

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
April 1, 2026

Study Session began at 6:30 P.M.

Plan and Redevelopment Commission members roll call was taken. All Plan Commission members were present. All Redevelopment Commission members were present, except Commissioner Georgeff who had an excused absence.

Those in attendance were briefed by consultant Phillip Roth over the prepared draft of the proposed Comprehensive Plan. It was stated that this had been a close to a year process. Mr. Roth also provided handouts pertaining to his power point presentation. He went on to review the content of the document with both Commissions. The process of a formal public hearing approval was explained. There was later some back-and-forth discussion as how the Plan Commission wanted to proceed due to previously suggested revisions not being made, and how some of the content of the Redevelopment Plan was in question as it relates tot the Comprehensive Plan. It was decided that in two weeks we would cancel the regular scheduled Public Meeting and, in its place, schedule a Plan Commission study session, same place and time to review the proposed changes to the plan, with the thought to advertise for a Public Hearing in May.

Those in attendance were then briefed by Consultant Greg Filsram who had prepared a draft of the Redevelopment Plan. He said the Chicago Metro area is a hot area. He went on to say that there are several large existing and proposed projects in proximity to Highland that may be a positive to Highland from a Redevelopment standpoint. He continued to go over the draft and explained as indicated in the Plan what the Town priorities should be going forward.

Derek Snyder brough up some things that may need to be revised as it pertains to the North Kennedy Ave. street scape portion of the Plan. Derek was going to submit those comments for possible revision. It was also explained that the Redevelopment Plan will not require any Plan Commission approvals.

A discussion ensued about a recommendation pertaining to revising the Town's existing Zoning Ordinance. Rather than re-doing the whole ordinance, it was suggested that a "Zoning Audit" be performed on the existing to compare to how it may need to be adjusted to correlate with the proposed Comprehensive Plan.

Study Session ended at 8:57 P.M.

Ken Mika

Building Commissioner / Zoning Administrator