

**AGENDA
REGULAR SESSION
HIGHLAND CITY COUNCIL
CITY HALL, 1115 BROADWAY
MONDAY, DECEMBER 6, 2021
7:00 PM**

NOTE: This is an in person meeting. However, due to COVID 19, anyone wishing to monitor the meeting via phone may do so by following the instructions on page 4 of this agenda.

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE:

MINUTES:

MOTION – Approve Minutes of November 15, 2021 Regular Session (attached)

PROCLAMATION:

- Mayor Hemann will read a document proclaiming the week of December 6 through 10, 2021 as Youth Appreciation Week.

PUBLIC FORUM:

A. Citizens' Requests and Comments:

1. Madison County Fair and Highland Speedway 2022 Calendar of Events -- Madison County Fair Association, Sue Zobrist, Track Manager (attached)

**Anyone wishing to address the Council on any subject may do so at this time.
Please come forward to the microphone.**

B. Requests of Council:

C. Staff Reports:

NEW BUSINESS:

- A. **MOTION** -- Bill #21-175/ORDINANCE Annexing Certain Territory to the City of Highland, Owned by Tut Properties, Inc., Specifically: PPN# 01-1-24-03-00-000-010 (attached)
- B. **MOTION** – Bill #21-180/RESOLUTION Authorizing Allocation of Hotel/Motel Tax Funding for the Replacement of the State Route 143 City of Highland/Chamber of Commerce Sign (attached)
- C. **MOTION** – Bill #21-181/ORDINANCE Designating Depositories for the Funds and Money of the City of Highland (attached)
- D. **Discussion** – Tax Levy (attached)
- E. **MOTION** – Bill #21-182/RESOLUTION Approving Change Order No. One, Final and Balancing, for Broadway and Zschokke Street Parking Lot, PW-06-21, for an Increase in Cost of \$15,152.97 (attached)

Continued

- F. **MOTION** – Bill #21-183/ORDINANCE Approving the Illinois Municipal League Risk Management Association Minimum/Maximum Contribution Agreement for the Period of January 1, 2022 to January 1, 2023, and the Associated 2022 IMLRMA Contribution Payment Agreement (attached)
- G. **MOTION** – Bill #21-184/ORDINANCE Approving Real Estate Rezoning from “R1C” Single Family Residential District to “I” Industrial, Specifically: PPN: 01-1-24-03-00-000-010, Consisting of Approximately 21.22 Acres (attached)
- H. **MOTION** – Bill #21-185/ORDINANCE Amending: Section 90-201. -Permitted and Accessory Use Table 3.1.B in Division 11. -Permitted Uses of Article IV Supplemental Regulations in Chapter 90 Zoning, of the Code, Addressing Junk Yards and Commercial Stables (attached)
- I. **MOTION** – Bill #21-186/ORDINANCE Amending: (1) Section 90-15. Definitions *Truck Stops* of Article I. – In General; and (2) Section 90-201. -Permitted and Accessory Use Table 3.1.B in Division 11. -Permitted Uses of Article IV Supplemental Regulations; and Affirming the Applicability to *Truck Stops* of (3) Section 90-223. -Shared Parking Table 5.1 Of Article V. - Off-Street Parking and Loading in Chapter 90 Zoning, of the Code, Addressing Truck Stops, Zoning, Special Use Permit and Parking Requirements (attached)
- J. **MOTION** – Bill #21-187/ORDINANCE Approving Real Estate Rezoning from “C-4” Limited Business District to “I” Industrial, Specifically: (A) Property “A” PPN: 01-2-24-03-00-000-029, Consisting of Approximately 1.85 Acres; (B) Property “B” PPN: 01-2-24-03-00-000-030, Consisting of Approximately 2.10 Acres; and (C) Property “C” PPN: 01-2-24-03-00-000-031, Consisting of Approximately 1.98 Acres (attached)
- K. **MOTION** – Bill #21-188/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit for a Truck Stop within the “I” Industrial Zoning District (attached)
- L. **MOTION** – Bill #21-189/ORDINANCE Granting a Special Use Permit to Tut Properties, Inc. to Allow a Truck Stop within the “I” Industrial Zoning District (attached)
- M. **MOTION** – Bill #21-190/RESOLUTION Approving Preliminary Plat for City of Highland Tut Industrial Park, Lots 52, 53 and 54 of Windfield Place Commercial Park, Specifically: PPN: 01-2-24-03-00-000-029; PPN: 01-2-24-03-00-000-030, and PPN: 01-2-24-03-00-000-031 (attached)

- N. **MOTION** – Bill #21-191/RESOLUTION Approving the Final Plat for City of Highland Tut Industrial Park, Lots 52, 53 and 54 of Windfield Place Commercial Park:
PPN: 01-2-24-03-00-000-029, PPN: 01-2-24-03-00-000-030, and
PPN: 01-2-24-03-00-000-031 (attached)

REPORTS:

REPORTS:

- A. **MOTION** – Accepting Expenditures Report #1208 for November 13, 2021 through December 3, 2021 (attached)

EXECUTIVE SESSION:

The City Council may conduct an Executive Session pursuant to the Illinois Open Meetings Act, only after citing the OMA exemption(s) allowing such meeting.

ADJOURNMENT:

PLEASE SEE THE FOLLOWING PAGE FOR INSTRUCTIONS
FOR MONITORING AND PARTICIPATING IN THIS PUBLIC MEETING



Anyone requiring accommodations, provided for in the Americans with Disabilities Act (ADA), to attend this public meeting, please contact Breann Vazquez, ADA Coordinator, by 9:00 AM on Monday, December 6, 2021.

BE ADVISED this is a public meeting conducted in accordance with Illinois state law and may be recorded for audio and video content. City reserves the right to broadcast or re-broadcast the content of this meeting at City's sole discretion. City is not responsible for the content, video quality, or audio quality of any City meeting broadcast or re-broadcast.

Directions for Public Monitoring of Highland City Council Meetings:

In an effort to protect as many individuals as possible, including the leaders of our communities statewide, Governor J.B. Pritzker has issued a number of directives, one of which was to suspend the provisions of the Illinois Open Meetings Act (5 ILCS 120), requiring or relating to in-person attendance by members of a public body. Specifically, (1) the requirement in 5 ILCS 120/2.01 that “members of a public body must be physically present;” and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted, are suspended. Public bodies are encouraged to postpone consideration of public business where possible. When a meeting is necessary, public bodies are encouraged to provide video, audio, and/or telephonic access to their meetings to ensure members of the public may monitor the meeting, and to update their websites and social media feeds to keep the public fully apprised of any modifications to their meeting schedules or the format of their meetings due to COVID-19, as well as their activities relating to COVID-19.

In following this directive, the City of Highland is providing the following phone number for use by citizens to call in just before the start of this meeting:

618-882-5625

Once connected, you will be prompted to enter a conference ID number.

Conference ID #: 867900

This will allow a member of the public to hear the city council meeting.

Note: This is for audio monitoring of the meeting, only. Participants will not be able make comments.

Anyone wishing to address the city council on any subject during the Public Forum portion of the meeting may submit their questions/comments in advance via email to lhediger@highlandil.gov or, by using the citizens' portal on the city's website found here: https://www.highlandil.gov/citizen_request_center_app/index.php.

Any comments received prior to 3:00 PM on the day of the meeting, will be read into the record.

PROCLAMATION

WHEREAS,

The vast majority of youth are concerned, knowledgeable and responsible citizens; and

WHEREAS,

The accomplishments and achievements of these young citizens deserve the recognition and praise of their elders; and

WHEREAS,

Optimists International has, since 1956, developed and promoted a program entitled Youth Appreciation Week; and

WHEREAS,

The citizens of the City of Highland, Illinois have indicated a desire to join the Optimists in expressing appreciation and approval of the contributions of youth.

THEREFORE,

I, Kevin B. Hemann, Mayor of the City of Highland, do hereby proclaim the week of December 6 - 10, 2021, as

YOUTH APPRECIATION WEEK

in the City of Highland, Illinois. By this action, let it be known that we have faith in the ability of today's youth as they assume responsible roles in the future of mankind.

IN WITNESS WHEREOF,

I have hereunto set my hand and caused the Seal of the City of Highland to be affixed this 6th day of December, 2021.

Mayor



CITY OF HIGHLAND

SPECIAL EVENT APPLICATION

Authorized under City Ordinance Sec. 64-3-1

PURPOSE: The City of Highland supports various community activities and festivals throughout the year. Establishing public safety and coordinating needs between the events and the city are the overall goals of this process. It is the responsibility of the specific event Sponsors to obtain, complete, and follow through the application process for city approval.

SPECIAL EVENT: A “Special Event” is defined as: (1) any event, race, gathering, demonstration, or service; (2) that occurs partially or completely within the jurisdiction of the City of Highland; (3) is expected to draw crowds in excess of one hundred fifty (150) attendees; and (4) is expected to or could disrupt normal daily functions within the City of Highland including but not limited to traffic congestion and excess noise; or could create a public health/safety concern without proper precautions or prior planning. Specific examples would include (but are not limited to): The Kirchenfest, Schweizerfest, 5K runs, parades, Art in the Park, Fourth of July Festivities, Madison County Fair, etc. The City Manager will make the final determination as to whether an event qualifies. This will be based upon the totality of the circumstances presented.

PROCEDURE:

1. All Requests will be directed to Highland City Hall, to the attention of the Deputy City Clerk.
2. Applications will be available at Highland City Hall, Monday-Friday, 8:00 am to 5:00 pm or online through the City’s web site.
3. Applications will be completed by the Event Sponsor and submitted at least 60 days prior to the event. The application must be signed by the Event Sponsor Responsible Party. Incomplete applications will not be accepted. If an application is accepted and later determined to be incomplete, the applicant will be notified by the Deputy Clerk. Failure to provide information will result in denial of application.
4. The Deputy City Clerk will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: _____

Type/Purpose of Event: Festival Race Other Fundraiser Service Parade
 Demonstration Other (please specify): _____

Location of Event: _____

Sponsoring Organization/Individual: _____

Event Responsible Party: _____

Address: _____

Phone(s): _____

Email: _____

Secondary Contact: _____

Address: _____

Phone(s): _____

Email: _____

Date(s) of Set-up: _____

Event Date(s) / Times:

Date(s) of Tear-down: _____

Expected Attendance: _____

Alcohol License Required: Yes No
If yes, application received: Yes No

Sound Amplification System utilized: Yes No
If yes, hours of operation: _____

Funding request of the Council: Yes No
Amount requested and purpose: _____

City Services Requested – Please attach additional documents (maps, detailed information), where needed. Write “Not applicable” if no services requested.

(Directors must initial behind requests)

Street Dept: Signage, Barricades, Street Closures (Specify): **Public Works Director:** _____

Electric Dept: Electrical Service, Lighting (Specify): **Electric Dept. Director:** _____

Public Safety: Security, First Aid, Traffic Control (Specify): **Public Safety Director:** _____

HCS Services: Wi-Fi or other technological needs (Specify): **HCS Director:** _____

Other City Services: Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):
Department: _____

Application Checklist (Attachments):

**Deputy Clerk Initial
Upon receipt or waiver:**

- Certificate of Insurance: (attached)** _____
 - Must be General liability
 - \$1 Million per occurrence/\$2 million aggregate
 - City named as “additional insured” If Event is on city property.

- Site Plan Rendering** _____

- Evacuation Plan _____
- Fire Plan _____
- Parking Plan _____
- Schedule City Council Meeting for announcement _____
- **Date:** _____
- Application Submittal (60+ days) _____

Event Sponsor Responsible Party _____ Date _____

City Manager _____ Date _____

Madison County Fair Evacuation/Fire Plan

The Madison County Fairgrounds is an outside venue. The evacuation/fire plan for the buildings is below. All enclosed buildings have numerous exits.

All Barns – Swine Barn, Cattle Barn, Sheep Barn and 4H barn are all open sided buildings. Find the quickest exit. Chicken Barn – find the nearest exit on the East and West sides of the building. Show Barn – find the nearest exit out of the rollup doors or walk in doors. Expo Hall – find the nearest exit out of south, north, or west side of the building. Grandstands – please find the nearest exit out of all sides of the grandstands.

Madison County Fair Parking Plan

During the Madison County Fair and the weekly races at the Highland Speedway. Parking is located on the property of the Madison County Fairgrounds as well as the 4 diamonds, north of the Highland Elementary grade school.

Saturday Nights
Racing @ 6:45 pm

www.highlandspeedway.com



Visit us on Facebook! Track: 618-654-6656
Kids 12 & Under Free in Grandstands!
Kids 12 & Under Pit Pass \$15

Email: highlandspeedway@hometel.com

2022 proposed Highland Speedway Schedule (subject to change, check highlandspeedway.com for updates)

Sun.	March 13 th	<i>Play Day (Noon to 3:00 pm)</i>
Sat.	March 19 th	<i>First Night</i>
Sat.	March 26 ^h	Race
Sat.	April 2 nd	Race
Sat.	April 9 th	Race
Tues.	April 12th	Test & Tune Open Practice all Classes 5pm – 8pm
Sat.	April 16 th	Race
Sat.	April 23 rd	Race
Sat.	May 7 st	Race
Tues.	May 12th	Test & Tune Open Practice all Classes 5pm – 8pm
Sat.	May 16 th	Race
Sat.	May 23 rd	Race
Sat.	May 28 th	Race
Sat.	June 4 th	Race
Tues.	June 8th	Test & Tune Open Practice all Classes 6pm – 9pm
Sat.	June 11 ^h	Race
Sat.	June 18 th	Race
Sat.	June 25 th	Race
Sat.	July 2 nd	Race
Sat.	July 9 th	Race
Tues.	July 12th	Test & Tune Open Practice all Classes 6pm – 9pm
Sat.	July 17 th	Race
Sat.	July 24 th	Race
Tues.	July 26 th	Tractor Pull
Wed.	July 27 th	Fair Race
Thurs.	July 28 th	Combine Demo
Fri.	July 29 th	Rodeo
Sat.	July 30 th	Demo Derby
Sat.	Aug 6 th	Race
Tues.	Aug 9^h	Test & Tune Open Practice all Classes 6pm – 9pm
Sat.	Aug 13 th	Race
Sat.	Aug 20 th	Race
Sat.	Aug 27 th	Race
Sat.	Sept 3 rd	Race
Sat.	Sept 10 th	Race
Tues.	Sept 13th	Test & Tune Open Practice all Classes 5pm – 8pm
Sat.	Sept 28 th	Race
Sat.	Oct 1 st	Race
Sat.	Oct 8 th	Race
Sat.	Oct 15 th	Race
Sat.	Oct 22 nd	Race
Sat.	Oct 29 th	Race

Races have pits open at 3:00 till no races started after 11:00. Will send Fairbook for times on each night.

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS, OWNED BY TUT PROPERTIES, INC., SPECIFICALLY: PPN# 01-1-24-03-00-000-010

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Tut Properties, Inc. (hereinafter "Owner") is the Owner of record of certain land shown on the plat of annexation attached hereto as **Exhibit A**; and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to annex certain territory into City, including:

PROPERTY TAX I.D. NO. 01-1-24-03-00-000-010

PROPERTY OWNER: TUT PROPERTIES, INC.

VESTING DOCUMENT NO. 2020R44143

ANNEXATION LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S.00°03'28"E., (BEARING ASSUMED) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1042.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO MICHAEL V. WETZEL AND BRENDA L. WETZEL, RECORDED IN BK. 4037, PG. 504 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE S.89°32'06"W., 140.89 FEET TO THE NORTHWEST CORNER OF SAID WETZEL TRACT; THENCE S.00°38'50"E., ALONG THE WEST LINE OF SAID WETZEL TRACT, 137.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE ALONG A CURVE ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD) HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 5779.65 FEET, A CHORD BEARING OF N.78°31'12"W., AND A CHORD DISTANCE OF 153.89 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD),

N.79°16'58"W., 79.30 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO WILLIAM P. CURRY AND SONYA A. CURRY, RECORDED AS DOC. # 2002R69254 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, ALONG THE PERIMETER OF SAID CURRY TRACT AS FOLLOWS: N.11°24'12"E., 260.21 FEET; N.79°17'21"W., 512.71 FEET; THENCE S.08°15'31"E., 275.08 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE N.79°16'58"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), 184.10 FEET TO A POINT ON THE EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, A SUBDIVISION RECORDED AS DOC. # 2006R66474 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, N.01°00'59"W., COLLINEAR WITH SAID EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, 1005.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE, N.88°53'57"E., ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 969.17 FEET TO THE POINT OF BEGINNING. CONTAINING 21.22 ACRES, MORE OR LESS.

hereinafter "Annexed Property" and attached hereto as **Exhibit B**; and

WHEREAS, Owner has filed with City, pursuant to Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8), a Petition for Annexation of a tract of land; and

WHEREAS, all electors, if any, residing within the Annexed Property have been notified; and

WHEREAS, the Annexed Property is contiguous to the Corporate Limits of City; and

WHEREAS, the Annexed Property is not currently a part of any other city, town, or village, and may be annexed to City as provided in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, the Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Annexed Property to City would further the growth of City, enable City to control the development of the area, and serve the best interests of City; and

WHEREAS, Section 90-115, "Annexed territory," of the *Code of Ordinances, City of Highland, Illinois*, provides:

All property that is annexed to the city following the effective date of the ordinance from which this chapter derives, shall be annexed as R-1-C residential district. Nothing in this section should be construed to prevent the use of annexation agreements as set out in the state statutes;

and

WHEREAS, the legal notice regarding the intention of City to annex the said territory has been given to all public bodies and persons required to receive such notice by state statute; and

WHEREAS, the Annexed Property is now in the Highland-Pierron Fire Protection District; and

WHEREAS, City has notified all the trustees of the Highland-Pierron Fire Protection District, in writing by certified mail, at least ten (10) days in advance of the City Council's consideration of this Ordinance; and

WHEREAS, the Annexed Property is in Helvetia Township; and

WHEREAS, City has notified the Township Commissioner of Highways, the Board of Town Trustees, the Township Supervisor, and the Township Clerk of Helvetia Township in writing by certified mail, at least ten (10) days in advance of the City Council's consideration of this Ordinance; and

WHEREAS, the City of Highland has recorded in the Madison County Recorder's Office an affidavit that service of such notices has been made as provided by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1); and

WHEREAS, City Council has determined it is in the best interests of public health, safety, general welfare and economic welfare to annex the Annexed Property into City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, ILLINOIS AS FOLLOWS:

Section 1. That the foregoing recitals be and are hereby incorporated in this Ordinance.

