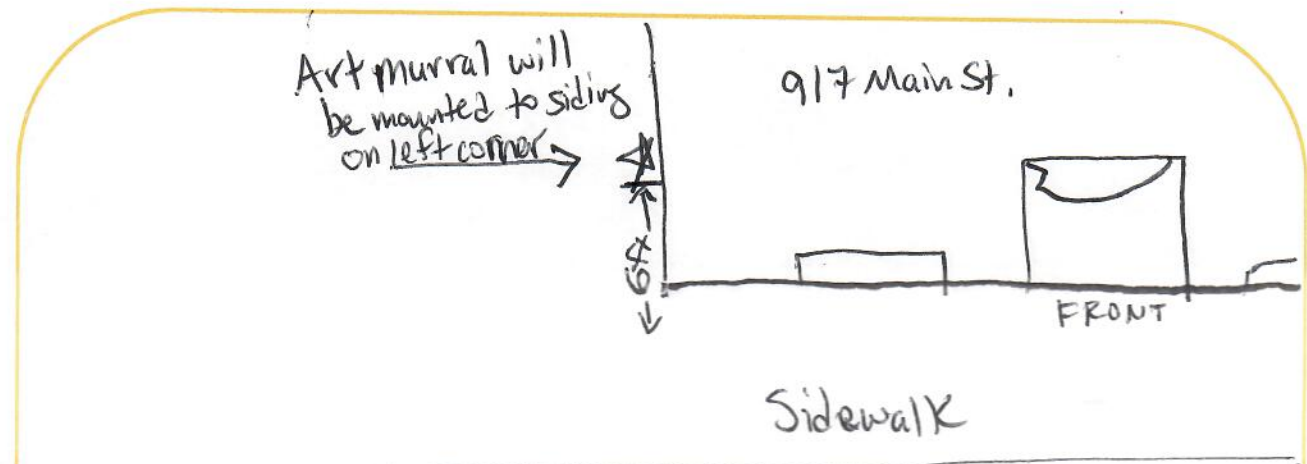
SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____



City of Highland
Building and Zoning

Site/Layout Plan



I hereby
I agree

rect.

I certify that I am the owner or the owner's authorized agent and that the proposed work is authorized by the owner. I understand that the work shall not begin until permit is issued, that I am responsible for calling for all required inspections, that work shall be accessible for the inspection, that a final inspection approval and Certificate of Occupancy are required prior to occupying the building. I certify that the code official or the code officials authorized representatives shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Applicant: Orly M. He Date: 7/30/2026

ion

Overvi

Site Address

917 MAIN ST
HIGHLAND, IL 62249

Owner Name & Address

HEIL PROPERTIES LLC
917 MAIN ST
HIGHLAND, IL 62249

Neighborhood Code

CA02

Land Use

0330 - Improved - Commercial

Tax Code

002 - #5; HIGHLAND CITY

Tax Status

Taxable

Tax Rate

7.482600

Total Tax

\$5,354.56

Pay Taxes

Print Tax Bill

Acres

0.0000

Mailing Address

HEIL PROPERTIES LLC
917 MAIN ST
HIGHLAND, IL 62249

Lot Size

TIF Base Value

0

PT 8 25 X 140 PB 15 PG 20

MSC 459

25'

Proper

Billing

Payme

Assess

Exempt

Structu

Farmalai

Owner |

Sales H

Redemp

Taxing |

Permits

Legal

Parcel C

Pay Tax

Print Ta

The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:	Yes	No
1. <u>Property Acquisition:</u> The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	X	
2. <u>Zoning Code Compliance:</u> The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	X	
3. <u>Hardship:</u> Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;		X
4. <u>Minimal Deviation:</u> The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	X	
5. <u>Uniqueness:</u> The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	X	
6. <u>Public Interest:</u> The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	X	
7. <u>Comprehensive Plan Compliance:</u> The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

C. Gonsile
Applicant's Signature

July 30, 2026
Date

HEIL PROPERTIES LLC 11-24
ANGELINA S McLAUGHLIN-HEIL
917 MAIN ST
HIGHLAND, IL 62249

1029
70-501/819
03

July 31, 2026 Date

CHECK ARMOR
CARD PROTECTION

Pay to the Order of City of Highland

\$ 250.00

two hundred fifty dollars 00/100

Dollars

Photo
Safe
Deposit
Details on back



The Bradford National Bank
1100 Mercantile Drive
Highland, Illinois 62249
618-631-1700

For _____

Angelina H

⑆081905014⑆ ⑈91 189 93⑈ 1029

MEMORANDUM

Meeting Date: September 2, 2026

From: Emily Calderon, AICP, Director of Planning, Moran Economic Development

Site Address: 917 Main Street
PIN #: 01-2-24-05-07-201-015

Zoning Request: Sign Variance

Summary

Angelina McLaughlin-Heil, of 3 Oxford Place in Highland, Illinois is requesting a sign variance to place a mural at 917 Main Street (PIN: 01-2-24-05-07-201-015), in the C-2 Central Business District. The proposed mural is a butterfly with the words “Highland, IL” across the top. The proposed mural will be 8’ x 8’ in area and will be painted on an independent surface that will be mounted to the building wall. The mural will be placed six feet from the southwest corner of the building, on the building’s western wall.

Comprehensive Plan Consideration

The subject property is identified as “Downtown” on the Comprehensive Plan’s Future Land Use Map.

Surrounding Uses and Zoning Classifications

Direction	Zoning	Land Use
North	C-2 Central Business District	Residential
South	C-2 Central Business District	The Square
East	C-2 Central Business District	Commercial / business
West	C-2 Central Business District	Plaza Park

Standards of Review for Variances

Section 90-284 of the Zoning Code (Sign Variances) identifies five (5) factors that the Combined Planning and Zoning Board must consider when deciding whether to approve or deny a sign variance request.

1. The proposed variance is consistent with the spirit and purpose of this article, and will not cause injury to the area in which the street graphic is located or be detrimental to the public welfare in any way.

The proposed variance is consistent with the spirit of the code and will not cause injury to the area, nor will it be detrimental to the public welfare in any way.

2. Strict application of the requirements of this article would result in great practical difficulties or hardship to the applicant.

Strict application of the sign ordinance would result in prohibition of this mural.

3. The plight of the applicant is due to peculiar circumstances not of his own making.

The plight of the applicant is not due to circumstances of their own making.

4. The proposed variance is the minimum deviation from the requirements that will alleviate the difficulties / hardship while protecting the broader public interest.

The proposed variance is the minimum that would alleviate the hardship while allowing a mural of the size and design to place on the property.

5. The proposed variance will provide a better aesthetically pleasing look; prevent obstruction of view; or match the design, look and layout of other signs located on the same property on which a previous variance was granted.

The proposed sign will provide an aesthetically pleasing mural without obstructing the view of pedestrians or motorists. Furthermore, the proposed mural will not be painted directly on the building, but rather, painted on a separate surface which will be professionally mounted on the building.

Discussion

Overall, the mural will contribute to Highland pride and will be a spot for visitors and residents alike to visit and take photographs.



Staff Recommendation

It is recommended that the sign variance be approved.