



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Virtual Meeting
March 3, 2021 7:00 P.M.

NOTE: Mayor Michaelis has determined that, due to the global pandemic and state disaster declaration, in-person meetings are not practicable or prudent at this time. As a result, this meeting will be conducted via phone conference, as part of COVID-19 response. Please see page 2 of this agenda for instructions for submitting public comments and for monitoring the meeting.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the February 3, 2021 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. Trouw Nutrition USA, LLC (115 Executive Drive, Highland, IL) is requesting variance to Section 90-223 Table 5.1 of the Municipal Code to decrease the minimum number of required parking spaces for an industrial use at 80 Executive Drive. (PIN# 02-2-18-32-00-000-031)
- b. Trouw Nutrition USA, LLC (115 Executive Drive, Highland, IL) is requesting variance to Section 90-301 of the Municipal Code to waive the minimum landscaping requirements of one tree and two shrubs per 5,000 square feet of total lot area at 80 Executive Drive. (PIN# 02-2-18-32-00-000-031)
- c. Mike Jascur (2130 Broadway, Highland, IL) on behalf of DD & SD Properties, LLC (11410 Hickory Flat Road, Highland, IL) is requesting to rezone 429 Walnut Street from C-2 Central Business District to Industrial. (PIN# 02-2-18-32-19-401-009)
- d. Karie Schuck (2003 Zschokke Street, Highland, IL) is requesting a text amendment to Table 3.1.B of the Municipal Code to allow for "Pet Care and Pet Related Sales and Service" as a Special Use within the C-2 central business district.
- e. Zen Paws LLC (1513 Broadway, Highland, IL), on behalf of Karie Schuck (2003 Zschokke Street, Highland, IL), is requesting a Special Use Permit for a dog training service within the C-2 central business district at 708 Laurel Street. (PIN# 02-2-18-32-19-403-004)



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7. Calendar
 - a. April 7, 2021– Combined Planning and Zoning Board Meeting
 - b. Adjournment

NOTICE: *The March 3, 2021 CPZB meeting at 7:00pm will be conducted virtually. 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 kkilcauski@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 Speraneo, ADA Coordinator, at 618-654-7115.