



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
November 2, 2022 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business: Approval of the October 5, 2022 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 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) Property owner MRE Portfolio LLC (6538 W DAKIN ST, CHICAGO, IL 60634) is requesting to rezone unaddressed property located on the north side of U.S. 40, approximately one-quarter mile east of the intersection of U.S 40 and IL Route 143 (PIN# 02-1-18-32-02-202-006) from R-1-C Single-Family Residential (annexation zoning) to C-3 Highway Business District following annexation into the city.
 - b) Property owned by John Gantner at 12443 State Route 143 (Property ID # 02-1-18-29-17-301-003.001) has been requested by the property owner to be rezoned following annexation into the city. The subject tract is located on the north side of IL State Route 143, approximately 650 feet west of the intersection of Cally Lane and IL Route 143 from R-1-C Single-Family Residential (annexation zoning) to C-3 Highway Business District.
 - c) Property owned by the John L. Gantner and Elvina Trust at 12449 State Route 143 (Property ID #02-1-18-29-17-301-003) has been requested by the property owner(s) to be rezoned following annexation into the city. The subject tracts are located on the north side of IL State Route 143, approximately 500 feet west of the intersection of Cally Lane and IL Route 143 from R-1-C Single-Family Residential (annexation zoning) to C-3 Highway Business District.
7. Calendar
 - a. December 7, 2022– Combined Planning and Zoning Board Meeting
 - b. Adjournment



City of Highland Building and Zoning

Citizens may attend in person or monitor the meeting by phone. 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 highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website by 4pm on October 5, 2022.

Anyone requiring ADA accommodations to attend this public meeting, please contact Breann Vazquez, ADA Coordinator, at 618-654-9891.



City of Highland Building and Zoning

Meeting Date: November 2, 2022

From: Breann Vazquez, Director of Community Development

Location: Unaddressed Property 1/4 mile east of the intersection of US 40 and IL 143

Zoning Request: Rezoning

Description: Rezoning from R-1-C Single-Family Residential to C-3 Highway Business District

Proposal Summary

The applicant and property owner is MRE Portfolio, LLC. The applicant of this case is requesting the following zoning map amendment:

- MRE Portfolio, LLC (6538 W Dakin St, Chicago, IL 60634) is requesting to rezone unaddressed property comprised of approximately 42 acres located on the north side of U.S. 40, approximately one-quarter mile east of the intersection of U.S 40 and IL Route 143 (PIN# 02-1-18-32-02-202-006) from R-1-C Single-Family Residential (annexation zoning) to C-3 Highway Business District, pending annexation of property into City of Highland corporate limits.

Per Section 90-115, annexed properties come into the City of Highland zoned as R-1-C, and the property owner/applicant can ask for the parcel to be rezoned once annexation occurs.

Comprehensive Plan Consideration

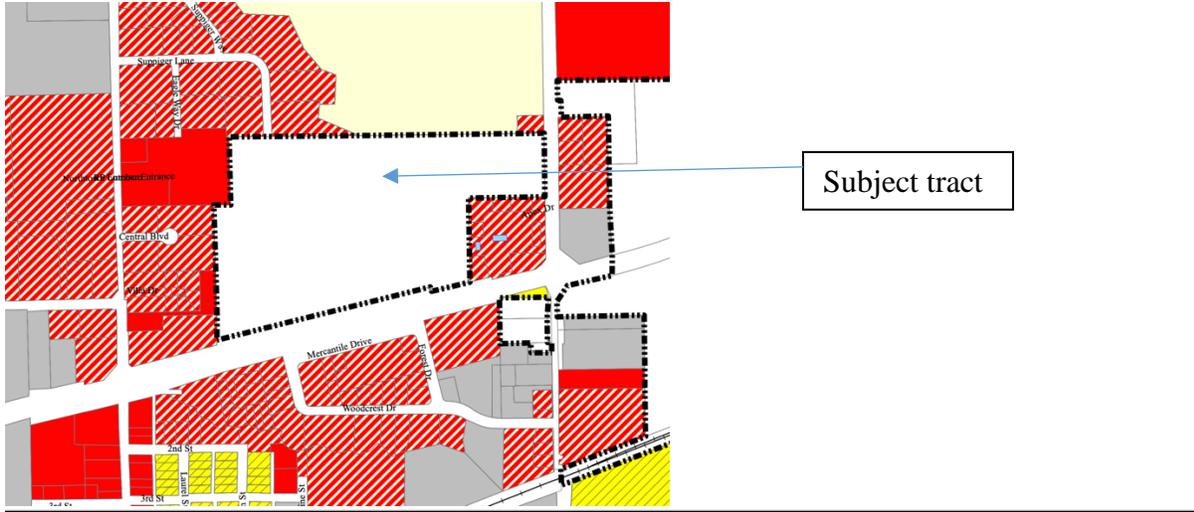
The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes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