Section 2. The Annexed Property, the boundaries of which are shown in the Plat of Annexation and attached hereto as **Exhibit A**, and the boundaries of which are shown in the Legal Description attached hereto as **Exhibit B**, is hereby annexed to the City of Highland, Illinois, an Illinois municipal corporation.

Section 3. A copy of this Ordinance shall be recorded in the Madison County, Illinois, Recorder's Office.

Section 4. A copy of this Ordinance shall also be filed with the County Clerk of Madison County, Illinois.

Section 5. The City Clerk shall also, within 30 days of the annexation, report the annexation by certified or registered mail to the election authorities having jurisdiction in the territory annexed and the post office branches serving the territory annexed.

Section 6. This ordinance shall take effect immediately upon its passage and approval.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the __ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

RE: ANNEXATION/DEED LEGAL DESCRIPTION
TUT PROPERTIES INC.
CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S.00°03'28"E., (BEARING ASSUMED) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1042.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO MICHAEL V. WETZEL AND BRENDA L. WETZEL, RECORDED IN BK. 4037, PG. 504 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE S.89°32'06"W., 140.89 FEET TO THE NORTHWEST CORNER OF SAID WETZEL TRACT; THENCE S.00°38'50"E., ALONG THE WEST LINE OF SAID WETZEL TRACT, 137.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE ALONG A CURVE ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD) HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 5779.65 FEET, A CHORD BEARING OF N.78°31'12"W., AND A CHORD DISTANCE OF 153.89 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), N.79°16'58"W., 79.30 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO WILLIAM P. CURRY AND SONYA A. CURRY, RECORDED AS DOC. # 2002R69254 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, ALONG THE PERIMETER OF SAID CURRY TRACT AS FOLLOWS: N.11°24'12"E., 260.21 FEET; N.79°17'21"W., 512.71 FEET; THENCE S.08°15'31"E., 275.08 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE N.79°16'58"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), 184.10 FEET TO A POINT ON THE EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, A SUBDIVISION RECORDED AS DOC. # 2006R66474 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, N.01°00'59"W., COLLINEAR WITH SAID EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, 1005.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE, N.88°53'57"E., ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 969.17 FEET TO THE POINT OF BEGINNING. CONTAINING 21.22 ACRES, MORE OR LESS.

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
HIGHLAND, ILLINOIS:


Your Petitioner, Surjit Tut, Secretary, on behalf of Tut Properties, Inc., respectfully petitions The Honorable Mayor and City Council of the City of Highland, Illinois, that the property described in Exhibit A attached hereto and made a part hereof be annexed to the City of Highland of Madison County, Illinois.

Your petitioner respectfully represents and states as follows:

1. That the above described territory is not within the corporate limits of any municipality.
2. That the said territory is contiguous to the City limits of the City of Highland, Illinois.
3. That your petitioner is the sole owner of record of the said land and that there are no electors residing in the said described territory.

WHEREFORE, your petitioner respectfully petitions The Honorable Mayor and City Council of the City of Highland, Illinois that the above described territory may be annexed to the City of Highland, Madison County, Illinois.

BY: _____


Surjit Tut, Secretary
Tut Properties, Inc.


DATE: _____

10/8/2021

STATE OF ILLINOIS }
 }
COUNTY OF MADISON }

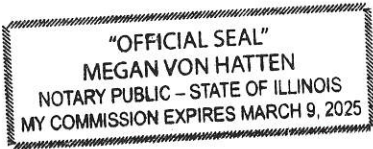
SS

The undersigned first being sworn, state that the matters and facts set out in the foregoing Petition are true.



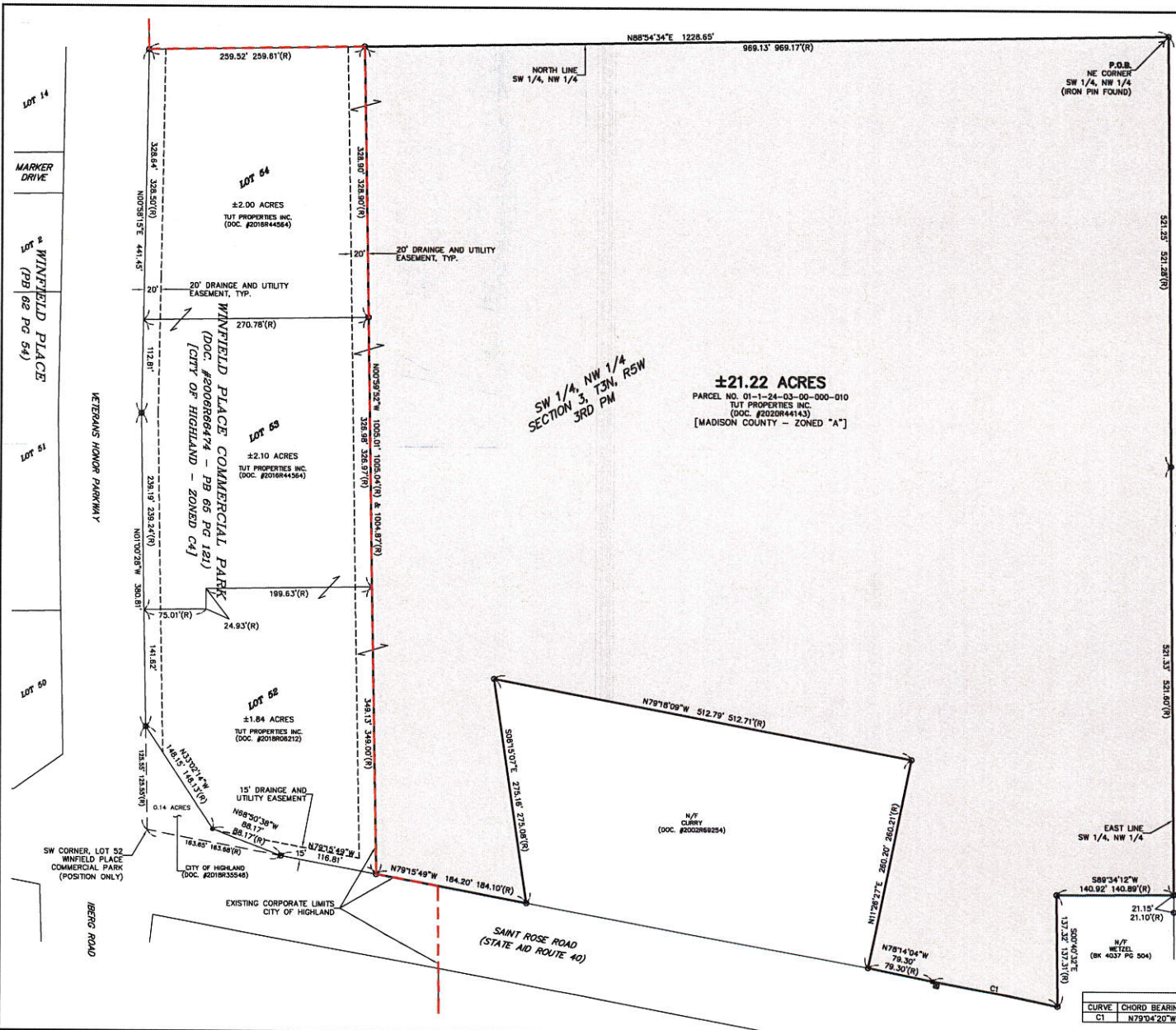
Surjit Tut, Secretary
Tut Properties, Inc.

Signed and sworn to before me this 8th day of October, 2021.





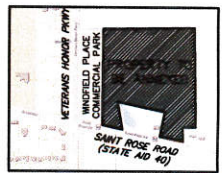
Notary Public



ANNEXATION PLAT

PT. SW 1/4, NW 1/4, SECT. 3, T.3N., R.5W., 3rd P.M.
 MADISON COUNTY, ILLINOIS

BASIS OF BEARING
 ILLINOIS STATE PLANE WEST
 ZONE GRID BEARINGS
 NAD 83



- LEGEND**
- EX. CORPORATE LIMITS LINE
 - PROPERTY TO BE ANNEXED
 - IRON PIN SET
 - IRON PIN FOUND
 - CONCRETE RIGHT OF WAY MARKER
 - SAME OWNERSHIP
 - 50.00'(R) RECORD DIMENSION
 - 50.00' MEASURED DIMENSION

DEED DESCRIPTION (DOC. #2020R44143)

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, 1042.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO MICHAEL V. WETZEL AND BRENDA L. WETZEL, RECORDED IN BK. 4037, PG. 504 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE S.89°32'06"W, 140.89 FEET TO THE NORTHWEST CORNER OF SAID WETZEL TRACT; THENCE S.00°38'50"E, ALONG THE WEST LINE OF SAID WETZEL TRACT, 137.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE ALONG A CURVE ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD) HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 5779.65 FEET; A CHORD BEARING OF N.78°31'12"W, AND A CHORD DISTANCE OF 153.89 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), N.78°18'58"W, 79.30 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO WILLIAM P. CURRY AND SONYA A. CURRY, RECORDED AS DOC. # 2002R69234 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, ALONG THE PERIMETER OF SAID CURRY TRACT AS FOLLOWS: N.11°24'12"E, 260.21 FEET; N.79°17'21"W, 512.71 FEET; THENCE S.08°15'31"E, 275.08 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE N.79°18'58"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), 184.10 FEET TO A POINT ON THE EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK; A SUBDIVISION RECORDED AS DOC. # 0008R6474 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, N.01°00'59"W, COLLINEAR WITH SAID EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, 1005.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE, N.88°53'57"E, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 969.17 FEET TO THE POINT OF BEGINNING, CONTAINING 21.22 ACRES, MORE OR LESS.

CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF CURRY & ASSOCIATES ENGINEERS ON BEHALF OF THE OWNER, TUT PROPERTIES INC., WE HAVE SURVEYED AND PREPARED THIS PLAT OF ANNEXATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION.

Gary S. Mueller 10-07-21

GARY S. MUELLER DATE
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3332
 (LICENSE EXPIRATION/RENEWAL DATE: 11-30-22)

THIS PLAT IS A MAP OF THE PROPERTY ANNEXED TO THE CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS, PURSUANT TO ORDINANCE NO. _____, DATED _____



SITE ADDRESS:
 SAINT ROSE ROAD
 HIGHLAND, IL 62249

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N79°04'20"W	154.13'	154.13'	5779.65'

153.89'(R)

API Survey LLC
 1148 W. Mockingbird Road
 Suite A
 P.O. Box 333
 Machesno, Illinois 62253
 Ph. 618-478-0000
 Email: gary@apisurvey.com
 DTP Design Firm License No. 104-00698

API

DATE: 10-07-21
 DRAWN BY: GSM
 CHECKED BY: JS/BW
 PROJECT NO.: 21-160 Annexation Plat
 DRAWING NO.: 2021-160

RE: ANNEXATION/DEED LEGAL DESCRIPTION
TUT PROPERTIES INC.
CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S.00°03'28"E., (BEARING ASSUMED) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1042.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO MICHAEL V. WETZEL AND BRENDA L. WETZEL, RECORDED IN BK. 4037, PG. 504 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE S.89°32'06"W., 140.89 FEET TO THE NORTHWEST CORNER OF SAID WETZEL TRACT; THENCE S.00°38'50"E., ALONG THE WEST LINE OF SAID WETZEL TRACT, 137.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE ALONG A CURVE ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD) HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 5779.65 FEET, A CHORD BEARING OF N.78°31'12"W., AND A CHORD DISTANCE OF 153.89 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), N.79°16'58"W., 79.30 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO WILLIAM P. CURRY AND SONYA A. CURRY, RECORDED AS DOC. # 2002R69254 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, ALONG THE PERIMETER OF SAID CURRY TRACT AS FOLLOWS: N.11°24'12"E., 260.21 FEET; N.79°17'21"W., 512.71 FEET; THENCE S.08°15'31"E., 275.08 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE N.79°16'58"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), 184.10 FEET TO A POINT ON THE EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, A SUBDIVISION RECORDED AS DOC. # 2006R66474 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, N.01°00'59"W., COLLINEAR WITH SAID EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, 1005.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE, N.88°53'57"E., ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 969.17 FEET TO THE POINT OF BEGINNING. CONTAINING 21.22 ACRES, MORE OR LESS.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING
ALLOCATION OF HOTEL / MOTEL TAX FUNDING
(Highland Optimist Club Shootout)**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined applicants for hotel / motel tax funding shall fill out an application to determine whether the funding request may be granted according to 65 ILCS 5/8-3-14, which reads, in pertinent part:

The amounts collected by any municipality pursuant to this Section shall be expended by the municipality solely to promote tourism and conventions within that municipality or otherwise to attract nonresident overnight visitors to the municipality

See 65 ILCS 5/8-3-14; and

WHEREAS, City has determined the applicant has submitted a “Hotel / Motel Tax Funding Application” (*See Exhibit A*); and

WHEREAS, City has determined the applicant has requested funds for tourism and/or conventions and/or overnight visitors to City, and the applicant’s request for funds may be permitted pursuant to the spirit of 65 ILCS 5/8-3-14 (*See Exhibit A*); and

WHEREAS, the City Council finds that the City Manager should be authorized and directed, on behalf of the City of Highland, to execute whatever documents are necessary to allocate hotel / motel tax funds to the applicant pursuant to the “Hotel / Motel Tax Funding Application” (*See Exhibit A*).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Highland, Illinois, as follows:

- Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.
- Section 2.* The “Hotel / Motel Tax Funding Application” (*See Exhibit A*) is approved.
- Section 3.* The City Manager is directed and authorized, on behalf of the City of Highland, to execute whatever documents are necessary to allocate hotel / motel funds to applicant pursuant to applicant’s “Hotel / Motel Tax Funding Application” (*See Exhibit A*).

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



HOTEL/MOTEL FUND APPLICATION

(For Funding Requests in excess of \$1,500)

Organization Information

1) Name and Address of Applicant (Organization):

Highland Optimist Club
PO Box 471
Highland, IL 62249

2) Website Address: highlandoptimist.org

3) Contact Person:

a) Name: Rick Ringwald

b) Phone: 314-458-5128

c) Fax: N/A

d) Email: rick@pawersinvest.com

4) Is this a Non-Profit Organization? Yes No

5) Status of Organization (i.e. Foundation, Corporation, etc): Corporation

6) Agency Tax ID # 37-6048992

Event Information

Please state how your request for hotel/motel tax funds will help promote: 1) tourism; 2) conventions within the City; and/or 3) overnight visitors to the municipality:

7) Fiscal Year of the Event: 2021-2022

8) Name of the Event: Highland Optimist Shootout

9) Date(s) of the Event: January 8th, 2022

10) Location of the Event: Highland High School

11) Description of the Event:

One-day Basketball Shootout for high school teams, 8 games in total.

12) Funding Request Amount: \$ \$3,500

13) Projected Attendance for the Event: 3000

14) Expected Overnight Stays for the Event: 30

15) Description / Purpose of Funding Request:

Requesting \$3,500 sponsorship to assist in putting on the event. Premier one-day basketball event in St. Louis Metro Area.

16) Other Sources of Project Funding:

Ticket Sales
Individual Donations: \$ 40,000
Concessions/Booklets... etc
Grants: \$ 25,000

Private Businesses: \$ 20,000
Sponsorships

17) Do you anticipate the need for "in-kind" services from City resources or staff? If so, please describe the nature of your request along with an estimated number of hours needed.

Request Police presence during event. Games begin at 8³⁰ AM with the last game starting at 8¹⁵ PM. Expect larger crowds beginning at 1 PM.

18) Continuing / New Activity:

a) Is this event... New _____ Continuing X ^{30th}

b) Do you expect it to be an Annual Event? Yes X No _____

c) Do you anticipate requiring regular and continued funding? Yes _____ No _____

d) Did you receive funding last year? Yes _____ No X - But did so in prior year

e) If "d" = yes i) What amount did you receive? \$ 2,500

19) Sponsors

If applicable, please list key sponsors that donate funds or provide "in-kind" services, along with the pledged amount anticipated for the event.

SPONSOR	AMOUNT OF SPONSORSHIP
1 SCU	\$ 5000
2 TW Constructors	\$ 3000
3 City of Highland	?
4 Excel, Plochen, Donnewald, St. Joseph Hospital	\$ 1000/each
5 MANY others	at \$500 level

20) Benefits to City Tourism: Describe how this activity attracts and/or contributes to tourism and overnight stays in the City of Highland.

