

HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
COMBINED PLANNING & ZONING BOARD
HIGHLAND CITY HALL, 1115 BROADWAY
WEDNESDAY, DECEMBER 3, 2025
7:00 PM

Call to Order:

The December 3, 2025, 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, Brad Korte, Deanna Harlan, Shirley Lodes, Robert Vance and Larry Munie.

Members absent: None

Also present: Moran Economic Development's Director of Planning, Emily Calderon; City Attorney Trent Carriger; Building and Zoning Supervisor Chris Straub; Director of Economic Development Mallord Hubbard; the applicants, Austin and Brad Wilken; one citizen and Deputy City Clerk Flake, as recorder.

Approval of Minutes:

Harlan made a motion to approve the minutes of the November 5, 2025, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Vance. Koehnemann, Munie, Korte, Harlen, Walker, Vance and Lodes voted aye; 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. The applicants took the oath, along with Emily Calderon.

New Business:

- a) Austin and Brad Wilkin, of 209 Field Crossing Drive, Highland, IL, are requesting a Special Use Permit to develop 56 luxury apartments in four (4) residential buildings at the southwest quadrant of the intersection of Frank Watson Parkway and Sportsman Road. The property has a Parcel Identification Number of 02-2-18-31-00-000-043 and a site address of 12328 Sportsman Road, Highland, IL 62249. The proposed development will include two 16-unit buildings and two 12-unit buildings, as well as 50 single-car garages and a community center. The property consists of 3.98 acres and is currently zoned MX, Mixed Use District.

Emily Calderon presented information related to this application for a Special Use Permit, as follows: The applicants and property owners are Austin and Brad Wilken (209 Field Crossing Drive, Highland, IL). They are requesting a Special Use Permit to develop 56 luxury apartments in four (4) residential buildings at the southwest quadrant of the intersection of Frank Watson Parkway and Sportsman Road. The proposed development will include two 16-unit buildings and two 12-unit buildings, as well as 50 single-car garages and a community center. The STR's are currently zoned MX, Mixed Use District.

Consideration regarding the Comprehensive Plan and Future Land Use Map

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as Mixed Use on the Comprehensive Plan's Future Land Use Map. The applicant's request is consistent with the Future Land Use Map and the goals and policies established within the Comprehensive Plan.

Surrounding Uses:

The property to the North is zoned R-1-C Single Family Residence and are single-family dwellings and vacant land. The property to the South is zoned Mixed-Use and are multi-family dwellings. The property to the East is zoned Mixed-Use and is vacant land. The property to the West is zoned R-2-A Multiple Family Residence and are single-family dwellings.

Findings of Fact on the six standards of review listed in Section 90-79 of the Zoning Code include:

There are six items of consideration listed in Section 90-79 of the Zoning Code that the board shall take into account while reviewing a request for a Special Use Permit. The findings on the six items are as follows:

1. The development is consistent with the Comprehensive Plan Future Land Use Map. The FLUM identifies the property as Mixed Use, which allows for multi-family and commercial use.
2. The proposed special use will add traffic to the adjoining roadways, but the City is planning to install a roundabout at the Sportsman Drive / Frank Watson Parkway intersection. Two points of ingress/egress will be provided on Sportsman Drive and a pedestrian connection will be constructed to allow residents from the south development to access the community center.
3. The proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety, welfare, and physical environment.
4. The special use would not negatively impact nearby properties.
5. Sanitary sewer and water lines are located near the property and will be extended throughout. The waterline will be looped to provide adequate pressure. Power lines run along the north property line and will be adjusted to accommodate the planned development.
6. There are no special facilities near the proposed special use which require special protection.

Staff Discussion and Recommendation:

Staff support the Special Use Permit for this development. Highland has a need for additional multi-family dwelling units and this project will help alleviate the current housing shortage.

The Public Hearing on this issue was opened:

The applicant, Austin Wilken, thanked Emily for her presentation. He stated that there is a need in Highland for luxury units. Wilken stated that there is a waiting list for their current units.

Harlan asked Wilken if they have had any issues with their current property, with either the neighbors or traffic. Wilken stated that it has been smooth and they have not had any issues. After

their complex was built, several neighbors have come to him and apologized for their comments. The neighbors think it has been great and have liked what we have put up.

Vance asked Wilken if there will be a ditch between the two properties. Wilken stated that they will fill that ditch in and there will be approximately 30 feet between the two complexes. Vance asked Wilken if there will be any issues with water runoff. Wilken stated that his engineers along with the city engineers, have ran the numbers and we don't expect any issues.

Lodes asked Wilken if they have purchased the current property. Wilken stated that they are in the process and if the special use gets accepted tonight, then they will finalize the deal.

There were no public comments submitted via email. Nick Raeber, from the public, asked if we could elaborate on the round-about. Mallord Hubbard stated that we cannot definitively say that we will put in a round-about, however we had a fatality at that intersection and we are in the process of completing grants for a round-about. Hubbard stated that it would be approximately 2 to 3 years, until we would build it. Hubbard stated that Wilken made some adjustments to their site to accommodate a round-about.

The public hearing on this issue was closed.

Walker asked for a motion to consider to allow for a special use permit at 12328 Sportsman Road, Highland, IL 62249. Vance made a motion to consider; Seconded by Koehnemann. Koehnemann, Munie, Korte, Harlen, Walker, Vance and Lodes voted aye; none voted no; The motion carried.

Next Meeting:

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, January 7, 2025.

Adjournment:

Korte made a motion to adjourn; seconded by Harlen. All members voted aye. The motion carried and the meeting was adjourned at 7:18 PM.