The majority of the subject property is denoted as Multi-family, with a portion in the NE corner shown as Commercial, on the Comprehensive Plan's Future Land Use Map. If a rezoning is approved, the entirety of this parcel will be recommended to be marked as Commercial to match the surrounding parcels to the east and west.



City of Highland Building and Zoning

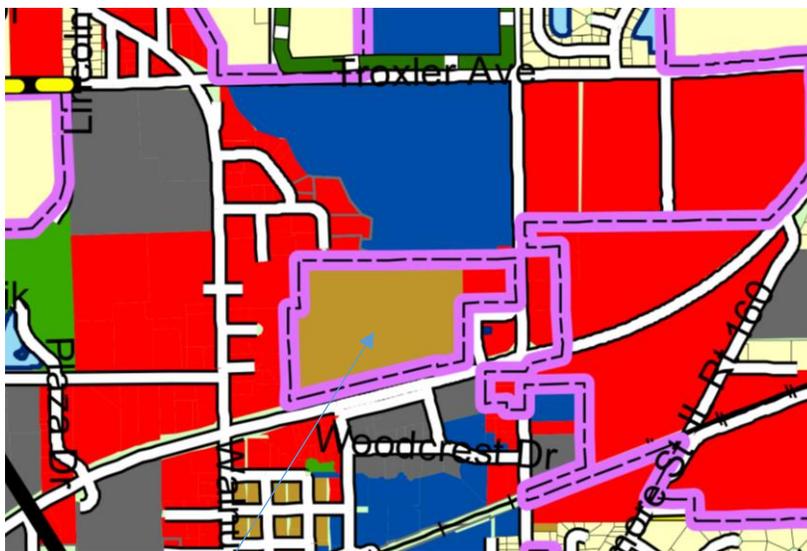
Zoning Map



Legend

- Corporate Boundary
- R-1-A - Single Family Residence 150 FT. Lot Width
- R-1-B - Single Family Residence 100 FT. Lot Width
- R-1-C - Single Family Residence 70 FT. Lot Width
- R-1-D - Single Family Residence 50 FT. Lot Width
- R-2-A - Multiple Family Residence 70 FT. Lot Width
- R-2-B - Multiple Family Residence 70 FT. Lot Width
- R-3 - Multiple Family Residence 60 FT. Lot Width
- C-2 - Central Business District No Lot Width Requirement
- C-3 - Highway Business District None
- C-4 - Limited Business No Lot Width Requirement
- I - Industrial District No Lot Width Requirement
- MX - Mixed Use
- Not In Corporate Limits

Future Land Use Map



Future Land Use

- Non-Urban/Ag
- Residential
- Med. Density Res.
- Multi-Family
- Institutional/Public
- Downtown
- Mixed Use
- Commercial
- Industrial

Subject tract

Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

1. Existing use and zoning of the property in question.

The property is unincorporated and is currently vacant/undeveloped. Pending annexation into the City of Highland, the property will be zoned R-1-C Single-Family Residential (annexation zoning). The applicant is seeking an immediate rezoning to C-3 at the same City Council meeting as the annexation takes place.

2. Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Residential/school	R-1-A and C-3
South	Commercial	C-3
East	Commercial	C-3
West	Commercial	C-2 and C-3

3. The extent to which the zoning map amendment may detrimentally affect nearby properties.

The proposed amendment will not have a negative impact on nearby properties.

4. Suitability of the property in question for uses already permitted under existing requirements.

The parcel is currently vacant and is adjacent to existing commercial uses. The C-3 zoning designation is suitable at this location.