2000+ attendees of the event are expected to be from out of town. 3 teams ~~from~~ in the Shootout require hotel stays. Estimated rooms needed is 30.

21) Additional Information: Provide any additional information which will assist the City in evaluating your project and its benefit to the City of Highland (attachments are welcomed).

30th Annual event draws capacity crowds and sends money to the youth in the community through the Optimist Club. Positive image to Metro area via social media, print & tv media.

22) Event / Project Budget Please list all revenues and expenses, on a separate sheet (similar format) if necessary. Complete project expense information must be provided on this document. Quoted estimates must be provided when possible and when not possible, describe in an attachment how the expense was estimated.

Budget is similar to ~~2020's~~ 2020's. Expenses will be higher due to increased appearance fees (competing with other Shootouts for teams) and more teams traveling. We have 3-4 teams requiring overnight stays. ~~A~~ A team is coming in from Philadelphia, PA and multiple ~~from~~ from Chicago area. We will be required to obtain some hotel rooms outside of Highland due to LACK of capacity in town.

Revenues:

Hotel / Motel Tax Grant	\$ 3,500
<u>Sponsorships</u>	\$ 20,000
<u>Ticket Sales</u>	\$ 40,000
<u>Concessions... etc</u>	\$ 28,000
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Revenues:	\$ <u>91,500</u>

Expenses:

Expenditure Types	Amount
<u>Appearance fees</u>	\$ 20,000
<u>Lodging</u>	\$ 4,000
<u>Day of expenses</u>	\$ 24,000
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL EXPENSES:	\$ <u>48,000</u>
	\$ <u>43,500</u>

23) Attach Event Plan and Budget; Timeline for upcoming event; Marketing efforts

Impactful social media presence and print media.

24) Can event occur without city financial assistance: ___ Yes No

25) Has event previously been held in Highland: Yes ___ No

If yes, how many years in existence? 30th year

26) Projected sales tax generation: Event _____ Indirect meals, gas, hotel ... etc

27) Number of volunteers associated with event? 100 +

28) Nonprofit or for profit event? non-profit

29) Address security, traffic control for event, and Health Department and Fire Department approval in Event Plan? Yes ___ No

30) Why should event be funded? Attach narrative.

Without continued support of our sponsors, we would be unable to attract high-end teams and large crowds. Profits from the event go to the youth in the community through Optimist grants, scholarships and matching funds for fundraising events. Brings 2000 or so people into Highland who otherwise wouldn't be here that day.

I certify the information contained in this application is complete, accurate, and fully discloses the scope and intent of my request for funding from the Hotel/Motel Tax Fund. I agree to comply with the City's requests for information regarding the use of awarded funds and to provide access to accounting records related to these funds. By signing this application, I accept and agree to be bound by the terms and conditions of the Hotel/Motel Tax Fund as administered by the City of Highland in compliance with current federal, state and local laws.

Rick Ringwald
Applicant

[Signature]
Signature of Representative / Officer

Co-Chair - Optimist Shootout
Title

11/2/21
Date

2020 Optimist Shootout P&L

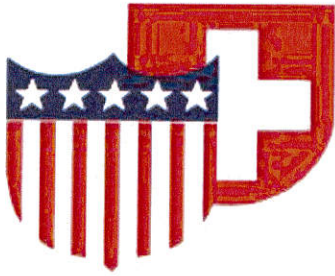
Income

<u>Category</u>	<u>Amount</u>
Sponsorships	\$21,000
Ticket Sales	\$40,992
Concessions	<u>\$26,451</u>
Total	\$88,443

Expenses

<u>Category</u>	<u>Amount</u>
Appearance Fees	\$18,750
Hotel Fees	\$2,941
Bleachers	\$6,000
Labor	\$5,428
Meals/Concessions	\$9,821
Marketing	\$3,314
Printing	\$2,629
Ticket Expenses	\$626
Awards	\$290
Misc.	<u>\$1,083</u>
Total	\$50,882

Net	\$37,561
------------	-----------------



CITY OF HIGHLAND

To: Mayor and Council Members
From: Mallord Hubbard, Economic Development Coordinator
Date: November 30, 2021
Subject: Approval of Hotel/Motel Funding for Highland Optimist Shootout.

RECOMMENDATION

I am recommending the Council approve Hotel/Motel funds to the Highland Optimist Club for the 2022 Highland Optimist Shootout.

DISCUSSION

Staff has reviewed the application request and determined that it meets the requirement for Hotel/Motel tax funding.

FISCAL IMPACT

Subject to approval, funding in the amount of \$3,500 will be appropriated from the Hotel/Motel Tax Budget for this item.

Recommended by: 

Mallord Hubbard, Economic Development Coordinator

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING DEPOSITORIES FOR THE FUNDS AND MONEY
OF THE CITY OF HIGHLAND, ILLINOIS**

WHEREAS, the City Council of the City of Highland deems it advisable – in accordance with Section 3.1-35-50 of the Illinois Municipal Code (65 ILCS 5/3.1-35-50) – to designate depositories for the funds and money of the City of Highland, Illinois;

WHEREAS, the City Council of the City of Highland has determined that Section 17 of the State Treasurer Act (15 ILCS 505/17) permits the designation of the Illinois Funds – which funds are part of the Public Treasurer’s Investment Pool established by the Treasurer of the State of Illinois – as a depository of the City of Highland, Illinois;

WHEREAS, the City Council finds it necessary to designate those persons, among its officers and employees, who shall have the authority, either singly or in combination, to consent to, and to direct, the expenditure, investment, or other transfer of the funds and money of the City of Highland, Illinois; and

WHEREAS, the City Council finds that, for the sake of promoting the efficient daily operation of the municipal government, it should approve a depository’s making electronic transfers of funds and money – either between Accounts of the City of Highland, or for the making of legally permissible investments for the City of Highland, or for the payment of expenses of the City of Highland – upon the depository’s receiving oral authorization or electronic authorization (by email or facsimile transmission) therefor from Director of Finance Kelly Korte or from Assistant Director of Finance Reanna Ohren;

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Highland, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland.

Section 2. FCB Highland Bank, Regions Bank, and the Illinois Funds (hereinafter collectively referred to as the “City’s depositories”) are designated as depositories of the funds and money of the City of Highland, Illinois.

Section 3. The funds and money of the City of Highland, Illinois, deposited in the City's depositories may be withdrawn upon a properly authorized check, note, or written order of the City of Highland, Illinois.

Section 4. A check, note, or written order – for the withdrawal of the funds or money of the City of Highland – shall be deemed to be properly authorized only if it is made in accordance with the restrictions set forth in the following subsections that are applicable to the Account or Accounts in question: namely,

- 4(a). Checks drawn against the Operating Account and Payroll Account of this City shall be executed, with facsimile signatures of two individuals, by either the Mayor, City Clerk; City Treasurer, or City Manager, provided further, that, if such a check equals or exceeds Ten Thousand Dollars (\$10,000.00), the second signature must be a manual signature of one of the following persons: Mayor, City Clerk, City Treasurer or City Manager.
- 4(b). Checks drawn against the Street Bond Account, the Motor Fuel Tax Account, the Foreign Fire Insurance Fund, TIF #2- Bond, Public Safety Facility Bond Fund, City of Highland, IL Series 2019 Debt Service Reserve Fund, American Rescue Plan Act Fund, and the Illinois Funds shall be executed by the manual signature of any two of the following: the Mayor, City Manager, and the Director of Finance.
- 4(c). Checks drawn against the Cemetery Board of Managers Account shall be executed by the manual signature of any two of the following; the Treasurer of the Cemetery Board of Managers, the City Manager, and the Director of Finance.
- 4(d). Checks drawn against the Police General Seizure Account and the Police Asset Forfeiture Account shall be executed with manual signatures by the Chief of Police and the second signature must be a manual signature of the City Manager.
- 4(e). The City Clerk shall certify to the City's depositories the manual or facsimile signatures of the authorized officers and employees identified in subsections 4(a), 4(b), 4(c), and 4(d) above.
- 4(f). No check, draft, note, or written order drawn against any of the Accounts identified in subsections 4(a), 4(b), 4(c), and 4(d) above shall be valid unless signed or authorized in accordance with this ordinance.

Section 5. The authorized officers and employees identified in subsections 4(a), 4(b), 4(c), and 4(d) above may file with the Secretary of State, of the State of Illinois, manual signatures, certified under oath. Each such authorized officer and employee (for the purpose of placing his or

her signature on a check, draft, note, or written order, as referred to in Section 4 above) may execute his or her signature manually, or, in lieu thereof, may cause his or her signature to be executed with a true and accurate facsimile signature.

Section 6. The City's depositories are authorized and directed to honor and to pay any check, draft, note, or written order drawn in accordance with the requirements of Section 4 above, regardless of (a) whether the check, draft, note, or written order is payable to the order of any such persons signing and/or countersigning the check, draft, note or written order, or (b) whether any such persons sign in their individual capacities or not, or (c) whether the check, draft, note or written order is deposited to the individual credit of the person so signing and/or countersigning the check, draft, note or written order or to the individual credit of any of the other officers or not.

Section 7. The City's depositories are authorized and directed to honor and to make electronic transfers of funds and money – either between Accounts of the City of Highland, or for the making of legally permissible investments for the City of Highland, or for the payment of expenses of the City of Highland – upon the depositories' receiving oral authorization or electronic authorization therefor *only from Director of Finance Kelly Korte or from Assistant Director of Finance Reanna Ohren.*

Section 8. The City of Highland, Illinois, may invest in Certificates of Deposit and other statutorily-allowed investments or securities at various banks (even though not among the City's depositories), and to sell, cash in or dispose of investments of the City, with proceeds to be payable to the City, provided (a) that the amount of the investment is fully covered by the FDIC or, to the extent not so covered, by legal collateral in accordance with Section 3.1-35-50(b) of the Illinois Municipal Code (65 ILCS 5/3.1-35-50(b)), and (b) that both the City Manager and Director of Finance authorize such investments (or the cashing in of such investments) by their manual signatures.

Section 9. This ordinance supersedes Ordinance #3137 dated October 4, 2021.

Section 10. This ordinance shall continue in force– and the City's depositories may consider the manual or facsimile signatures of the officers and employees designated in Section 4 above to be as set forth in the certification of the City Clerk, accompanying a copy of this ordinance when delivered to the City's depositories, or in any similar, subsequent certification – until the

City Clerk serves written notice to the contrary upon the City's depositories.

Section 11. This ordinance shall be effective upon its passage, approval, and publication in pamphlet form in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

CITY OF HIGHLAND SIGNATURE CERTIFICATION

This is to certify that the names and signatures below are those of the persons holding the offices and positions indicated:

Kevin B. Hemann, Mayor	_____
Barbara Bellm, City Clerk	_____
Neill Nicolaides, Treasurer	_____
Christopher Conrad, City Manager	_____
Kelly Korte, Director of Finance	_____
Clifton Couch, Treasurer Cemetery Board of Managers	_____
Reanna Ohren, Assistant Director Of Finance	_____
Carole Presson, Chief of Police	_____

(CORPORATE SEAL)

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



City of Highland

Finance Department

MEMO TO: Christopher Conrad, City Manager
FROM: Kelly Korte, Director of Finance
SUBJECT: Banking Ordinance Update
DATE: November 15, 2021

I have placed an Ordinance on the upcoming council agenda to update the authorized additional signer on the Police Asset Forfeiture and the Police General Seizure Accounts. If anyone has any questions this, please contact me for clarification.

**Highland Police Pension Board
Highland, Illinois**

To: City Manager Chris Conrad

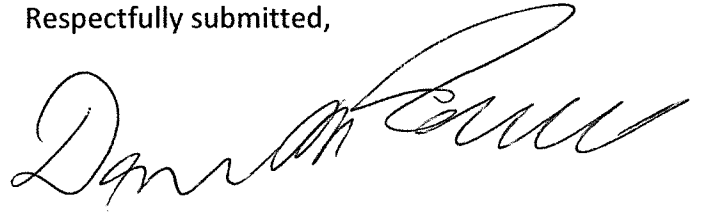
From: Highland Police Pension Board

Date: December 1, 2021

Reference: Police Pension Tax Levy

At our special pension meeting on 12-1-2021, the board discussed and reviewed the information from a report provided by Nyhart Actuarial Services. The board came to a unanimous decision to request a tax levy in the amount of \$657,190. This amount reflects an amount that will continue to ease the financial responsibility in the future for the City of Highland.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darren Twyford". The signature is fluid and cursive, with a large initial "D" and "T".

Darren Twyford

President, Highland Police Pension Board



City of Highland Police Pension Fund

May 1, 2021
Actuarial Valuation Report

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At the request of the plan sponsor, this report summarizes the City of Highland Police Pension Fund as of May 1, 2021. The purpose of this report is to communicate the following results of the valuation:

- Funded Status;
- Recommended City Contribution; and
- Estimated Minimum Contribution.

This report has been prepared in accordance with the applicable Federal and State laws. Consequently, it may not be appropriate for other purposes. Please contact Nyhart prior to disclosing this report to any other party or relying on its content for any purpose other than that explained above. Failure to do so may result in misrepresentation or misinterpretation of this report.

The results in this report were prepared using information provided to us by other parties. The census information has been provided to us by the employer. Asset information has been provided to us by the administrator. We have reviewed the provided data for reasonableness when compared to prior information provided, but have not audited the data. Where relevant data may be missing, we have made assumptions we believe to be reasonable. We are not aware of any significant issues with and have relied on the data provided. Any errors in the data provided may result in a different result than those provided in this report. A summary of the data used in the valuation is included in this report.

The actuarial assumptions and methods were chosen by the employer. In our opinion, all actuarial assumptions and methods are individually reasonable and in combination represent our best estimate of anticipated experience of the plan. Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following:

- plan experience differing from that anticipated by the economic or demographic assumptions;
- changes in economic or demographic assumptions;
- increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and
- changes in plan provisions or applicable law.

We did not perform an analysis of the potential range of future measurements due to the limited scope of our engagement. This report has been prepared in accordance with generally accepted actuarial principles and practice.

Neither Nyhart nor any of its employees have any relationship with the plan or its sponsor which could impair or appear to impair the objectivity of this report. To the extent that this report or any attachment concerns tax matters, it is not intended to be used and cannot be used by a taxpayer for the purpose of avoiding penalties that may be imposed by law.

In preparing the results, Nyhart used Proval valuation software developed by Winklevoss Technologies, LLC. This software is widely used for the purpose of performing pension valuations. We coded the plan provisions, assumptions, methods, and participant data summarized in this report, and reviewed the liability and cost outputs for reasonableness. We are not aware of any material weaknesses or limitations in the software, and have determined it is appropriate for performing this valuation.

The undersigned are compliant with the continuing education requirements of the Qualification Standards for Actuaries Issuing Statements of Actuarial Opinion in the United States and are available for any questions.

Nyhart



Nick H. Meggos, EA, FCA



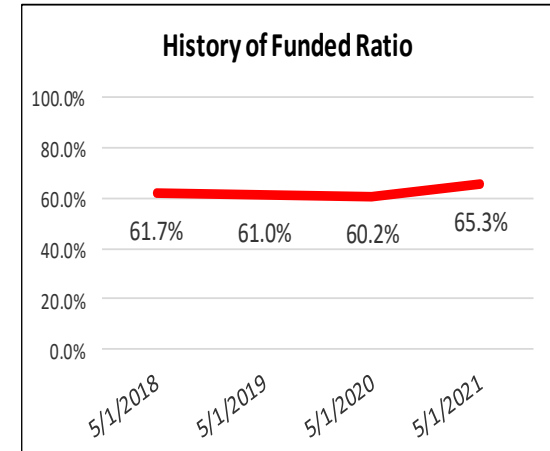
Kevin Carey, FSA, EA

November 23, 2021
Date

Summary Results

The actuarial valuation's primary purpose is to produce a scorecard measure displaying the funding progress of the plan toward the ultimate goal of paying benefits at retirement. The Accrued Liability is based on the Entry Age Normal actuarial cost method.

	May 1, 2020	May 1, 2021
Funded Status Measures		
Accrued Liability	\$ 20,417,592	\$ 20,257,722
Actuarial Value of Assets	12,293,899	13,226,889
Unfunded Accrued Liability	\$ 8,123,693	\$ 7,030,833
Funded Percentage (AVA)	60.2%	65.3%
Funded percentage (MVA)	56.2%	72.8%
Cost Measures		
Recommended Total Pension Contribution	\$ 915,865	\$ 845,758
Expected Employee Contributions	(180,523)	(181,668)
Recommended Net City Contribution	\$ 735,342	\$ 664,090
- as a Percentage of Payroll	45.2%	38.6%
Asset Measures		
Market Value of Assets (MVA)	\$ 11,472,842	\$ 14,750,633
Actuarial Value of Assets (AVA)	\$ 12,293,899	\$ 13,226,889
Actuarial Value/Market Value	107.2%	89.7%
Participant Information		
Active Participants	20	20
Terminated Vested Participants	1	2
Retirees, Beneficiaries, and Disabled Participants	14	14
Total	35	36
Payroll	\$ 1,627,308	\$ 1,721,290



Changes since Prior Valuation and Key Notes

The healthy mortality assumption was changed from the RP-2014 mortality table with blue collar adjustment projected generationally from 2013 using scale MP-2019, to the RP-2014 mortality table with blue collar adjustment projected generationally from 2013 using scale MP-2020. The change resulted in a small decrease in benefit obligations and in the recommended contribution.

