

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
COMBINED PLANNING & ZONING BOARD  
HIGHLAND CITY HALL, 1115 BROADWAY  
WEDNESDAY, FEBRUARY 4, 2026  
7:00 PM**

**Call to Order:**

The February 4, 2026, 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, Larry Munie, Brad Korte, Deanna Harlan, Robert Vance and Shirley Lodes

Members absent: None

Also present: Moran Economic Development's Director of Planning, Emily Calderon; City Attorney Trent Carriger; Director of Economic Development, Mallord Hubbard, Chief Carole Widman; the Applicant, Mariela Martinez, with North Arrow Partners; and Deputy City Clerk Flake, as recorder.

**Approval of Minutes:**

Koehnemann made a motion to approve the minutes of the January 7, 2026, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Korte. Koehnemann, Munie, Korte, Harlan, Walker, and Vance voted aye; Lodes abstained; 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 applicant, Mariela Martinez, took the oath, along with Emily Calderon.

**New Business:**

- a. **PUD-0126-0004 - John Cronin (North Arrow Partners), of 524 W. St. Charles Road, Villa Park, IL, has requested a Planned Unit Development (PUD) at 217-233 Flax Drive. The property is zoned R-3, Multiple Family Residential District and is more specifically identified as (Parcel Numbers: 02-2-18-28-13-301-007; 02-2-18-28-13-301-008; 02-2-18-28-13-301-009; 02-2-18-28-13-301-010 & 02-2-18-28-13-301-011). The PUD will consist of five one and two-story townhome buildings totaling 20 dwelling units and 40 off-street parking spaces across the 5 lots.**

Emily Calderon presented information related to this application, as follows:

John Cronin (North Arrow Partners), of 524 W. St. Charles Road, Villa Park, IL, has requested a Planned Unit Development (PUD) at 217-233 Flax Drive. The property is zoned R-3, Multiple Family Residential District and is more specifically identified as (Parcel Numbers: 02-2-18-28-13-301-007; 02-2-18-28-13-301-008; 02-2-18-28-13-301-009; 02-2-18-28-13-301-010 & 02-2-18-28-13-301-011). The

PUD will consist of five one and two-story townhome buildings totaling 20 dwelling units and 40 off-street parking spaces across the 5 lots.

**Consideration regarding the Comprehensive Plan and Future Land Use Map**

The subject property is identified as "Mixed Use" on the Comprehensive Plan's Future Land Use Map.

**Surrounding Uses:**

The property to the North is zoned C-4 Limited Business. The property to the South is zoned R-3 Multi Family Residential. The property to the East is zoned R-1-C Single Family Residential. The property to the West is zoned C-4 Limited Business.

**Findings of Fact based on the standards of review listed in Section 90-199 of the Zoning Code include:**

1. The development is consistent with the Comprehensive Plan and with all other applicable codes and ordinances.
2. The proposed development does not deviate from regulations that are generally applicable to property zoned for multi-family uses.
3. The existing site design will support the proposed use well, as evidenced by the property to the south and east of the subject site.
4. The proposed PUD is compatible with adjacent properties and the surrounding area.

**Staff Discussion and Recommendation:**

Overall, the proposed PUD meets the standards for approval and will provide needed additional multi-family dwelling units to the City of Highland. Staff have no concerns about the project and feel that it meets the criteria for approval.

Staff recommends approval of the PUD.

**The Public Hearing on this issue was opened:**

The applicant, Mariela Martinez, stated we have over more than 25 years in the market. Phase 3 is similar to phase 1 and 2 with regards to architecture. This will be located on the north side of Flax Drive. There will be a total of 20 units located here. These units will consist of the same finishes and colors as the phase 1 and phase 2 units. We are encouraging an active life. We will have a fitness area and a playground. We have a lot of properties in southern Illinois. We are delighted to provide more apartments to this area. Listening to the current renters, we know there is a need for more and that's why we are doing a phase 3.

Harlen asked if phase 1 and 2 filled up right away. Martinez stated that they have stayed full the whole time and we have a wait list for the phase 3 units. Harlen asked if there is room for a fire engine to turn around. Martinez stated that we are providing a larger cul-de-sac for that reason. We will also have sidewalks.

There were no public comments submitted via email.

**The public hearing on this issue was closed.**

Walker asked for a motion to consider to allow for a PUD at 217-233 Flax Drive, Highland, IL 62249. Harlen made a motion to consider; Seconded by Vance. Koehnemann, Munie, Korte, Harlen, Walker, Vance and Lodes voted aye; none voted no; The motion carried.

**b. PPLAT-0126-0009 – New 4-lot subdivision on approximately 2 acres at the eastern end of Flax Drive. The property is currently zoned R-1-C, Single Family Residence District, and is currently part of parcel 02-1-18-28-00-000-001.003.**

Emily Calderon presented information related to this application, as follows:

John Cronin (North Arrow Partners), of 524 W. St. Charles Road, Villa Park, IL, has requested approval of a Preliminary Plat for, 258-261 Flax Drive. The property is currently zone R-1-C, Single Family Residence District and is more specifically identified as (Parcel Number: 02-1-18-28-00-000-001.003). The preliminary plat will consist of four new lots that will become part of the Flax Drive Development, to be located at the eastern end of Flax Drive.

This proposal includes the subdivision of Parcel 02-1-18-28-00-000-001.003 and the creation of four new lots that will become part of the Flax Drive development. This subdivision is called Flax Meadow Townhomes III. Each of the new lots will be sized as follows:

Lot #	Square Feet	Area
1	24,620	0.565
2	18,223	0.428
3	18,301	0.420
4	23,127	0.531

**Consideration regarding the Comprehensive Plan and Future Land Use Map**

The subject property is identified as "Residential" on the Comprehensive Plan's Future Land Use Map.

**Surrounding Uses:**

The property to the North is zoned R-1-C Single Family Residential. The property to the South is zoned Unincorporated Madison County. The property to the East is zoned R-1-C Single Family Residential. The property to the West is zoned R-3 Multi-Family Residential.

**Staff Discussion:**

The developer intends to rezone this property to R-3 and apply for a PUD to construct four additional multi-family dwelling units around the cul-de-sac, similar to those located to the west along Flax Drive.

The proposed Preliminary Plat meets the standards set forth in the City's Land Development Code.

The staff recommends approval of the preliminary plat.

**The Public Hearing on this issue was opened:**

The applicant stated that this is the same as the other lots.

There were no public comments submitted via email.

**The public hearing on this issue was closed.**

Walker asked for a motion to consider to allow for a preliminary plat for 258-261 Flax Drive, Highland, IL 62249. Lodes made a motion to consider; Seconded by Korte. 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, March 4, 2026.

**Adjournment:**

Korte made a motion to adjourn; seconded by Vance. All members voted aye. The motion carried and the meeting was adjourned at 7:17 PM.