5. Suitability of the property in question for the proposed uses.

The property is suitable for highway commercial uses.

6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.

The proposed zoning goes with the character of the area. While the area consists of both residential zoning to the north, commercial zoning exists in all other directions and there is an established commercial presence along the U.S. 40 street frontage.

7. The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.

While the proposed commercial zoning differs from the multi-family residential designation found on the Future Land Use Map in the Comprehensive Plan, the site remains highly suitable for commercial development. The Future Land Use map would be appropriately updated.

8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.

Due to excellent access to U.S. 40 and IL Route 160, there would be no significant effect on public services or traffic circulation on nearby streets.



City of Highland

Building and Zoning

- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

The amendment would promote the health, safety, quality of life, comfort, and general welfare of the City.

Staff Discussion

This rezoning of this 42 acre parcel would allow for a vacant parcel adjacent to existing commercial uses to be utilized for additional commercial uses. The rezoning would be contingent on the parcel being annexed into the City of Highland. Staff has no concerns.

Aerial Photograph



EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: _____
Filing Fees: _____
Date Paid: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: MRE Portfolio One, LLC Phone: 800-822-2083
Address: _____ Zip: _____
Email Address: admin@midwest-realestate.com
Owner: Jeff Rehberger Phone: 800-822-2083
Address: 6538 W Dakin St, Chicago, IL Zip: 60634
Email Address: jeff@midwest-realestate.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: Unaddressed property on the north side of U.S. 40, approx 1/4 mile east of U.S 40 & IL Route 143 (PIN# 02-1-18-32-202-006) _____

Property is Located In (Legal Description): _____

Present Zoning _____ Requested Zoning: _____ Acreage: _____

Present Use of Property: _____

SURROUNDING LAND USE AND ZONING:

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

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No _____ If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes _____ No _____ If yes, explain: _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes _____ No _____

2. Is the proposed change consistent with the Future Land Use Map? Yes _____ No _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. 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. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. 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



Applicant's Signature

10-24-2022

Date

(the above space for Recorder's use only)

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, is made and entered into this _____ day of August, 2022, by and between the City of Highland, Illinois, hereinafter "City," and through its City Manager, Mayor, and the members of its City Council, hereinafter "Corporate Authorities," and MRE Portfolio One, LLC, 6538 W. Dakin Street, Chicago, Illinois 60634, hereinafter "Owner."

WHEREAS, Owner is the owner of record of certain land shown on the deed attached hereto as **Exhibit A**; and

WHEREAS, Owner is the owner of record of certain land more particularly described below:

MADISON COUNTY PARCEL NUMBER: 02-1-18-32-02-202-006

~~DEED REFERENCE: 2022R10470~~

LEGAL DESCRIPTION:

All that part of the following described real estate that lies North of the center line of what is commonly known as new U.S. Route 40, to wit:

The South 60 acres of the Northeast Quarter of Section 32, Township 4 North, Range 5 West of the Third Principal Meridian,

ALSO,

The North 30 acres of the Southeast Quarter of Section 32, Township 4 North, Range 5 West of the Third Principal Meridian;

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1) Tract conveyed to George Suppiger by Deed dated November 10, 1924 and recorded in Book 527 page 586, described as: A part of the East Half (E 1/2) of Section Thirty-two (32) in Township Four (4) North, Range Five (5) West of the Third Principal Meridian, bonded as follows:

Commencing at a point on the quarter section line of Said Section Thirty-Two (32), forty-five (45) links West and eleven hundred eighteen (1118) links North of the concrete monument set for the Northwest corner of the platted portion of George Roth's Addition to Highland, as platted and recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 7 at Page 22, and running thence North 1 degree 30 minutes West, on said quarter section line, one hundred eighty (180) links; thence North 88 degrees 45 minutes East, forty-five (45) links to stake set for the east line of the Highland and Marine Road; thence North 54 degrees 00 minutes East two hundred forty-five (245) links; thence South 87 degrees 30 minutes East six hundred forty-eight (648) links; thence South 2 degrees 00 minutes East two hundred seventy-eight (278) links; thence South 88 degrees 45 minutes West eight hundred ninety-two (892) links to the place of beginning.