History of Valuation Results

	5/1/2017	5/1/2018	5/1/2019	5/1/2020	5/1/2021
Plan Funding					
Accrued Liability	\$ 16,857,690	\$ 18,600,674	\$ 19,559,466	\$ 20,417,592	\$ 20,257,722
Actuarial Value of Assets	10,938,966	11,470,724	11,924,641	12,293,899	13,226,889
Unfunded Accrued Liability	\$ 5,918,724	\$ 7,129,950	\$ 7,634,825	\$ 8,123,693	\$ 7,030,833
Funded Percentage	64.9%	61.7%	61.0%	60.2%	65.3%
Normal Cost (NC)	\$ 393,913	\$ 434,862	\$ 421,128	\$ 438,833	\$ 431,187
NC as a Percent of Covered Payroll	25.5%	27.5%	26.6%	27.0%	25.1%
Actual Contribution	\$ 559,395	\$ 580,144	\$ 640,194	\$ 663,142	To Be Determined
Recommended Contribution	\$ 633,618	\$ 641,539	\$ 678,541	\$ 735,342	\$ 664,090
Recommended Contribution (% of Pay)	41.0%	40.5%	42.9%	45.2%	38.6%
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Rate of Return					
Actuarial Value of Assets	5.3%	4.8%	4.5%	3.3%	8.6%
Market Value of Assets	7.0%	4.9%	5.3%	-0.9%	29.8%
Demographic Information					
Active Participants	20	20	20	20	20
Retired Participants	10	11	11	11	11
Beneficiaries	2	2	3	3	3
Disabled Participants	-	-	-	-	-
Terminated Vested Participants	2	1	1	1	2
Total Participants	34	34	35	35	36
Covered Payroll	\$ 1,544,154	\$ 1,582,463	\$ 1,580,264	\$ 1,627,308	\$ 1,721,290
Average Covered Pay	\$ 77,208	\$ 79,123	\$ 79,013	\$ 81,365	\$ 86,065

Identification of Risks

The results presented in this report are shown as single point values. However, these values are derived using assumptions about future markets and demographic behavior. If actual experience deviates from our assumptions, the actual results for the plan will consequently deviate from those presented in this report. Therefore, it is critical to understand the risks facing this pension plan. The following table shows the risks we believe are most relevant to the City of Highland Police Pension Fund. The risks are generally ordered with those we believe to have the most significance at the top. Also shown are possible methods by which a more detailed assessment of the risk can be performed.

Type of Risk

Method to Assess Risk

Investment Return	Scenario Testing; Asset Liability Study
Participant Longevity	Projections; Scenario Testing
Early Retirement	Stress Testing
Salary Growth	Stress Testing

Plan Maturity Measures - May 1, 2021

Each pension plan has a distinct life-cycle. New plans promise future benefits to active employees and then accumulate assets to pre-fund those benefits. As the plan matures, benefits are paid and the pre-funded assets begin to decumulate until ultimately, the plan pays out all benefits. A plan's maturity has a dramatic influence on how risks should be viewed. The following maturity measures illustrate where the City of Highland Police Pension Fund falls in its life-cycle.

Duration of Liabilities: 15.4

Duration is the most common measure of plan maturity. It is defined as the sensitivity of the liabilities to a change in the interest rate assumption. The metric also approximates the weighted average length of time, in years, until benefits are expected to be paid. A plan with high duration is, by definition, more sensitive to changes in interest rates. A plan with low duration is more susceptible to risk if asset performance deviates from expectations as there would be less time to make up for market losses in adverse market environments while more favorable environments could result in trapped surplus from gains. Conversely, high duration plans can often take on more risk when investing, and low duration plans are less sensitive to interest rate fluctuations.

Demographic Distribution - Ratio of Actively Accruing Participants to All Participants: 55.6%

A plan with a high ratio is more sensitive to fluctuations in salary (if a salary-based plan) and statutory changes. A plan with a low ratio is at higher risk from demographic experience. Such a plan should pay close attention to valuation assumptions as there will be less opportunity to realize future offsetting gains or losses when current experience deviates from assumptions. Plans with a low ratio also have limited opportunities to make alterations to plan design to affect future funded status.

Asset Leverage - Ratio of Payroll for Plan Participants to Market Value of Assets: 11.7%

Younger plans typically have a large payroll base from which to draw in order to fund the plan while mature plans often have a large pool of assets dedicated to providing benefits to a population primarily consisting of members no longer on payroll. Plans with low asset leverage will find it more difficult to address underfunding, as the contributions needed to make up the deficit will represent a higher percentage of payroll than for a plan with high asset leverage.

Benefit Payment Percentage - Ratio of Annual Benefit Payments to Market Value of Assets: 6.3%

As a plan enters its decumulation phase, a larger percentage of the pre-funded assets are paid out each year to retirees. A high percentage is not cause for alarm as long as the plan is nearly fully funded. However, such a plan is more sensitive to negative asset performance, especially if cash contributions are not an option to make up for losses.

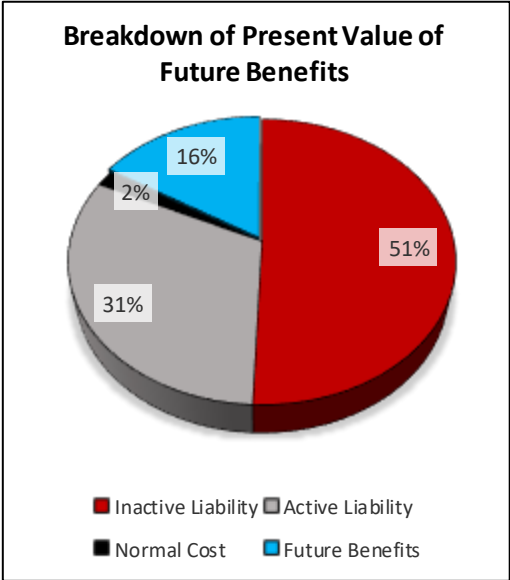
Present Value of Future Benefits

The Present Value of Future Benefits represents the future benefits payable to the existing participants.

May 1, 2021

Present Value of Future Benefits

Active Participants	
Retirement	\$ 9,896,474
Disability	900,097
Death	246,526
Termination	998,059
Total Active	\$ 12,041,156
Inactive participants	
Retired Participants	\$ 11,010,597
Beneficiaries	1,611,473
Disabled Participants	-
Terminated Vested Participants	81,709
Total Inactive	\$ 12,703,779
Total	\$ 24,744,935
Present Value of Future Payrolls	\$ 19,496,278
Present Value of Future Employee Contributions	\$ 1,932,081



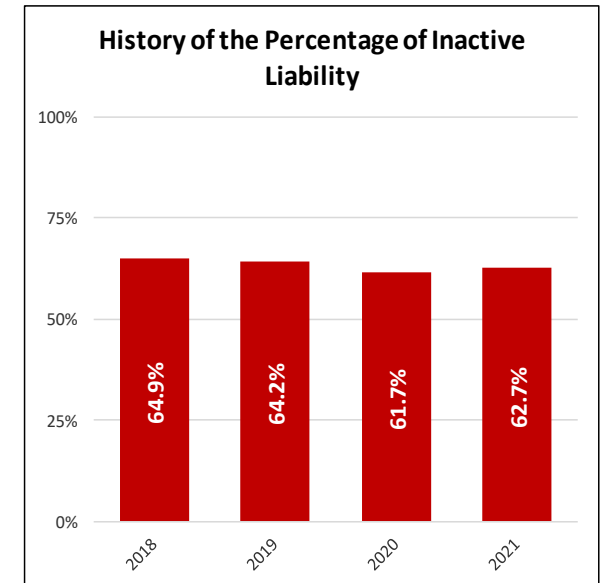
Accrued Liability

The Funding Liability measures the present value of benefits earned as of the valuation date, using the actuarial assumptions described in the assumption section of this report and the Entry Age Normal actuarial cost method.

May 1, 2021

Funding Liabilities

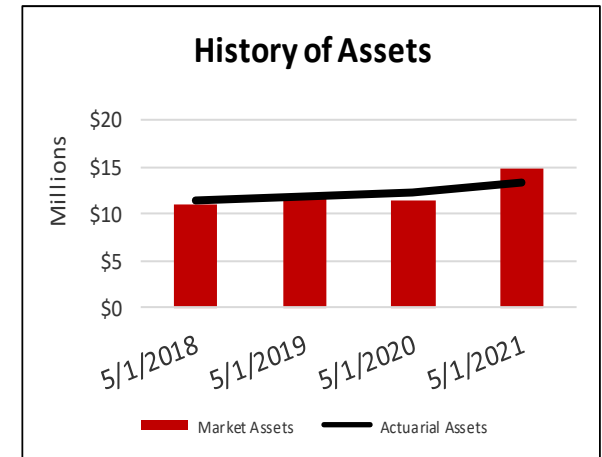
Active Participants	
Retirement	\$ 6,437,133
Disability	438,989
Death	107,055
Termination	570,766
Total Active	\$ 7,553,943
Inactive Participants	
Retired Participants	\$ 11,010,597
Beneficiaries	1,611,473
Disabled Participants	-
Terminated Vested Participants	81,709
Total Inactive	\$ 12,703,779
Total	\$ 20,257,722
Normal Cost	\$ 431,187



Asset Information

The amount of assets backing the pension promise is the most significant driver of volatility and future costs within a pension plan. The investment performance of the assets directly offsets the ultimate cost.

	May 1, 2021
Market Value Reconciliation	
Market Value of Assets, Beginning of Prior Year	\$ 11,472,842
Contributions	
Employer Contributions	\$ 663,142
Member Contributions	186,271
Total	\$ 849,413
Investment Income	3,397,098
Benefit Payments	(955,727)
Administrative Expenses	(12,993)
Market Value of Assets, Beginning of Current Year	\$ 14,750,633
Return on Market Value	29.8%
Actuarial value of assets	
Value at Beginning of Current Year	\$ 13,226,889



Asset Information (continued)

Plan Assets are used to develop funded percentages and contribution requirements.

	May 1, 2021
1. Expected Market Value of Assets	
(a) Market Value of Assets, Beginning of Prior Year	\$ 11,472,842
(b) Contributions	849,413
(c) Benefit Payments	(955,727)
(d) Administrative Expenses	(12,993)
(e) Expected Return	741,857
(f) Expected Market Value of Assets, Beginning of Current Year	\$ 12,095,392
2. Market Value of Assets, Beginning of Current Year	\$ 14,750,633
3. Actual Return on Market Value	\$ 3,397,098
4. Amount Subject to Phase-in [(3)-(1e)]	\$ 2,655,241
5. Phase-in of Asset Gain/(Loss)	
(a) Current Year [80% x \$ 2,655,241]	\$ 2,124,193
(b) First Prior Year [60% x \$ (854,639)]	(512,783)
(c) Second Prior Year [40% x \$ (135,353)]	(54,141)
(d) Third Prior Year [20% x \$ (167,625)]	(33,525)
(e) Total Phase-in	\$ 1,523,744
6. Actuarial Value of Assets, Beginning of Current Year [(2)-(5e)]	\$ 13,226,889
7. Return on Actuarial Value of Assets	8.6%

Reconciliation of Gain/Loss

May 1, 2021

Liability (Gain)/Loss

Actuarial Liability, Beginning of Prior Year	\$ 20,417,592
Normal Cost	438,833
Benefit Payments	(955,727)
Expected Interest	1,324,606
	1,324,606
Expected Actuarial Liability, Beginning of Current Year	\$ 21,225,304
Actual Actuarial Liability, Before Changes	\$ 20,343,631
Liability (Gain)/Loss	\$ (881,673)

Asset (Gain)/Loss

Actuarial Value of Assets, Beginning of Prior Year	\$ 12,293,899
Contributions	849,413
Benefit Payments and Administrative Expenses	(968,720)
Expected Return	795,226
	795,226
Expected Actuarial Value of Assets, Beginning of Current Year	\$ 12,969,818
Actual Actuarial Value of Assets, Beginning of Current Year	\$ 13,226,889
Asset (Gain)/Loss	\$ (257,071)

Total (Gain)/Loss

\$ (1,138,744)

Development of Recommended Contribution

The recommended contribution is the annual amount needed to fund the plan to 90% by the end of the 2040 fiscal year as a level percentage of payroll, using the Entry Age Normal actuarial cost method. The recommended contribution is subject to the State statutory minimum, which is the annual amount needed to fund the plan to 90% by the end of the 2040 fiscal year as a level percentage of payroll, using the Projected Unit Credit actuarial cost method.

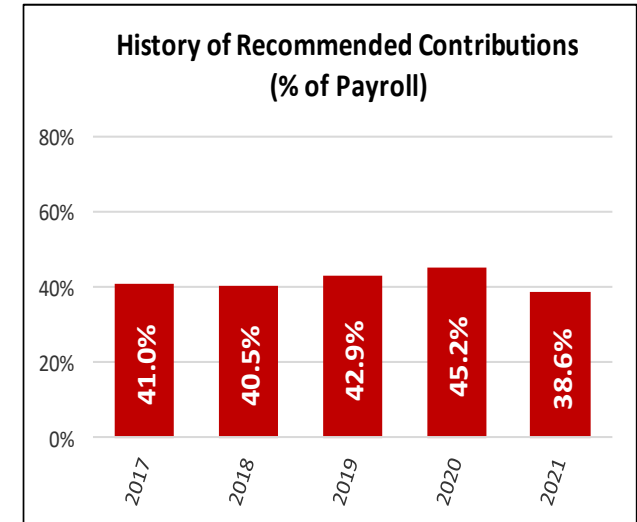
May 1, 2021

Funded Position

1. Entry Age Normal Accrued Liability	\$ 20,257,722
2. 90% of Entry Age Normal Accrued Liability	\$ 18,231,950
3. Actuarial Value of Assets	13,226,889
4. Unfunded Actuarial Accrued Liability (UAAL) (2 – 3)	\$ 5,005,061

Recommended Contribution

1. Normal Cost	\$ 431,187
2. Administrative Expenses	12,993
3. Amortization of UAAL	349,959
4. Applicable Interest	51,619
5. Total Recommended Contribution	\$ 845,758
6. Expected Employee Contributions	181,668
7. Net Recommended City Contribution (5 – 6)	\$ 664,090
8. Minimum Contribution (Public Act 096-1495 Tax Levy Requirement)	\$ 615,566
9. Final Recommended Contribution [max (7,8)]	\$ 664,090
As a Percentage of Expected Payroll	38.6%



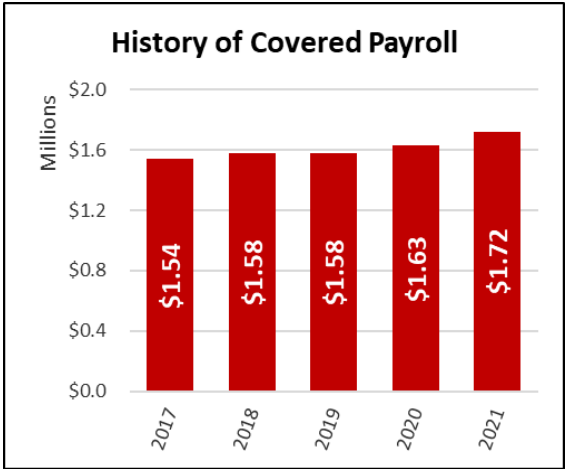
The Plan's Normal Cost plus interest on the Unfunded Actuarial Accrued Liability is \$ 734,550 .

A contribution greater than the Normal Cost plus interest on the Unfunded Actuarial Accrued Liability will reduce the Unfunded Actuarial Accrued Liability, if all other assumptions are met. A contribution less than the Normal Cost plus interest on the Unfunded Actuarial Accrued Liability will increase the Unfunded Actuarial Accrued Liability, if all other assumptions are met. Consider making a contribution greater than the Normal Cost plus interest on the Unfunded Actuarial Accrued Liability in order to pay down the Plan's shortfall more rapidly if that amount is greater than your funding policy contribution.

Demographic Information

The foundation of a reliable actuarial report is the participant information provided by the plan sponsor. Monitoring trends in demographic information is crucial for long-term pension planning.

	May 1, 2020	May 1, 2021
Participant Counts		
Active Participants	20	20
Retired Participants	11	11
Beneficiaries	3	3
Disabled Participants	-	-
Terminated Vested Participants	<u>1</u>	<u>2</u>
Total Participants	35	36
Active Participant Demographics		
Average Age	38.4	37.9
Average Service	12.0	11.3
Average Compensation	\$ 81,365	\$ 86,065
Covered Payroll	\$ 1,627,308	\$ 1,721,290



Demographic Information (continued)

	May 1, 2020	May 1, 2021
Retiree Statistics		
Average Age	62.9	62.1
Average Monthly Pension Benefit	\$ 5,067	\$ 5,094
Beneficiary Statistics		
Average Age	66.2	67.2
Average Monthly Pension Benefit	\$ 4,406	\$ 4,406
Disabled Participants Statistics		
Average Age	N/A	N/A
Average Monthly Pension Benefit	\$ N/A	\$ N/A
Terminated Participants Statistics		
Average Age	34.4	34.6
Average Monthly Pension Benefit*	\$ -	\$ -

* Average monthly pension benefit does not include participants eligible for a return of contributions only.

Participant Reconciliation

	Active	Terminated Vested	Disabled	Retired	Beneficiaries	Totals
Prior Year	20	1	0	11	3	35
Active						
To Retired	(1)	0	0	1	0	0
To Disabled	0	0	0	0	0	0
To Terminated Vested	(1)	1	0	0	0	0
To Death	0	0	0	0	0	0
Terminated Nonvested (return of employee contributions)	0	0	0	0	0	0
Terminated Vested						
To Retired	0	0	0	0	0	0
Return of employee contributions	0	0	0	0	0	0
Retired						
To Death with Beneficiary	0	0	0	0	0	0
To Death without Beneficiary	0	0	0	(1)	0	(1)
Beneficiaries						
To Death	0	0	0	0	0	0
Additions	2	0	0	0	0	2
Departures	0	0	0	0	0	0
Current Year	20	2	0	11	3	36

Active Participant Schedule

Active participant information grouped based on age and service.

Age Group	Years of Service										Total	Average Pay
	Under 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & Up		
Under 25												
25 to 29	2	2									4	73,201
30 to 34			2								2	82,142
35 to 39			1	5							6	85,190
40 to 44			1	2	1	2					6	95,157
45 to 49						2					2	91,059
50 to 54												
55 to 59												
60 to 64												
65 to 69												
70 & up												
Total	2	2	4	7	1	4	0	0	0	0	20	86,065



Eligibility for Participation

Police Officers of the City of Highland

Accrual of Benefits

For employees hired prior to January 1, 2011, the normal retirement benefit is equal to 50% of the final salary plus 2.5% of any service over 20 years (with a maximum of 30) times the final salary. There is a minimum benefit of \$1,000 per month. The benefit is paid as a 100% joint and survivor benefit with the spouse, children under 18, or dependent parents of the participants as the survivor.

For employees hired after or on January 1, 2011, the normal retirement benefit is equal to 2.5% of the final average salary times benefit service (maximum 30 years.) The benefit is paid as a 66.67% joint and survivor benefit with the spouse, children under 18, or dependent parents of the participants as the survivor.

Benefits

Normal Retirement

Eligibility	For employees hired prior to January 1, 2011, the normal retirement date is the first day of the month on or after completion of 20 years of service and attainment of age 50. For employees hired after or on January 1, 2011, the normal retirement date is the first day of the month on or after completion of 10 years of service and attainment of age 55.
Benefit	Unreduced Accrued Benefit payable immediately.

Early Retirement

Eligibility	For employees hired prior to January 1, 2011 and terminating with less than 20 years of service For employees hired after or on January 1, 2011 who has attained age 50 and has 10 years of service.
Benefit	For those hired prior to January 1, 2011 the Accrued Benefit of 2.5% of final salary times service shall be paid at age 60. For those hired after or on January 1, 2011 the Accrued Benefit is reduced by 0.5% for each month prior to age 55

Termination

Eligibility	For employees hired prior to January 1, 2011, age 60 with 8 years of service. For employees hired after or on January 1, 2011, age 55 with 10 years of service.
Benefit	Accrued benefit. Refund of contributions for employees that do not meet the eligibility criteria above.

Disability In The Line of Duty

Eligibility	For participants who become disabled in the line of duty.
Benefit	The greater of 65% of the final salary or the accrued benefit

Disability Not In The Line of Duty

Eligibility	For participants who become disabled outside of the line of duty.
Benefit	50% of the final salary

Death In the Line of Duty

Eligibility	For participants who die in the line of duty.
Benefit	The benefit is 100% of final salary paid to the survivor.

Death Not In the Line of Duty

Eligibility	For participants who die outside of the line of duty.
Benefit	For those hired before 1/1/2011 with greater than 20 years of service, a benefit of 100% of the accrued benefit is paid to the survivor. For those with more than 10 years of service, but less than 20 years of service, a benefit of 50% of the final salary is paid to the survivor. For those hired after 1/1/2011 a benefit equal to the greater of 54% of Final Salary and 66-2/3% of the accrued benefit is paid to the survivor.

Compensation

Final Salary is the salary attached to the rank held on the last day of service, or one year prior to the last day, whichever is greater.

Final Average Salary is the average monthly salary obtained by dividing the total salary of the police officer during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Salary will not exceed \$106,800 adjusted from January 1, 2011 with the lesser of 3% and 100% of the CPI on November 1.

Credited Service

For Vesting and Benefit Accrual purposes, pension service credit is based on elapsed time from hire.

Employee Contributions

9.91% of Compensation

COLA

Eligibility All Participants

Benefit For employees hired prior to January 1, 2011 a compound COLA of 3% is granted each year after attainment of age 55 and 1 year of payments.

For employees hired after or on January 1, 2011 a simple COLA of the lesser of 3% and 50% of the CPI on November 1 is granted each year after attainment of age 60 and 1 year of payments.

For disabled employees, a simple COLA is available after attainment of age 60 and 1 year of payments. For employees hired prior to January 1, 2011 the COLA is 3%. For employees hired after January 1, 2011, the COLA is the lesser of 3% and 50% of the CPI on November 1.

Plan Provisions Not Included

We are not aware of any plan provisions not included in the valuation

Adjustments Made for Subsequent Events

We are not aware of any event following the measurement date and prior to the date of this report that would materially impact the results of this report.

Except where otherwise indicated, the following assumptions were selected by the plan sponsor with the concurrence of the actuary. Prescribed assumptions are based on the requirements of the relevant law and applicable regulations. The actuary was not able to evaluate the prescribed assumptions for reasonableness for the purpose of the measurement.

Valuation Date	May 1, 2021
Participant and Asset Information Collected as of	May 1, 2021
Actuarial Cost Method (CO)	Entry Age Normal Cost Method
Amortization Method – Recommended Contribution (CO)	Closed level percentage of payroll amortization of 90% of the Unfunded Actuarial Accrued Liability using a 3.00% payroll growth assumption over the period ending on April 30, 2040 (19-year amortization in 2021)
Asset Method	5-year smoothing of asset gains and losses
Interest Rates (CO)	6.50%, net of investment expenses
Inflation (FE)	2.50%
Annual Pay Increases (FE)	Service-related table with rates grading from 10.5% to 3.0% at 30 years of service
Ad-hoc Cost-of-living Increases	3.0% (1.25% for those hired after 1/1/2011)
Mortality Rates (FE)	
Healthy	RP-2014 Mortality Table with blue collar adjustment, projected generationally using improvement Scale MP-2020 from 2013
Disabled	115% of the Healthy Mortality Table, projected generationally using improvement Scale MP-2020 from 2013
	10% of deaths are assumed to be in the line of duty

Retirement Rates (FE)

Recommended rates from the 2017 IDOI experience study:

Tier I		Tier II	
<u>Age</u>	<u>Rate</u>	<u>Age</u>	<u>Rate</u>
50-51	15%	50-54	5%
52-54	20%	55	40%
55-64	25%	56-64	25%
65-69	40%	65-69	40%
70+	100%	70+	100%

Disability Rates (FE)

Recommended rates from the 2017 IDOI experience study. Sample rates include:

<u>Age</u>	<u>Rate</u>
20	0.000%
30	0.140%
40	0.420%
50	0.710%

60% of disabilities are assumed to be in the line of duty

Termination Rates (FE)

Recommended rates from the 2017 IDOI experience study. Sample rates include:

<u>Age</u>	<u>Rate</u>
20	10.40%
30	5.60%
40	1.90%
50	1.50%

Marital Status and Ages (FE)

80% of participants are assumed to be married with female spouses 3 years younger.

Expense Load

Equal to the administrative expenses paid in the prior year.

Funding Policy

Normal cost, plus an amortization of the unfunded liability as a level percent of payroll to attain 90% funding in fiscal 2040 using the Entry Age Normal Cost method.

FE indicates an assumption representing an estimate of future experience

MD indicates an assumption representing observations of estimates inherent in market data

CO indicates an assumption representing a combination of an estimate of future experience and observations of market data

The actuarial report also shows the necessary items required for plan reporting and any state requirements.

- ✓ Estimated Minimum contribution (Public Act 096-1495 Tax Levy Requirement)

Minimum Contribution (Public Act 096-1495 Tax Levy Requirement)

	May 1, 2021
1. Accrued liability using projected unit credit cost method	\$ 19,275,766
2. 90% of Accrued liability	\$ 17,348,189
3. Actuarial value of assets	13,226,889
4. Unfunded liability to be amortized [(2)-(3)]	\$ 4,121,300
5. Total normal cost using projected unit credit cost method	\$ 464,495
6. Administrative expenses	6,967
7. 19-year level pay amortization of (4)	277,114
8. Applicable interest	37,570
9. Minimum contribution (5 + 6 + 7 + 8)	\$ 786,146
10. Expected employee contributions	170,580
11. Net employer minimum contribution (9 – 10)	\$ 615,566

Actuarial Cost Method

Projected Unit Credit

Amortization Method

Closed level percentage of payroll amortization of 90% of Unfunded Actuarial Accrued Liability using a 3.50% payroll growth assumption over the period ending on April 30, 2040 (19-year amortization in 2021)

Asset Method

5-year smoothing of asset gains and losses

Interest Rate

6.50%, net of investment expenses



City of Highland

Finance Department

MEMO TO: Christopher Conrad, City Manager
FROM: Kelly Korte, Director of Finance
SUBJECT: 2021 Estimated Tax Levy Police Pension Request Update
DATE: December 1, 2021

At the most recent City Council meeting on 11/15/2021, the council approved an estimated tax levy. The dollar amount requested for the Police Pension levy line item (\$657,190) was based on an estimate provided by the Independent Actuary Firm hired by the Police Pension Board. The final report was issued that agrees with the requested amount. The estimated tax levy as presented yielded a decrease in the City's tax rate of 3.72% and amount of taxes expected to be collected of 1.31%. These figures will not be final until the City's assessed valuation is finalized by the County.

The City is statutorily obligated to contribute the amount calculated by the Illinois Department of Insurance. The City may elect to levy, and therefore contribute, more based upon an independent actuary's report. The Department of Insurance report has not yet been provided to the City or Police Pension Board, but has been estimated to be around \$613,000. Both amounts have been reduced by the City contribution of personal property replacement taxes of \$6,900. Using this figure in the estimated levy, yields a decrease of 4.83% in the City's tax rate and 2.45% decrease in the amount of taxes expected to be collected.

The Police Pension Board has submitted their request in letter form. This request and the report provided by the independent actuary have been provided for your reference. The actual tax levy ordinance will be presented for approval, based upon the recommendation of the Council, at the meeting held on 12/20/2021. The final version will then be filed with Madison County by 12/28/2021 to be used in the next tax billing cycle.

If anyone has questions, please let me know.

RESOLUTION NO. _____

**A RESOLUTION APPROVING CHANGE ORDER NUMBER ONE, FINAL AND
BALANCING, FOR BROADWAY AND ZSCHOKKE STREET PARKING LOT,
PW-06-21, FOR AN INCREASE IN COST OF \$15,152.97**

WHEREAS, the City of Highland, Madison County, Illinois (“City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined a new parking lot has been constructed at the south east corner of Broadway and Zschokke, across the street from City Hall (“Project”); and

WHEREAS, During the Project, additional costs occurred due to:

1. The contractor uncovered a house foundation and floor slab on the South portion of the lot. There was not any evidence of a former house on that part of the lot so it did not show on the plans. The foundation and slab needed to be removed in order to install the underground detention.
2. There were unsuitable soils near the north side of the parking lot that required remediation. The soft area was removed and filled with aggregate for stability under the new concrete.
3. An error in the plan quantity resulted in additional concrete pavement. The work was performed on a time and material basis and reviewed before allowing the work to proceed in order to finish construction in a timely manner.

WHEREAS, the Project is completed, and the requested final and balancing change order will finalize the Projects costs; and

WHEREAS, pursuant to the proposed Final and Balancing Change Order Number One, City's costs shall increase by \$15,152.97 (*See* Change Order attached hereto as **Exhibit A**) from the estimated cost of the Project; and

WHEREAS, City has determined Final and Balancing Change Order Number One is justified and should be approved because the changes made, and additional costs incurred, were considered in the best interest of the City (*See* **Exhibit A**); and

WHEREAS, City has determined Final and Balancing Change Order Number 1 is justified and should be approved because the construction of the Project is complete and the Final and Balancing Change Order Number One will balance contract quantities with field measured quantities, along with clarifying what work was needed to complete the Project (*See* **Exhibit A**); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to approve Final and Balancing Change Order Number One (*See* **Exhibit A**) for the Project; and

WHEREAS, City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of City, to execute any documents regarding acceptance of Final and Balancing Change Order Number One (*See* **Exhibit A**) for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS:

Section 1. The foregoing recitals are incorporated herein as express findings of fact and legislative intent of the City Council of the City of Highland, Illinois.

Section 2. City has determined it is in the best interests of public health, safety, general welfare and economic welfare to approve Final and Balancing Change Order Number One (**Exhibit A**) for the Project, increasing the final cost by \$15,152.97.

Section 3. City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of City, to sign Change Order Number One (**Exhibit A**) for the Project.

Section 4. This Resolution will be in full force and effect upon its passage and approval in accordance with the law

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



Date: 11/15/2021

Request No. 1 Final

Contractor: Stutz Excavating Inc

Address: 3837 Fosterburg Road
Alton, IL 62002

I recommend that an addition
 extension be made to the above contract.
 deduction from

Between Station _____ and Station _____ a net length of _____
(Do not fill in unless a change in length is involved)

The estimated quantities are shown below and the contractor agrees to furnish the materials and do the work at the unit prices. Show station location for major items.

Items Description and Unit	Quantity	Unit Price	Additions	Deductions
PCC Pavement 6.5 inch	135.60	\$54.58	\$7,401.05	
House Slab and Foundation Removal (T&M)	1.00	\$698.35	\$698.35	
Unsuitable Material Remediation (T&M)	1.00	\$7,053.57	\$7,053.57	
Totals			\$15,152.97	

Net Change	\$15,152.97
-------------------	--------------------

Amount of original contract	\$	<u>162,290.00</u>	
Amount of previously adjusted contract	\$		
Amount of adjusted/final contract	\$	<u>177,442.97</u>	
<input checked="" type="checkbox"/> addition			
Total net <input type="checkbox"/> deduction to date	\$	<u>15,152.97</u>	which is <u>9.34</u> % of Contract Price

State fully the nature and reason for the change Balancing actual quantities with estimated contract quantities.
Adding cost for time and material work agreed upon by Public Works.

When the net increase or decrease in the cost of the contract is \$10,000 or more or the time of completion is increased or decreased by 30 days or more, one of the following statements shall be checked.

- The undersigned has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- The undersigned has determined that the change is germane to the original contract as signed.
- The undersigned has determined that this change is in the best interest of the local agency and is authorized by law.

Signed _____
Municipal Official

Title of Municipal Official

Date

Highland Broadway Parking Lot

9/4/2021 House slab & foundation removal

Operator	1	\$90.00	\$90.00
CAT 308	1	\$110.00	\$110.00
Laborer	1	\$75.00	\$75.00
Tandem	3	\$120.00	\$360.00
			\$635.00
	10% O&P		\$63.50
			\$698.50

10/7/2021 Earth Ex & Addition or CA1 for unsuitable materials

Operator	3	90	\$270.00
CAT 308	3	110	\$330.00
Laborer	3	75	\$225.00
Tandem	6	120	\$720.00

10/8/2021 Removal of unsuitable material and place CA1

Super	3.5	100	\$350.00
Operator	4.5	90	\$405.00
CAT 308	4.5	110	\$495.00
Tandem	18	120	\$2,160.00
CA01	87.23	14.5	\$1,264.84
CA06	30.8	6.25	\$192.50
			\$6,412.34
	10% O&P		\$641.23
			\$7,053.57



3837 Fosterburg Road
 Alton, Illinois 62002
 (618) 259-2485 Phone
 (618) 259-2465 Fax
 www.stutzexcavating.com

Daily Work Report

Contractor Stutz Excavating
 Address _____

Date: 9-4-21
 Contract No. _____
 Job No. 21153
 Project No. _____

Description and Location of Work Highland Parking Lot
T+M House Slab + Foundation Removal (Roughly 30x22x5")
9:00 a.m. -

Hour Breakdown						
Name	Worker Class.					Total Hours
Jacob Ennen	EO					1
Matthew Stutz	Lee					1

EQUIPMENT USED		MATERIAL USED	
Description: List Manufacturer & Model	Number of Hours	Supplier / Description	Quantity
Ranger Truck # 11	1		
Ranger Truck # 14	1		
Bush Truck # 4	1		
CAT 308	1		

Extra Work: _____

APPROVED: [Signature]
 Contractor's Representative

APPROVED: [Signature]



3837 Fosterburg Road
 Alton, Illinois 62002
 (618) 259-2485 Phone
 (618) 259-2465 Fax
 www.stutzexcavating.com

Daily Work Report

Contractor Stutz Excavating
 Address Highland Parkway East

Date: 10-7-21
 Contract No. _____
 Job No. 21153
 Project No. _____

Description and Location of Work T&M Earth Ex + Addition of CAT for
unsuitable material

Hour Breakdown						
Name	Worker Class.					Total Hours
Jacob Ennen	EO					3
Chris Maddalon	EO					3
EQUIPMENT USED		MATERIAL USED				
Description: List Manufacturer & Model	Number of Hours	Supplier / Description			Quantity	
Cat 308 Tandem #	3					
Best Excavating Tandem #	3					
CAT 308	3					