2) Tract conveyed to Clarence L. Brook by Deed dates May 28, 1925 and recorded in Book 542 Page 407, described as: A part of the Northeast Quarter of Section Thirty-two (32) in Township Four (4) North, Range Five (5) West of the Third Principal Meridian bounded as follows: Commencing at a point on the quarter section line of said section, forty-five (45) links West and thirteen hundred twenty-eight (1328) links North of the concrete monument set for the Northwest corner of the platted portion of George Roth's Addition to the City of Highland and running thence East forty-five (45) links to concrete monument; thence North 64 degrees 00 minutes East two hundred forty-two (242) links; thence South 87 degrees 00 minutes East, six hundred forty-seven (647) links; thence North 2 degrees 00 minutes West, two hundred sixty (260) links; thence South 89 degrees 00 minutes West eight hundred ninety one (891) links to the quarter section line; thence South on said line three hundred sixty-eight (368) links to the place of beginning.

3) Tract conveyed to Wallace Launer by Deed dated April 16, 1924 and recorded in Book 527 Page 184 described as: A part of the East Half (E 1/2) of Section Thirty-two (32) in Township Four (4) North, Range Five (5) West of the Third Principal Meridian as follows: Commencing at a point on the Quarter Section line of said Section Thirty-two (32), thirty (30) feet West of the concrete monument set for the Northwest corner of the platted portion of George Roth's Addition to Highland as platted and recorded in the North line of Adams Street, now known as First Street, eight hundred ninety four (894) links, thence North line, eight hundred ninety-four (894) links to the quarter section line, being the center of the Highland and Marine Road, thence South on the quarter section line which bears South 1 degree 30 minutes East, eleven Hundred eighteen (1118) links to the place of beginning.

4) Tract conveyed to the County of Madison, State of Illinois by Warranty Deed dated April 13, 1952 and recorded in Book 1771 Page 383, described as: A part of the Northeast Quarter of Section 32, Township 4 North, Range 5 West of the Third Principal Meridian, conveyed to the Grantors herein by Deed recorded in Deed Book 1653 at Page 203 of the Records of the Recorder of Deeds of Madison County Illinois, described as follows: All that part of the above described land lying within the limits of the right of way for a highway known as State Aid Route 4-B, Section 86-M.F.T., as said highway is located and surveyed by the Superintendent of Highways of Madison County, Illinois and as shown by plat recorded in Road Record Book 7 at Page 116 of the Records of the Recorder of Deeds of Madison County, Illinois, containing 0.32 of an acre, more or less, exclusive of the right of way of the existing highway.

5) Tract conveyed to Section 32 Properties, LTD, as an Illinois Corporation, by Deed dated January 4, 1982 and recorded in Book 3212 Page 405, described as follows: Beginning at an iron rod at the Southwest corner of Lot 5 of Northtown East No. 4; thence along the South line of said Lot 5, South 89 degrees 29 minutes East, a distance of 276.71 feet to the Southeast corner of said Lot 5, thence along the South line of Lot 1 of Northtown East No. 4, South 89 degrees 29 minutes East, a distance of 14,59 feet to a point; thence South 00 degrees 02 minutes East a distance of 418.69 feet to a point; thence North 89 degrees 29 minutes West a distance of 102.85 feet to a concrete monument; thence North 89 degrees 29 minutes West a distance of 547.15 feet to a point on the east right of way line of Illinois Route 143; thence along said right of way line North 00 degrees 02 minutes West a distance of 418.69 feet to a concrete monument; thence leaving said right of way line South 89 degrees 29 minutes East a distance of 358.70 feet to the point of beginning.

6) Tract conveyed to Section 32 Properties, LTD, as Illinois Corporation, by Deed dated March 18, 1983 and recorded in Book 3243 Page 203, described as follows: Beginning at an iron rod by a concrete right of way marker on the West right of way line of Illinois Route 160 at its intersection with the Northerly right of way line of U.S. Route 40, 2426.36 feet South of the North line of said Section 32; thence along the Northerly right of way line of U.S. Route 40 the following courses and distance; South 58 degrees 26 minutes 30 seconds West 75.88 feet to an iron rod by a right of way marker; thence North 13 degrees 00 minutes 54 seconds West 10 feet to a right of way marker; thence South 76 degrees 59 minutes 06 seconds West 122.50 feet to an iron rod; thence leaving said right of way North and parallel to the West right of way line of Illinois Route 160, 516.02 feet to an iron rod; thence East at right angles to the previous course 465.25 feet to an iron rod on the West right of way line of Illinois Route 160; thence South along said right of way line 393.97 feet to the point of beginning.