Extra Work: _____

APPROVED: [Signature]
 Contractor's Representative

APPROVED: _____



3837 Fosterburg Road
 Alton, Illinois 62002
 (618) 259-2485 Phone
 (618) 259-2465 Fax
 www.stutzexcavating.com

Daily Work Report

Contractor Stutz Excavating
 Address Highland Parking lot

Date: 10-8-21
 Contract No. _____
 Job No. 21153
 Project No. _____

Description and Location of Work J-M Removal of unsuitable Material + sub in CAT

Hour Breakdown						
Name	Worker Class.					Total Hours
Brock Huber	super	7-10:30				3.5
Jacob Ennen	EO	7-10:30	11:30-12	1:30-2		4.5
Timothy Smith	LA	7-10:30	11:30-12	1:30-2		4.5
EQUIPMENT USED		MATERIAL USED				
Description: List Manufacturer & Model	Number of Hours	Supplier / Description			Quantity	
Carroll Tandem #1	8	Bluff City Ticket #1's				
Carroll Tandem #12	3.5	10-6 #43923465 CA6				
Bost Tandem #22	6.5	10-6 #43923467 CA6				
		10-6 #43923537 CA1				
LAT 308	4.5	10-6 #43923539 CA1				
S33	3.5	10-8 #43924213 CA1				
		10-8 #4392457 CA1				
		10-8 #43924344 CA1				
		10-8 #43924358 CA1				

CA01 87.23 ton
 CA06 30.00

Extra Work: _____

APPROVED: [Signature]
 Contractor's Representative

APPROVED: _____



Invoice: 12503774
 Page 1 of 1
 Date: 10/6/2021
 Terms: Net 30 Days

36880

STUTZ EXCAVATING INC
 3837 FOSTERBURG RD
 ALTON, IL 62002

Job Description:
 J21153 **21153**
 HIGHLAND PARKING LOT
 CITY OF HIGHLAND

Ticket	Date	Location	Product	Quantity	----Material----		-----Freight-----		Tax Amount	Total
					Rate	Amount	Rate	Amount		
43923465	10/6/2021	94100	741	15.37	6.25	96.06	0.00	0.00	0.00	96.06
43923467	10/6/2021	94100	741	15.43	6.25	96.44	0.00	0.00	0.00	96.44
43923468	10/6/2021	94100	741	14.49	6.25	90.56	0.00	0.00	0.00	90.56
43923474	10/6/2021	94100	741	14.35	6.25	89.69	0.00	0.00	0.00	89.69
Subtotal IDOT 052 CA06 (1" X 0")				59.64	Ton	\$372.75		\$0.00	\$ 0.00	\$372.75
43923537	10/6/2021	94100	750	14.34	14.50	207.93	0.00	0.00	0.00	207.93
43923539	10/6/2021	94100	750	14.54	14.50	210.83	0.00	0.00	0.00	210.83
43923550	10/6/2021	94100	750	14.15	14.50	205.18	0.00	0.00	0.00	205.18
43923551	10/6/2021	94100	750	15.43	14.50	223.74	0.00	0.00	0.00	223.74
Subtotal IDOT 052 CA01 QC/QA (2 1/2 CL)				58.46	Ton	\$847.68		\$0.00	\$ 0.00	\$847.68
Invoice Total				118.10	Ton	\$1,220.43		0.00	\$ 0.00	\$1,220.43

Invoice Deductions or Changes should be requested PRIOR to payment.
 Send all Tax Certificates or Lien Waiver forms to the email listed below.

Check Remittance:

NFM Buyer LLC
 PO Box 773188
 Chicago, IL 60677-3188

SOLD TO: 36880
 INVOICE DATE: 10/6/2021
 INVOICE NO: ~~12503774~~
 AMOUNT: ~~\$ 1,220.43~~

billing@newfrontiermaterials.com

(314) 473-3434

FAX (314) 344-0970

Main Office:

2300 Creve Coeur Mill Rd

Maryland Heights, MO 63043



Invoice: 12504670
 Page 1 of 1
 Date: 10/8/2021
 Terms: Net 30 Days

36880

STUTZ EXCAVATING INC
 3837 FOSTERBURG RD
 ALTON, IL 62002

Job Description:
 J21153 **21153**
 HIGHLAND PARKING LOT
 CITY OF HIGHLAND

Ticket	Date	Location	Product	Quantity	----Material----		-----Freight-----		Tax Amount	Total
					Rate	Amount	Rate	Amount		
43924277	10/8/2021	94100	740	14.55	6.25	90.94	0.00	0.00	0.00	90.94
43924361	10/8/2021	94100	740	15.24	6.25	95.25	0.00	0.00	0.00	95.25
Subtotal IDOT CA06 (1" X 0") PUGM				29.79	Ton	\$186.19		\$0.00	\$ 0.00	\$186.19
43924281	10/8/2021	94100	741	14.76	6.25	92.25	0.00	0.00	0.00	92.25
Subtotal IDOT 052 CA06 (1" X 0")				14.76	Ton	\$92.25		\$0.00	\$ 0.00	\$92.25
43924213	10/8/2021	94100	750	14.51	14.50	210.40	0.00	0.00	0.00	210.40
43924257	10/8/2021	94100	750	14.81	14.50	214.75	0.00	0.00	0.00	214.75
43924344	10/8/2021	94100	750	14.76	14.50	214.02	0.00	0.00	0.00	214.02
43924358	10/8/2021	94100	750	14.27	14.50	206.92	0.00	0.00	0.00	206.92
Subtotal IDOT 052 CA01 QC/QA (2 1/2 CL)				58.35	Ton	\$846.09		\$0.00	\$ 0.00	\$846.09

Invoice Total 102.90 Ton \$1,124.53 0.00 \$ 0.00 \$1,124.53

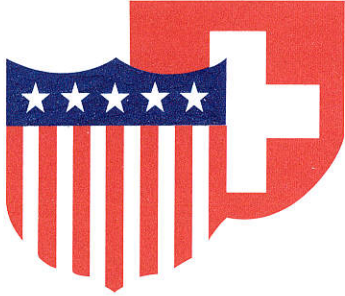
Invoice Deductions or Changes should be requested PRIOR to payment.
 Send all Tax Certificates or Lien Waiver forms to the email listed below.

Check Remittance:

NFM Buyer LLC
 PO Box 773188
 Chicago, IL 60677-3188

SOLD TO: 36880
 INVOICE DATE: ~~10/8/2021~~
 INVOICE NO: ~~12504670~~
 AMOUNT: ~~\$ 1,124.53~~

billing@newfrontiermaterials.com (314) 473-3434 FAX (314) 344-0970
 Main Office: 2300 Creve Coeur Mill Rd Maryland Heights, MO 63043



City of Highland

MEMO TO: Christopher Conrad, City Manager
FROM: Joe Gillespie, Director of Public Works
DATE: November 24, 2021
SUBJECT: Broadway and Zschokke Street Parking Lot, PW-06-21
Recommendation for Approval Change Order #1 Final/Balancing

RECOMMENDATION

I recommend that you request council approval for the final and balancing change order #1 for the above referenced project for an additional \$15,152.97 to the project representing a 9.34% increase.

DISCUSSION

The project is complete and available for use. The reasoning for the additional expenditures is as follows. The contractor uncovered a house foundation and floor slab on the south portion of the lot. There was not any evidence of a former house on that part of the lot so it did not show on the plans. The foundation and slab needed to be removed in order to install the underground detention. There were unsuitable soils near the north side of the parking lot that required remediation. The soft area was removed and filled with aggregate for stability under the new concrete. An error in the plan quantity resulted in additional concrete pavement. The work was performed on a time and material basis and reviewed before allowing the work to proceed in order to finish construction in a timely manner.

FISCAL IMPACT

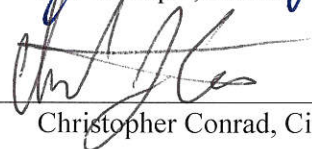
While the overall project costs increased from the awarded value, there are sufficient funds within the account to supplement the additional expenses.

CONCURRENCE

Recommended by: _____


Joe Gillespie, Director of Public Works

Approved by: _____


Christopher Conrad, City Manager

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION MINIMUM/MAXIMUM CONTRIBUTION AGREEMENT FOR THE PERIOD OF JANUARY 1, 2022 TO JANUARY 1, 2023, AND THE ASSOCIATED IMLRMA CONTRIBUTION PAYMENT AGREEMENT

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City is a member in good standing of the Illinois Municipal League Risk Management Association (hereinafter “IMLRMA”) and a party to the IMLRMA Intergovernmental Cooperation Contract, pursuant to Ordinance Number 2656, adopted on November 17, 2014, and by reason of the Mayor’s executing and the City Clerk’s attesting the Mayor’s signature on the IMLRMA Intergovernmental Cooperation Contract; and

WHEREAS, City approved Ordinance Number 2800 on August 17, 2017 approving a Revised IMLRMA Intergovernmental Cooperation Contract, continuing City’s status as a member in good standing with the IMLRMA; and

WHEREAS, City Council has been fully apprised of the IMLRMA Minimum/Maximum Contribution Agreement for the period from January 1, 2022, to January 1, 2023; and

WHEREAS, City Council finds it to be in the best interest of City to make its IMLRMA contribution in accordance with the IMLRMA Minimum/Maximum Contribution Agreement (attached hereto as **Exhibit A**); and

WHEREAS, City Council also finds it to be in the best interest of City to make its IMLRMA contribution in accordance with the option set forth in the 2022 IMLRMA Contribution Payment Agreement (**Exhibit B**); that is, payment in four equal quarterly installments of \$145,437.25 each; and

WHEREAS, City Council finds that the Mayor and/or City Manager and/or Treasurer should be authorized and directed, on behalf of City, to execute the IMLRMA Minimum/Maximum Contribution Agreement (**Exhibit A**); and

WHEREAS, City Council finds that the Mayor and/or City Manager and/or Treasurer should be authorized and directed, on behalf of City, to execute the 2022 IMLRMA Contribution Payment Agreement (**Exhibit B**); and

WHEREAS, City Council finds that the Mayor and/or City Manager and/or Treasurer should be authorized and directed to execute any documents necessary to enter the IMLRMA Minimum/Maximum Contribution Agreement (**Exhibit A**), and the 2022 IMLRMA Contribution Payment Agreement (**Exhibit B**) (hereinafter “IMLRMA Agreements”).

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The IMLRMA Agreements are approved. *See Exhibits A and B.*

Section 3. the Mayor and/or City Manager and/or Treasurer are authorized and directed to execute any documents necessary to enter the IMLRMA Agreements. *See Exhibits A and B.*

Section 4. This ordinance shall take effect immediately upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland, Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland, Madison County, Illinois



INVOICE

2022 Min/Max Contribution

The signed Min/Max Agreement must be returned with your payment.

PO Box 5180, Springfield, IL 62705-5180 | Ph: (217) 525-1220 | Fax: (217) 525-7438

Please return this form with payment after completing the information on the reverse side.

Date: October 1, 2021
 Member: City of Highland
 Account #: 0262
 Indicate Payment Option (from list below): _____
 Amount Enclosed: \$ _____

MAKE CHECK PAYABLE TO RMA

BILLING DETAIL

2022 IML RISK MANAGEMENT ASSOCIATION ANNUAL CONTRIBUTION	
Work Comp	\$217,922
Auto Liability & Comprehensive General Liability	\$221,772
Portable Equipment	\$5,504
Auto Physical Damage	\$15,529
Property	\$114,272
	\$574,999
2022 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*	\$1,000
INVOICE TOTAL	\$575,999

PLEASE CHOOSE ONE OF THE FOLLOWING PAYMENT OPTIONS and enter it in the space provided above:	
OPTION #1 – Pay Full Amount	
Contribution Amount	\$574,999.00
Minus 1% Savings	\$5,749.99
	\$569,249.01
Illinois Municipal League Dues	\$1,000.00
Total due by 11/19/21	\$570,249.01
OPTION #2 - Pay Full Amount	
Contribution Amount	\$574,999.00
Illinois Municipal League Dues	\$1,000.00
Total due by 12/17/21	\$575,999.00
OPTION #3 - Pay in two installments	
<u>Includes 1% installment fee</u>	
Contribution Amount	\$574,999.00
Plus 1% fee	\$5,749.99
	\$580,748.99
Illinois Municipal League Dues	\$1,000.00
	\$581,748.99
\$290,874.50	Due by 12/17/21
\$290,874.49	Due by 5/20/22

**Membership with the Illinois Municipal League (IML) is a requirement to remain a member of the IML Risk Management Association.*

On behalf of the municipality named above ("Member"), I hereby warrant that I have the authority to sign this agreement on the Member's behalf. (If choosing the installment option, I acknowledge and understand that it is afforded only as a benefit for budgeting purposes and is not meant to allow for mid-term withdrawal.) I acknowledge and understand that Article 5 of the Intergovernmental Cooperation Contract ("Contract") prohibits termination of the Intergovernmental Cooperation Contract no less than 120 days prior to the first day of January of any given year. Per Article 5, I warrant that the Member will adhere to the Contract and pay all contributions when due.

Municipal Official (please sign):

 Title: _____
 Date: _____

Minimum/Maximum Contribution Agreement

This Agreement is between the Illinois Municipal League Risk Management Association (RMA), an intergovernmental association formed pursuant to Article VII, Section 10 of the Illinois Constitution of 1970 and the **CITY OF HIGHLAND**, a member of RMA. This Agreement amends and supplements the declarations pages dated January 01, 2022 to January 01, 2023 and all endorsements thereto.

1. DEFINITIONS

The following definitions shall apply for purposes of this Agreement:

- Loss Fund – Those dollars set aside for the payment of claims excluding reinsurance and excess premiums and administrative costs.
- Minimum Loss Fund – 85% of those dollars set aside for the payment of claims excluding reinsurance and excess premiums and administrative costs.
- Maximum Loss Fund – 130% of those dollars set aside for the payment of claims excluding reinsurance and excess premiums and administrative costs.
- Paid Claim Dollars – Those payments made by RMA on claims including defense costs against the **CITY OF HIGHLAND** minus recovery from subrogation, deductible or salvage credited against those claim payments.
- Minimum Contribution – Minimum Loss Fund including reinsurance and excess premiums and administrative costs.
- Maximum Contribution – Maximum Loss Fund including reinsurance and excess premiums and administrative costs.

2. MINIMUM/MAXIMUM CONTRIBUTION BREAKDOWN

The **CITY OF HIGHLAND** hereby agrees to the following schedule of contributions:

	<u>Minimum Contribution</u>		<u>Maximum Contribution</u>
Reinsurance and Excess Premiums and Administrative Costs	\$ 183,562		\$ 183,562
Loss Fund Contribution	@ 85% \$ 391,437	@ 130%	\$ 598,668
	\$ 574,999		\$ 782,230

3. Based upon a comparison of paid claim dollars against the loss fund, RMA will determine whether additional contributions beyond the minimum contribution will be required up to the maximum contribution.
4. For purposes of determining paid claims, RMA will complete a semi-annual review of paid claim dollars.

5. **NOTICE**

RMA hereby agrees to send, through its agents, written notice when paid claim dollars are equal to or greater than 60% of the Minimum Loss Fund.

RMA agrees, through its agents, to send a second written notice when paid claim dollars equal or exceed 85% of the Minimum Loss Fund.

6. **BILLING/PAYMENT** – The parties to this Agreement hereby agree to the following terms:

When paid claim dollars reach or exceed 100 percent of the Minimum Loss Fund, billing will be instituted on a yearly basis for those paid claim dollars in excess of the Minimum Loss Fund and billing will continue on a yearly basis until the Maximum Loss Fund limit is attained or all claims initiated during the coverage period are closed. Billings will be completed in July of each year for paid claim dollars through June 30.

The **CITY OF HIGHLAND** hereby agrees to make payment within 30 days of its receipt of billing.

7. All other definitions, conditions and coverages of RMA remain the same under this Agreement, including the handling of all claims and member contribution payment schedules.

8. This Agreement is to be interpreted and construed in accordance with the laws of the State of Illinois.

9. If any one portion or portions of this Agreement is found to be invalid or unenforceable, the remainder shall remain valid and binding on the parties.

The undersigned hereby affirm that they are duly authorized as agents to bind the parties to this Agreement.

Mayor/Village President/Town President

Date

Jackie Heimburger

Treasurer/Comptroller/Risk Management Coordinator

11-29-2021
Date

Reserved for RMA use only

RMA Managing Director

Date

November 19, 2021

The Honorable Kevin B Hemann
Mayor
City of Highland
PO Box 218
Highland, Illinois 62249

Dear Mayor Hemann:

The City of Highland has requested and been approved for an installment payment plan for the 2022 Illinois Municipal League Risk Management Association (RMA) annual contribution, totaling \$581,748.99.

The payment due dates and scheduled amounts for your selected plan are as follows:

12/17/2021	\$145,437.25
3/18/2022	\$145,437.25
6/17/2022	\$145,437.25
9/16/2022	\$145,437.24

You will also receive invoices according to the selected payment plan.

Please sign a copy of this letter and send it back to me acknowledging your agreement to the payments associated with your municipality's selected payment plan. Please feel welcome to contact me with any questions. Thanks.

Yours very truly,



BRAD COLE
Managing Director

City of Highland

Illinois Municipal League



500 East Capitol Avenue | PO Box 5180 | Springfield, IL 62705-5180
Phone#: 217-525-1220 | Fax#: 217-525-7438 | www.imlrma.org

November 19, 2021

Jacklyn Heimburger, RMC
City of Highland
PO Box 218
Highland IL 62249-0218

Customer #262

AGREEMENT

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/19/21	2022 annual contribution invoice 1/1/2022 - 1/1/2023 1% installment fee	\$574,999.00 \$5,749.99
	2022 IML membership dues	\$1,000.00
	I agree to accept the installment agreement.	
	Signed _____	
	Title _____	
	Send a signed copy of this agreement with 1st payment and also a copy of the contribution invoice with 1st payment.	

INSTALLMENTS	
Total amount due	\$581,748.99
# of payments	4
Payment amount	\$145,437.25
Due Dates	
12/17/2021	
3/18/2022	
6/17/2022	
9/16/2022	

PAYMENT
Quarterly amount due \$145,437.25
Make checks payable to IML Risk Management Association
Please contact us if you have any questions. Phone: (217) 525-1220 Email address: inquiry@imlrma.org

Illinois Municipal League



500 East Capitol Avenue | PO Box 5180 | Springfield, IL 62705-5180
Phone#: 217-525-1220 | Fax#: 217-525-7438 | www.imlrma.org

November 19, 2021

Jacklyn Heimbürger, RMC
City of Highland
PO Box 218
Highland IL 62249-0218

Customer #262

INVOICE		
<u>Policy Period</u>	<u>Description</u>	<u>Amount</u>
1/1/2022 - 1/1/2023	2022 annual contribution invoice	\$574,999.00
	1% installment fee	\$5,749.99
	2022 IML membership dues	\$1,000.00
	TOTAL INVOICE	\$581,748.99
Payments		
	REMAINING BALANCE	\$581,748.99

INSTALLMENTS		
Due Dates	Amount	Status
12/17/2021	\$145,437.25	
3/18/2022	\$145,437.25	
6/17/2022	\$145,437.25	
9/16/2022	\$145,437.24	

PAYMENT	
Amount due	\$145,437.25
Due by	December 17, 2021
Make Checks Payable to IML Risk Management Association	
Please contact us if you have any questions. Phone: (217) 525-1220 Email address: inquiry@imlrma.org	



City of Highland

MEMO TO: Mayor Hemann and City Council Members

FROM: Chris Conrad, City Manager
Jackie Heimburger, Director of Support Services

DATE: Thursday, December 02, 2021

RE: Motion to Approve – Renewal of Property, Casualty, Worker’s Compensation Coverage with the Illinois Municipal League Risk Management Association (IMLRMA)

We are extremely pleased to report we had another great year with IMLRMA and with your approval would like to continue in this program for the 2022 calendar year.

The premium this year is about a 5% decrease from the previous year. We continue to have a relatively low amount of claims in terms of frequency and severity. Our loss ratio across all lines of coverage is 28%. Below is a premium comparison from 2021 to 2022.

We will also be continuing in the programs Min/Max Funding option which allows us to pay a reduced premium up front provided our claims do not exceed a set amount. For 2022, if our claims would exceed \$574,999 then we would be responsible for paying these claims dollar for dollar up to a maximum payout of \$782,230. The annual premium as part of this program for 2022 is \$581,748.99. This includes a 1% fee for paying in installments and the annual IML Dues are now included in the annual premium invoices.

Attached you will find the Ordinance, Min/Max Agreement and Invoices for approval. We respectfully request your approval of the City’s continuation in this program. The services IMLRMA has been able to offer thus far are outstanding. As always, if there are any questions or concerns, please let us know.

2021 Premium Breakdown

Worker’s Compensation - \$233,601
Auto Liability & Comprehensive General Liability - \$236,844
Portable Equipment - \$5,343
Auto Physical Damage - \$16,318
Property - \$113,156

2022 Premium Breakdown

Worker’s Compensation - \$217,922
Auto Liability & Comprehensive General Liability - \$221,772
Portable Equipment - \$5,504
Auto Physical Damage - \$15,529
Property - \$114,272

ORDINANCE NO. _____

AN ORDINANCE APPROVING REAL ESTATE REZONING FROM “R1C” SINGLE FAMILY RESIDENTIAL DISTRICT TO “I” INDUSTRIAL, SPECIFICALLY: PPN: 01-1-24-03-00-000-010, CONSISTING OF APPROXIMATELY 21.22 ACRES

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Tut Properties, Inc. (hereinafter “Owner”), owns the fee simple interest in a tract of land identified by the Illinois PPN #1-24-03-00-000-010, consisting of approximately 21.22 acres (hereinafter “Land”); and

WHEREAS, Owner desires to change the zoning of the Land to allow for an industrial use in the future, although there are no proposed uses at this time; and

WHEREAS, Owner, pursuant to §90-83 of the *Code of Ordinances, City of Highland*, has submitted an application requesting a real estate zoning map amendment to the City of Highland Official Zoning Map, concerning the Land; and

WHEREAS, the legal description of the Land is marked and attached as **Exhibit “A”**; and

WHEREAS, Owner’s application requests that the Land be rezoned from “R1C” Single Family Residential District to “I” Industrial, and that the City of Highland Official Zoning Map be amended to indicate that change in zoning classification; and

WHEREAS, the Combined Planning and Zoning Board of City held a properly noticed public hearing on December 1, 2021, and has submitted its advisory report, attached hereto as **Exhibit “B”**; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to approve the real estate zoning map amendment request to rezone the Land from “R1C” Single Family Residential District to “I” Industrial; and

WHEREAS, the City Council of the City of Highland finds that the application requesting the real estate zoning map amendment, with respect to the property in question, should be granted.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Pursuant to §90-82 of the Zoning Code of the *Code of Ordinances, City of Highland*, the Land identified by the Illinois PPN #01-1-24-03-00-000-010, consisting of approximately 21.22 acres, is hereby rezoned from “R1C” Single Family Residential District to “I” Industrial.

Section 3. The City of Highland Official Zoning Map is hereby amended to indicate that change in zoning classification – from “R1C” Single Family Residential District to “I” Industrial – with respect to the Land in question.

Section 4. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S.00°03'28"E., (BEARING ASSUMED) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1042.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO MICHAEL V. WETZEL AND BRENDA L. WETZEL, RECORDED IN BK. 4037, PG. 504 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE S.89°32'06"W., 140.89 FEET TO THE NORTHWEST CORNER OF SAID WETZEL TRACT; THENCE S.00°38'50"E., ALONG THE WEST LINE OF SAID WETZEL TRACT, 137.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE ALONG A CURVE ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD) HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 5779.65 FEET, A CHORD BEARING OF N.78°31'12"W., AND A CHORD DISTANCE OF 153.89 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), N.79°16'58"W., 79.30 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO WILLIAM P. CURRY AND SONYA A. CURRY, RECORDED AS DOC. # 2002R69254 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, ALONG THE PERIMETER OF SAID CURRY TRACT AS FOLLOWS: N.11°24'12"E., 260.21 FEET; N.79°17'21"W., 512.71 FEET; THENCE S.08°15'31"E., 275.08 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD); THENCE N.79°16'58"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE AID 40 (ST. ROSE ROAD), 184.10 FEET TO A POINT ON THE EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, A SUBDIVISION RECORDED AS DOC. # 2006R66474 OF SAID MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, N.01°00'59"W., COLLINEAR WITH SAID EAST LINE OF WINDFIELD PLACE COMMERCIAL PARK, 1005.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE, N.88°53'57"E., ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 969.17 FEET TO THE POINT OF BEGINNING. CONTAINING 21.22 ACRES, MORE OR LESS.



City of Highland
Building and Zoning

Exhibit "C"
Determination of Rezoning Request

Date Submitted: 10/21/2021
Filing Fees: \$200
Date Paid: 10/21/2021
Date Advertised: 11/10
Date of Sent Notice: 11/16/2021
Public Hearing Date: 12/1/2021

On December 1, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting approved, denied, postponed a request for rezoning for the following:

Tut Properties Inc. (10 Winged Foot Drive) is requesting to rezone PIN# 01-1-24-03-00-000-010 from R-1-C single-family residential to Industrial, pending annexation.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the December 6, 2021, meeting of the City Council.

In recommending Approval (action) of this request for rezoning, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use did did not provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): _____

Chairperson of the Combined Planning and Zoning Board
Anthony Walker

12-6-21

Date

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(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: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: Saint Rose Road, PIN# 01-1-24-03-00-000-010

Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N,
Range 5W, Helvetia Township, Madison County
N1/2 PT SW NW

Present Zoning R-1-C Upon Annexation Requested Zoning: I - Industrial Acreage: 21.23

Present Use of Property: Vacant, Agriculture

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
South	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
East	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
West	<u>Agricultural</u>	<u>C-4 Limited Business</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: Yes, however, the three parcels to the west of this parcel are proposed to be rezoned to industrial.

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes No If yes, explain: This property is intended to be a part of an industrial development along with the three parcels to the west of this parcel.

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

10/21/21
Date

TUT PROPERTIES INC.

I am requesting to rezone 21.21 acres off of St. Rose Road to Industrial. I plan to develop a truck stop to the west of this parcel and would like to annex this parcel into City limits and zone it as industrial in order to allow for future development. There are currently no specific uses proposed, although my intentions are to develop this into an industrial park for commercial and light industrial uses. The zoning staff has advised me that this would not create spot zoning.

This will not affect traffic or the character of the area. The majority of this area is currently undeveloped. This zoning classification would allow for more future developments in the City of Highland, which would result in utility consumption, tax revenue and more amenities for citizens.

Thank you,



Sunny Tut
Tut Properties Inc.

ORDINANCE NO. _____

AN ORDINANCE APPROVING REAL ESTATE REZONING FROM “C-4” LIMITED BUSINESS DISTRICT TO “I” INDUSTRIAL, SPECIFICALLY: (A) PROPERTY “A” PPN: 01-2-24-03-00-000-029, CONSISTING OF APPROXIMATELY 1.85 ACRES; (B) PROPERTY “B” PPN: 01-2-24-03-00-000-030, CONSISTING OF APPROXIMATELY 2.10 ACRES; AND (C) PROPERTY “C” PPN: 01-2-24-03-00-000-031, CONSISTING OF APPROXIMATELY 1.98 ACRES

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Tut Properties, Inc. (hereinafter “Owner”), owns the fee simple interest in three adjacent and abutting tracts of land identified as 2210 Veteran’s Honor Parkway, Highland, Illinois 62249, PPN #01-24-03-00-000-029, consisting of approximately 1.85 acres (“Property A”), 2250 Veteran’s Honor Parkway, Highland, Illinois 62249, PPN #01-24-03-00-000-030, consisting of approximately 2.10 acres (“Property B”) and 2272 Veteran’s Honor Parkway,

Highland, Illinois 62249, PPN #01-24-03-00-000-031, consisting of approximately 1.98 acres (“Property C”) (collectively, Property A, Property B and Property C, hereinafter “Land”); and

WHEREAS, Owner desires to change the zoning for the Land from “C4” Limited Business District to “I” Industrial; and

WHEREAS, Owner, pursuant to §90-83 of the *Code of Ordinances, City of Highland*, has submitted an application requesting a real estate zoning map amendment to the City of Highland Official Zoning Map, concerning the Land; and

WHEREAS, Owner’s application requests that the Land be rezoned from “C4” Limited Business District to “I” Industrial, and that the City of Highland Official Zoning Map be amended to indicate that change in zoning classification; and

WHEREAS, the Combined Planning and Zoning Board of the City held a properly noticed public hearing on December 1, 2021, and has submitted its advisory report, attached hereto as **Exhibit “A”**; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to approve the real estate zoning map amendment request to rezone the Land from “C4” Limited Business District to “I” Industrial; and

WHEREAS, the City Council of the City of Highland finds that the application requesting the real estate zoning map amendment should be granted.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Pursuant to §90-82 of the Zoning Code of the *Code of Ordinances, City of Highland*, the Land identified by the Illinois PPN #01-24-03-00-000-029, consisting of approximately 1.85 acres, the Illinois PPN #01-24-03-00-000-030, consisting of approximately 2.10 acres and the Illinois PPN #01-24-03-00-000-031, consisting of approximately 1.98 acres, is hereby rezoned from “C4” Limited Business District to “I” Industrial.

Section 3. The City of Highland Official Zoning Map is hereby amended to indicate that change in zoning classification – from “C4” Limited Business District to “I” Industrial – with respect to the Land in question.

Section 4. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(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: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 12591 Iberg Road, PIN#01-2-24-03-00-000-029

Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N,
Range 5W, Helvetia Township, Madison County
Winfield Place Commercial Park Lot 52

Present Zoning C-4 Limited Business Requested Zoning: I - Industrial Acreage: 1.85

Present Use of Property: Vacant, Agriculture

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Agricultural</u>	<u>C-4 Limited Business</u>
South	<u>Residential</u>	<u>R-1-C Single Family Residence</u>
East	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
West	<u>Agricultural</u>	<u>C-4 Limited Business</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: Yes, however, the two parcels to the north of this parcel are proposed to be rezoned to Industrial as well along with the property to the east that is proposed to be annexed and rezoned to Industrial
2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes No If yes, explain: The proposed facility will contain a "truck stop" as part of the development and the other parcels are intended to be developed into industrial lots.

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

10/21/21
Date

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(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: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 12555 Iberg Road, PIN#01-2-24-03-00-000-030

Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N,
Range 5W, Helvetia Township, Madison County
Winfield Place Commercial Park Lot 53

Present Zoning: C-4 Limited Business Requested Zoning: I - Industrial Acreage: 2.10

Present Use of Property: Vacant, Agriculture

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Agricultural</u>	<u>C-4 Limited Business</u>
South	<u>Agricultural</u>	<u>C-4 Limited Business</u>
East	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
West	<u>Agricultural</u>	<u>C-4 Limited Business</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes X No _____ If yes, explain: Yes, however, the parcels to the north and south of this parcel are proposed to be rezoned to Industrial as well along with the property to the east that is proposed to be annexed and rezoned to Industrial

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes X No _____ If yes, explain: The proposed facility will contain a "truck stop" as part of the development and the other parcels are intended to be developed into industrial lots.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

2. Is the proposed change consistent with the Future Land Use Map? Yes X 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

10/21/21

Date

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(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: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 12519 Iberg Road, PIN#01-2-24-03-00-000-031

Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N, Range 5W, Helvetia Township, Madison County
Winfield Place Commercial Park Lot 54

Present Zoning: C-4 Limited Business Requested Zoning: I - Industrial Acreage: 1.98

Present Use of Property: Vacant, Agriculture

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
South	<u>Agricultural</u>	<u>C-4 Limited Business</u>
East	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
West	<u>Residential</u>	<u>R-2-A Multiple Family Residence</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: Yes, however, the two parcels to the south of this parcel are proposed to be rezoned to Industrial as well along with the property to the east that is proposed to be annexed and rezoned to Industrial

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes No If yes, explain: This property is intended to be a part of the south and east development and the other parcels are intended to be developed into industrial lots.

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

10/21/21

Date

TUT PROPERTIES INC.

I am requesting to rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway from C-4 Limited Business District to Industrial, as I plan to develop a truck stop on these parcels. I'm also requesting a Special Use Permit to allow for a truck stop to be located on this property. Finally, I am requesting preliminary plat approval to combine the three parcels into one parcel so that the use will be contained within the lot lines of one property.

The proposed truck stop will not be a traditional truck stop, although it needs to be designated as a truck stop to get the correct permits through the State of Illinois. The use will consist of 12 standard vehicle gas pumping position (6 Dispenser) and 1 commercial truck diesel lane (2 Dispenser) and a convenience store. There will not be overnight truck parking, showers, an attached diner, or other traditional truck stop amenities.

There will not be a negative impact on traffic. Entrances off both Veteran's Honor Parkway and St. Rose Rd. are proposed in order to keep traffic flowing properly. We will exceed parking requirements.

The area will not be negatively impacted. This amenity is needed in this area, and it will not create excess noise, traffic, crime, or other concerns. It will have a high standard of design. The truck stop will create a new business within the City of Highland, use City utilities, and generate tax revenue.

I have developed a similar use in Carlyle, which is named Lakeside Liquor and Gas. I have attached photos and it can be located at 2610 12th Street in Carlyle, IL. This development has been well-received by the community and has not caused any negative impacts.

Thank you,



Sunny Tut
Tut Properties Inc.