7) Tract of land conveyed to Central Bank by Deed dated October 28, 1994 and recorded November 2, 1994 in Book 3922 Page 1401, described as follows: A part of the Northeast Quarter of Section 32, Township 4 North, Range 5 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows: Commencing at the Southwest corner of said Quarter; thence Northerly along the West line of said Quarter having a platted bearing of North 00 degrees 03 minutes 15 seconds Easterly right of way line of Illinois Route 143 being the point of beginning thence North 56 degrees 40 minutes 43 seconds East 145.63 feet; thence South 55 degrees 01 minutes 48 seconds West 147.10 feet to a point on the said Westerly right of way line; thence North 00 degrees 03 minutes 15 seconds West along said Westerly right of way line 23.93 feet to the point of beginning.

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.

Situated in Madison County, Illinois

PPN: 02-1-18-32-02-202-006



City of Highland Building and Zoning

Meeting Date: November 2, 2022

From: Breann Vazquez, Director of Community Development

Location: 12449 State Route 143 and 12443 State Route 143

Zoning Request: Rezoning

Description: Rezoning from R-1-C Single-Family Residential to C-3 Highway Business District

Proposal Summary

The applicants and property owners are the John L and Elvina Gantner Trust (owner of 12443 IL State Route 143) and John Gantner (owner of 12449 IL State Route 143). The applicants are requesting the following zoning map amendment:

- Property owned by John Gantner at 12443 State Route 143 (Property ID # 02-1-18-29-17-301-003.001) and adjacent property owned by the John L. Gantner and Elvina Trust at 12449 State Route 143 (Property ID #02-1-18-29-17-301-003) are requesting to rezone two parcels addressed as 12449 State Route 143 and 12443 State Route 143 located on the north side of IL 143 from R-1-C Single-Family Residential to C-3 Highway Business District, pending annexation of the properties into City of Highland corporate limits.

Per Section 90-115, annexed properties come into the City of Highland zoned as R-1-C, and the property owner/applicant can ask for the parcel to be rezoned once annexation occurs.

Comprehensive Plan Consideration

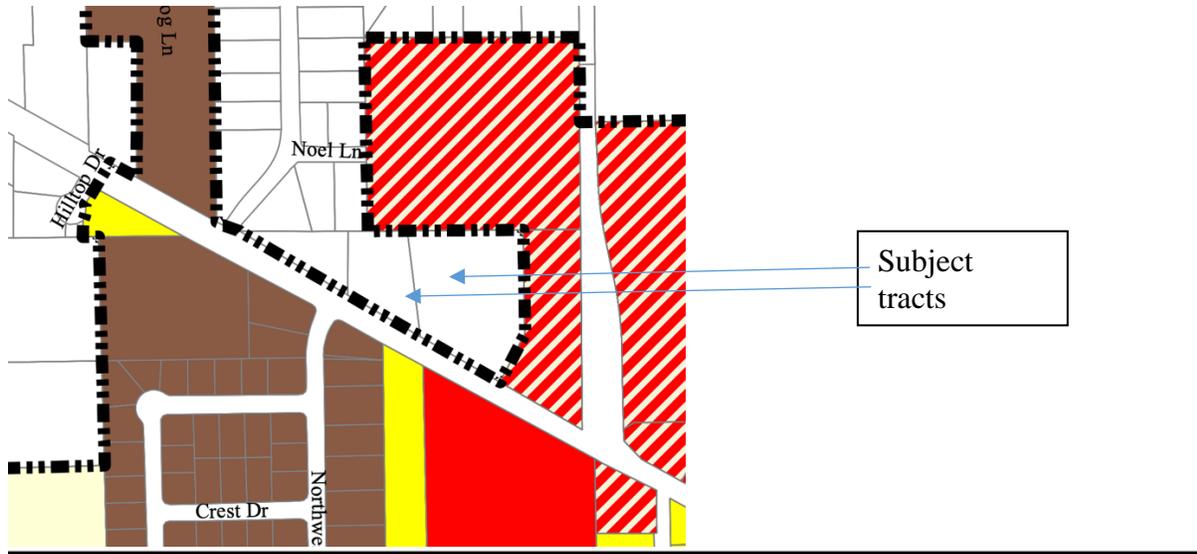
The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes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

The subject properties are both denoted as "Commercial" on the Comprehensive Plan's Future Land Use Map.



City of Highland Building and Zoning

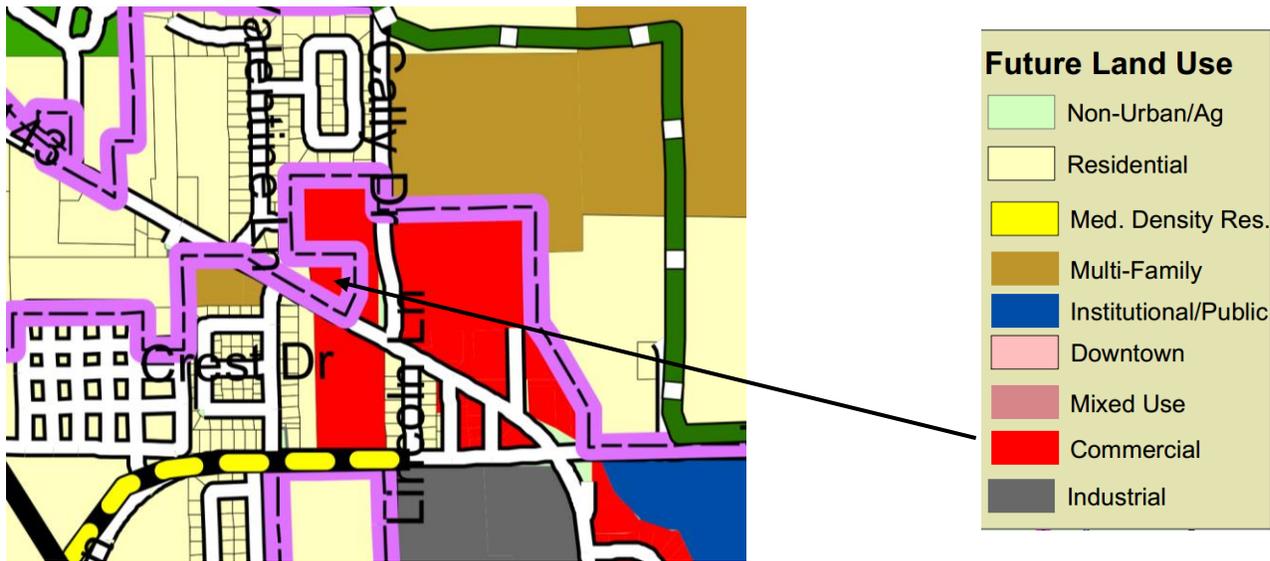
Zoning Map



Legend

- | | |
|--|--|
| Corporate Boundary | R-3 - Multiple Family Residence 60 FT. Lot Width |
| R-1-A - Single Family Residence 150 FT. Lot Width | C-2 - Central Business District No Lot Width Requirement |
| R-1-B - Single Family Residence 100 FT. Lot Width | C-3 - Highway Business District None |
| R-1-C - Single Family Residence 70 FT. Lot Width | C-4 - Limited Business No Lot Width Requirement |
| R-1-D - Single Family Residence 50 FT. Lot Width | I - Industrial District No Lot Width Requirement |
| R-2-A - Multiple Family Residence 70 FT. Lot Width | MX - Mixed Use |
| R-2-B - Multiple Family Residence 70 FT. Lot Width | Not In Corporate Limits |

Future Land Use Map



Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

- Existing use and zoning of the property in question.

The properties are unincorporated, and both have a single-family home. In addition to the single-family home on 12449 State Route 143, there is also a significant amount of vacant undeveloped land on this parcel. Pending annexation into the City of Highland, the property will be zoned R-1-C Single-Family Residential (annexation zoning).

- Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Undeveloped	C-3
South	Residential/Commercial	R-1-C, R-3, and C-2
East	Commercial	C-3
West	Residential	Unincorporated

- The extent to which the zoning map amendment may detrimentally affect nearby properties.

The proposed amendment will not have a negative impact on nearby properties. The area is clearly trending toward commercial uses in a manner consistent with the Future Land Use Map.

- Suitability of the property in question for uses already permitted under existing requirements.

The parcels currently have single-family homes and are adjacent to existing commercial uses.

- Suitability of the property in question for the proposed uses.

The property is suitable for highway business use (C-3).



City of Highland Building and Zoning

6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.

The proposed zoning goes with the character of the area. This area consists of both residential and commercial zoning, but the lots that front on IL Route 143 are suitable for commercial development.

7. The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.

The proposed amendment adheres to the Comprehensive Plan and the Future Land Use map.

8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.

There would be no significant effect on public services or traffic circulation on nearby streets.

9. Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

The amendment would promote the health, safety, quality of life, comfort, and general welfare of the City.

Staff Discussion

This rezoning would allow for two parcels adjacent to existing commercial uses to be utilized for additional commercial uses. The rezoning would be contingent on the parcels being annexed into the City of Highland. Staff has no concerns.

Aerial Photograph

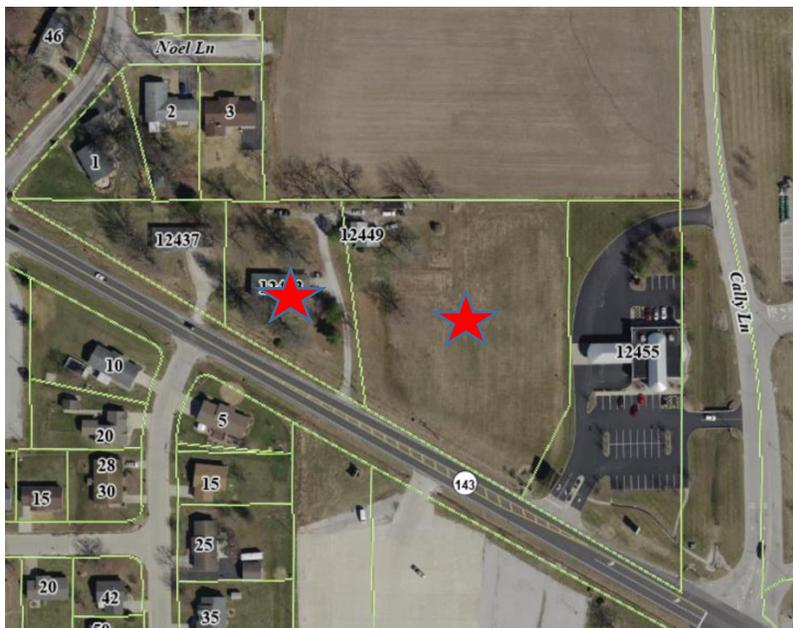


EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: October 1, 2022
Filing Fees: _____
Date Paid: _____
Date Advertised: October 12 2022
Date Notices Sent: Oct 10, 2022
Public Hearing Date: Nov 2 2022
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: John L. Gantner and Elvina Trust Phone: Blanco Small 618-977-7826
Address: 12449 State Route 143 (Property ID #02-1-18-29-17-301-003) Zip: 62249
Email Address: _____
Owner: John L. Gantner and Elvina Trust Phone: _____
Address: 12449 State Route 143 Zip: _____
Email Address: _____

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 12449 State Route 143 (Property ID #02-1-18-29-17-301-003)
Property is Located In (Legal Description): See attachment on Page 3 of this application

Present Zoning: R-1-C (pending annexation) Requested Zoning: C-3 Acreage: +/- 3.20 ac

Present Use of Property: Single Family Residential

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Undeveloped</u>	<u>C-3</u>
South	<u>Residential/Commercial</u>	<u>R-1-C, R-3, and C-2</u>
East	<u>Residential/Commercial</u>	<u>C-3</u>
West	<u>Residential</u>	<u>Unincorporated Madison County</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes _____ No If yes, explain: _____

The use on the subject tract could continue as single-family residential. However, the Highland Comp Plan previously anticipated redevelopment of these tracts upon annexation. While the Future Land Use map shows the properties as "multi family residential" the applicant anticipates commercial development is more appropriate at this location. An Annexation Agreement to this effect has been previously approved by City Council.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes No _____

2. Is the proposed change consistent with the Future Land Use Map? Yes _____ No

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

The subject parcels are shown as multi-family residential on the Future Land Use map. Commercial development is within the immediate vicinity however and the properties have good access to IL 143, making them ideal for commercial zoning/development.

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. 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. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. 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

Blanche T. Small Trustee
Applicant's Signature

10-25-2022
Date

Part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 5 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the northeast corner of said Quarter Quarter; thence westerly along the north line of said Quarter Quarter having an assumed bearing of N. $90^{\circ}-00'-00''$ W. 188.35 feet to the point of beginning, being a corner of the existing corporate limit of the City of Highland; thence S. $00^{\circ}-55'-05''$ E. along the existing corporate limit line 293.43 feet; thence S. $28^{\circ}-55'-16''$ W. along the existing corporate limit line 120.10 feet to a point on the northeasterly right-of-way line of Illinois Route 143; thence N. $61^{\circ}-04'-44''$ W. along said northeasterly right-of-way line and the existing corporate limit line 488.93 feet; thence N. $00^{\circ}-38'-50''$ W. 162.07 feet to a point on said north line (and the south line of Holiday Manor Subdivision); thence N. $90^{\circ}-00'-00''$ E. along said north line 483.16 feet to the point of beginning.

Containing 3.20 Acres, more or less

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: October 1, 2022
Filing Fees: _____
Date Paid: _____
Date Advertised: October 12 2022
Date Notices Sent: Oct 10, 2022
Public Hearing Date: Nov 2 2022
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: John Gantner Phone: 618-977-6238
Address: 12443 State Route 143 Zip: 62249
Email Address: _____
Owner: John Gantner Phone: _____
Address: 12443 State Route 143 Zip: _____
Email Address: john.a.gantner@gmail.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 12443 State Route 143 (Property ID # 02-1-18-29-17-301-003.001)
Property is Located In (Legal Description): See attachment on Page 3 of this application

Present Zoning: R-1-C (pending annexation) Requested Zoning: C-3 Acreage: +/- 3.20 ac
Present Use of Property: Single Family Residential

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Undeveloped</u>	<u>C-3</u>
South	<u>Residential/Commercial</u>	<u>R-1-C, R-3, and C-2</u>
East	<u>Residential/Commercial</u>	<u>C-3</u>
West	<u>Residential</u>	<u>Unincorporated Madison County</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes _____ No If yes, explain: _____

The uses on the subject tract could continue as single-family residential uses. However, the Highland Comp Plan previously anticipated redevelopment of these tracts upon annexation. While the Future Land Use map shows the properties as "multi family residential" the applicant anticipates commercial development is more appropriate at this location. An Annexation Agreement to this effect has been previously approved by City Council.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes No _____

2. Is the proposed change consistent with the Future Land Use Map? Yes _____ No

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

The subject parcels are shown as multi-family residential on the Future Land Use map. Commercial development is within the immediate vicinity however and the properties have good access to IL 143, making them ideal for commercial zoning/development

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. 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. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. 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


Applicant's Signature

25 Oct 2022
Date

Part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 5 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the northeast corner of said Quarter Quarter; thence westerly along the north line of said Quarter Quarter having an assumed bearing of N. 90°-00'-00" W. 188.35 feet to the point of beginning, being a corner of the existing corporate limit of the City of Highland; thence S. 00°-55'-05" E. along the existing corporate limit line 293.43 feet; thence S. 28°-55'-16" W. along the existing corporate limit line 120.10 feet to a point on the northeasterly right-of-way line of Illinois Route 143; thence N. 61°-04'-44" W. along said northeasterly right-of-way line and the existing corporate limit line 488.93 feet; thence N. 00°-38'-50" W. 162.07 feet to a point on said north line (and the south line of Holiday Manor Subdivision); thence N. 90°-00'-00" E. along said north line 483.16 feet to the point of beginning.

Containing 3.20 Acres, more or less