City of Highland Building and Zoning

Meeting Date: November 3, 2021

From: Breann Vazquez, Director of Community Development

Location: 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, & 2272 Veteran's Honor Parkway

Zoning Request: Rezoning

Description: Rezoning from C-4 Limited Business District to Industrial

Proposal Summary

The applicant and property owner is Tut Properties Inc. (10 Winged Foot Drive). The applicant of this case is requesting the following rezoning:

- Rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway from C-4 Limited Business District to Industrial. (PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031)

Comprehensive Plan Consideration

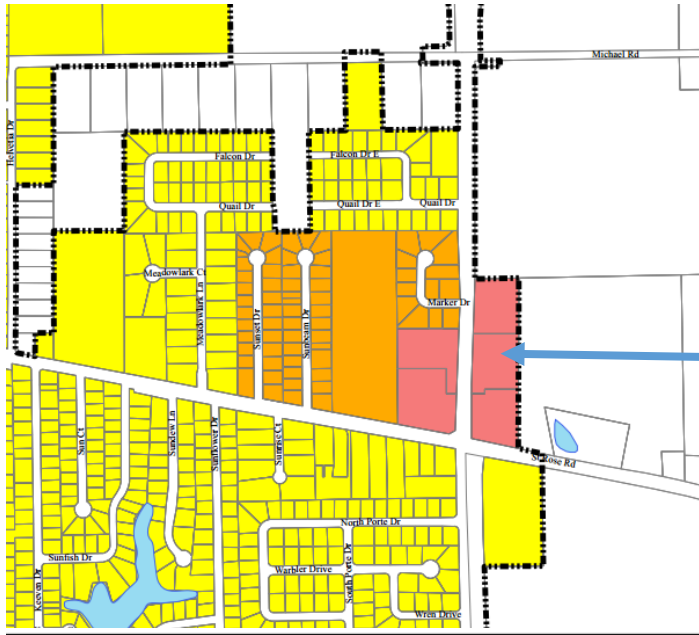
The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes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

The north parcel, 2272 Veteran's Honor Parkway, is labeled as "Mixed Use" on the Future Land Use Map. The two parcels to the south, 2250 Veteran's Honor Parkway and 2210 Veteran's Honor Parkway, are labeled as "Commercial."

The three parcels will likely remain as a unit, so at the time of the next review of the Future Land Use Map, staff will recommend reclassifying all three parcels as "Industrial."



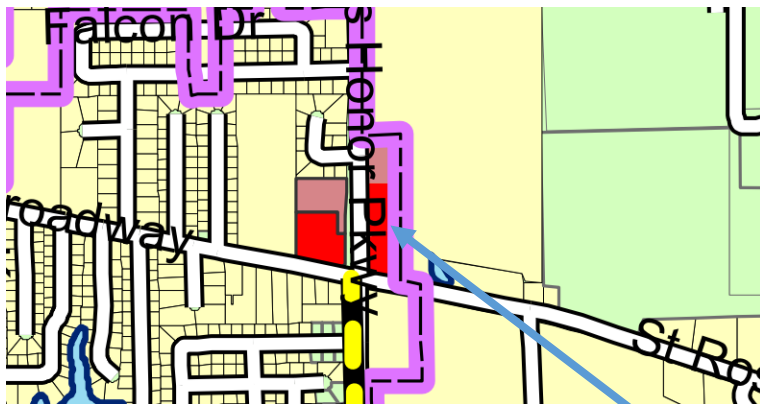
Zoning Map



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



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 currently used as farm land and is zoned C-4.
2. Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Farm Land	Madison County Agricultural
South	Highland Pierron Fire Station	R-1-C
East	Farm Land	Madison County Agricultural
West	Farm Land/ Vacant Multi-Family Residential Lots	C-4/R-2-A

3. The extent to which the zoning map amendment may detrimentally affect nearby properties.
Nearby property is not anticipated to be negatively affected. The area contains a variety of zoning districts and is primarily undeveloped.
4. Suitability of the property in question for uses already permitted under existing requirements.
C-4 is a limited business district that is designed to provide retail goods and services to the residents living within the area. Given that much of the area is undeveloped and the City has developed commercial areas, C-4 is not the most appropriate zoning for the property.
5. Suitability of the property in question for the proposed uses.
The property is suitable for a truck stop. It is at the intersection of two major roadways.
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 has a mixture of zoning districts and is just beginning to be developed.
7. The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
The proposed map amendment is consistent with the City's Comprehensive Plan.
8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.



City of Highland

Building and Zoning

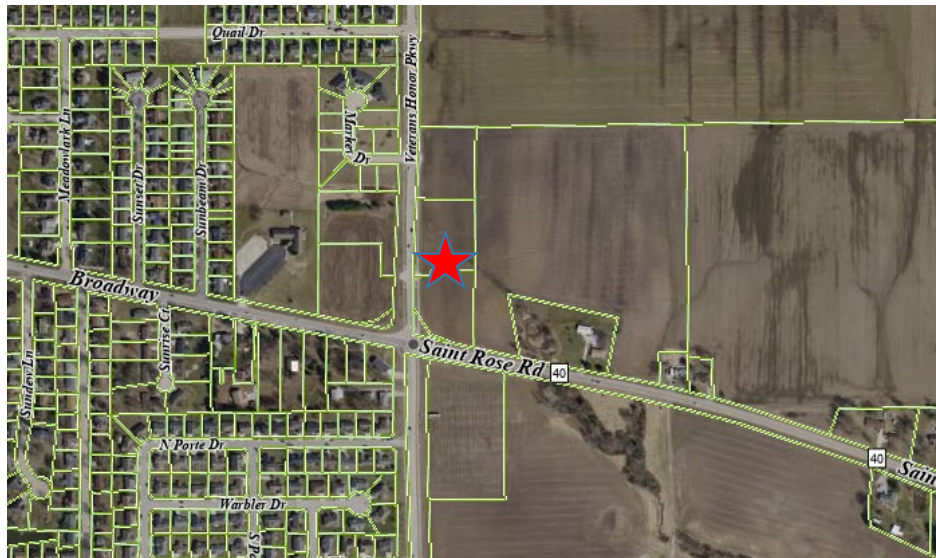
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

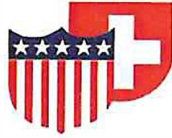
The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

The property owner is proposing to develop a truck stop on the property. The truck stop would provide gas pumps and a convenience store for residents of subdivisions to the west, as well as services for traffic passing through the community. Given that this property is located on the corner of two major corridors, Veteran's Honor Parkway and St. Rose Road, this is an appropriate location for a truck stop. A truck stop requires industrial zoning, which is suitable for the currently undeveloped land.

Aerial Photograph





City of Highland
Building and Zoning

Exhibit "C"
Determination of Rezoning Request

Date Submitted: 10/21/21
Filing Fees: \$200
Date Paid: 10/21/21
Date Advertised: 11/10
Date of Sent Notice: 11/16
Public Hearing Date: 12/1/21

On December 1, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting approved, ~~denied~~, ~~postponed~~ a request for rezoning for the following:

Tut Properties Inc. (10 Winged Foot Drive) is requesting to rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway from C-4 Limited Business District to Industrial. (PIN# 01-2-24-03-00-000-29, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031).

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the December 6, 2021 meeting of the City Council.

In recommending Approve (action) of this request for rezoning, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use did ~~did not~~ provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): _____

Chairperson of the Combined Planning and Zoning Board

Anthony Walker

12-1-21

Date

ORDINANCE NO. _____

**AN ORDINANCE AMENDING: SECTION 90-201. -PERMITTED AND ACCESSORY
USE TABLE 3.1.B IN DIVISION 11. -PERMITTED USES OF ARTICLE IV
SUPPLEMENTAL REGULATIONS IN CHAPTER 90 ZONING, OF THE CODE OF
ORDINANCES, CITY OF HIGHLAND, ILLINOIS,
ADDRESSING JUNK YARDS AND STABLES, COMMERCIAL**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to address issues related to junk yards and commercial stables in the City and in particular the requirement of a Special Use Permit for junk yards and commercial stables; and

WHEREAS, the Combined Planning and Zoning Board has recommended amending and supplementing the existing City Ordinances to address issues related to junk yards and commercial stables in the City and in particular the requirement of a Special Use Permit for junk yards and commercial stables in the City; and

WHEREAS the Combined Planning and Zoning Board has recommended amending and supplementing Section 90-201 –Permitted and Accessory Use Table 3.1. to include the following regarding the uses *Junk Yard* and *Stable, commercial*, as defined in Section 90-15. - Definitions:

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
72. Junk Yard												S			
73. Stable, commercial												S			

WHEREAS, the amendment to Section 90-201 –Permitted and Accessory Use Table 3.1.B will not affect the existing ordinance other than to add the special use *Junk Yard* and *Stable, commercial* to the table.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of

Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Section 90-201 –Permitted and Accessory Use Table 3.1.B in Division 11 - Permitted Uses of Article IV Supplemental Regulations shall be amended and supplemented to include the following:

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
72. Junk Yard												S			
73. Stable, commercial												S			

Section 3. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 4. This ordinance shall have no effect on the existing Section 90-201 – Permitted and Accessory Use Table 3.1., other than the amendment stated herein.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



City of Highland
Building and Zoning

Meeting Date: November 3, 2021

From: Breann Vazquez, Director of Community Development

Text Amendment: Section 90-201 Table 3.1.B – Principal Non-Residential Uses

Description: Requiring a Special Use Permit for junkyards and commercial stables in the Industrial zoning district

Proposal Summary

The City of Highland is requesting text amendments to Section 90-201 Table 3.1.B of the Municipal Code to require a Special Use Permit for junkyards and commercial stables in the Industrial zoning district.

Junkyards and commercial stables are currently permitted outright in the Industrial zoning district. It is in the City’s best interest to limit the number of these uses within the community and approve the uses on a case-by-case basis in order to ensure that any necessary provisions are established.

Text Amendments

Note: Red text is new text.

Sec. 90-201. – Permitted and accessory use table.

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1 A	R1 B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
33. Junkyards												[▲] S			90-211



City of Highland
Building and Zoning

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
61. Stable, Commercial												^A S			

ORDINANCE NO. _____

AN ORDINANCE AMENDING: (1) SECTION 90-15. DEFINITIONS *TRUCK STOPS* OF ARTICLE I. – IN GENERAL; AND (2) SECTION 90-201. -PERMITTED AND ACCESSORY USE TABLE 3.1.B IN DIVISION 11. -PERMITTED USES OF ARTICLE IV SUPPLEMENTAL REGULATIONS; AND AFFIRMING THE APPLICABILITY TO *TRUCK STOPS* OF (3) SECTION 90-223. -SHARED PARKING TABLE 5.1 OF ARTICLE V. - OFF-STREET PARKING AND LOADING IN CHAPTER 90 ZONING, OF THE CODE OF ORDINANCES, CITY OF HIGHLAND, ILLINOIS, ADDRESSING TRUCK STOPS, ZONING, SPECIAL USE PERMIT AND PARKING REQUIREMENTS

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to address issues related to truck stops in the City and in particular the definition of, the zoning of, the special use permit and the parking requirements for truck stops in the City; and

WHEREAS, the Combined Planning and Zoning Board has recommended amending and supplementing the existing City Ordinances to address issues related to the definition of, the zoning of, the special use permit and parking requirements for truck stops in the City; and

WHEREAS the Combined Planning and Zoning Board has recommended amending and supplementing Section 90-15. Definitions. to include the following regarding truck stops:

Truck Stop. A facility that is at least a 3-acre facility with a convenience store, separate diesel islands for fueling commercial motor vehicles and parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. Truck stops may also include uses such as a car wash, dog wash, restaurant facilities primarily for the use of customers, overnight accommodations, showers, and the sale of accessories and equipment for commercial motor vehicles.

and

WHEREAS the Combined Planning and Zoning Board has recommended amending and supplementing Section 90-201 –Permitted and Accessory Use Table 3.1. to include the following regarding the additional use *Truck Stop*:

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
66. Truck Stop												S			

WHEREAS, the Combined Planning and Zoning Board is recommending the affirmation that Section 90-223. -Shared Parking Table 5.1 Industrial shall apply to truck stops as defined herein, and as shown below:

Table 5.1 – Parking Requirements	
Industrial	
Truck Stop	3 stalls per service bay plus 4 spaces per 1,000 square feet of publicly accessible floor area

and

WHEREAS, the amendment to Section 90-15. Definitions. will not affect the existing ordinance other than to add the definition of *Truck Stop*; the amendment to Section 90-201 – Permitted and Accessory Use Table 3.1.B will not affect the existing ordinance other than to add the special use *Truck Stop*; and the affirmation of Section 90-223. -Shared Parking Table 5.1 Industrial to apply to truck stops will not affect the existing ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Section 90-15. Definitions. of Article I. - In General, in Chapter 90, of the Code of Ordinances, City of Highland, Illinois, shall be amended and supplemented to include the following:

Truck Stop. A facility that is at least a 3-acre facility with a convenience store, separate diesel islands for fueling commercial motor vehicles and parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. Truck stops may also include uses such as a car wash, dog wash, restaurant facilities primarily for the use of customers, overnight accommodations, showers, and the sale of accessories and equipment for commercial motor vehicles.

Section 3. Section 90-201 –Permitted and Accessory Use Table 3.1.B in Division 11 - Permitted Uses of Article IV Supplemental Regulations shall be amended and supplemented to include the following:

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
66. Truck Stop												S			

Section 4. Section 90-223. -Shared Parking Table 5.1 Industrial of Article V Off-street Parking and Loading shall apply to truck stops as defined herein, and as shown below:

Table 5.1 – Parking Requirements	
Industrial	
Truck Stop	3 stalls per service bay plus 4 spaces per 1,000 square feet of publicly accessible floor area

Section 5. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 6. This ordinance shall have no effect on the existing Section 90-15. Definitions., the existing Section 90-201 –Permitted and Accessory Use Table 3.1. and the existing Section 90-223. -Shared Parking Table 5.1 Industrial, other than the amendment stated herein.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the __ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



City of Highland
Building and Zoning

Meeting Date: November 3, 2021

From: Breann Speraneo, Director of Community Development

Text Amendment: Section 90-15 – Definitions
Section 90-201 Table 3.1.B – Principal Non-Residential Uses
Section 90-223 Table 5.1 – Parking Requirements

Description: Defining, allowing, and creating parking regulations for truck stops

Proposal Summary

The City of Highland is requesting a text amendment to Section 90-15, 90-201 Table 3.1.B and 90-223 Table 5.1 of the Municipal Code to define “truck stop,” allow truck stops as a Special Use within the Industrial zoning district, and establish parking requirements for truck stops.

Truck stops are not a listed use within the zoning code and are therefore currently disallowed. Staff does not believe that a truck stop falls within any currently defined category and the use is specific enough to require its own definition and parking regulations.

Text Amendments

Note: Red text is new text.

Sec. 90-15. Definitions.

Truck stop: A facility that is at least a 3-acre facility with a convenience store, separate diesel islands for fueling commercial motor vehicles and parking spaces for commercial motor vehicles as defined in Section 18b-101 of the Illinois Vehicle Code. Truck stops may also include uses such as a car wash, dog wash, restaurant facilities primarily for the use of customers, overnight accommodations, showers, and the sale of accessories and equipment for commercial motor vehicles.

Sec. 90-201. – Permitted and accessory use table.

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
66. Truck Stop												S			



City of Highland
Building and Zoning

Sec. 90-223. - Shared parking.

Table 5.1 – Parking Requirements	
Industrial	
Truck Stop	3 stalls per service bay plus 4 spaces per 1,000 square feet of publicly accessible floor area

RESOLUTION NO. _____

**A RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT FOR A
TRUCK STOP WITHIN THE “I” INDUSTRIAL ZONING DISTRICT**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Section 90-81 of the *Code of Ordinances, City of Highland*, provides that the City Council “may grant a special use permit by ordinance,” but requires that “In a separate statement accompanying any such ordinance, the Council shall state findings of fact, and indicate reasons for approving . . . the request for a special use permit;” and

WHEREAS, Tut Properties, Inc. has filed a Petition for a Special Use Permit to allow for a Truck Stop within the “I” Industrial zoning district at:

1. Illinois PPN #01-24-03-00-000-029, consisting of approximately 1.85 acres (“Property A”);
2. Illinois PPN #01-24-03-00-000-030, consisting of approximately 2.10 acres (“Property B”);
3. Illinois PPN #01-24-03-00-000-031, consisting of approximately 1.98 acres (“Property C”);

(hereinafter “Property”), in accord with the *Code of Ordinances, City of Highland*; and

WHEREAS, a copy of the Petition for a Special Use Permit is attached as **Exhibit A** and incorporated by reference as though fully set forth herein; and

WHEREAS, a copy of the Combined Planning and Zoning Board (“CPZB”) Staff Report is attached hereto as **Exhibit B** and incorporated by reference as though fully set forth herein; and

WHEREAS, **Exhibit A** and **Exhibit B** were all considered as part of the Petition for a Special Use Permit by CPZB; and

WHEREAS, CPZB recommended approval of this Special Use Permit pursuant to **Exhibit A** and **Exhibit B**. See CPZB Determination of Special Use Permit attached hereto as **Exhibit C**.

WHEREAS, CPZB recommended approval of this Special Use Permit pursuant to the conditions stated on **Exhibit C**.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:

Section 1. The City Council makes the following findings of fact concerning the *procedures* followed to present the Petition for a Special Use Permit (**Exhibit A, B**) for approval:

- (a) The Administrator to whom the Petition for a Special Use Permit was submitted referred the matter to the CPZB.
- (b) The CPZB met in regular session on December 1, 2021, at 7:00 p.m., at City Hall, 1115 Broadway, Highland, Illinois, to consider and act upon the Petition for a Special Use Permit.
- (c) Public notice of the hearings to be held at the CPZB meeting were published pursuant to Illinois State Law, and the Owner was notified of the hearings to be held at the meetings.
- (d) At the hearings, the CPZB took and heard evidence, and the CPZB prepared and submitted its advisory report to the City Council recommending approval of the Petition for a Special Use Permit.
- (e) The City Council finds the steps recited above, in compliance with the *Code of Ordinances, City of Highland*, to be facts, and further finds and determines that the matters and proceedings to date are in accordance with the *Code of Ordinances, City of Highland*.

Section 2. The City Council makes the following findings of fact concerning the *merits* of the Petition for a Special Use Permit (**Exhibit A, B and C**):

- (a) The proposed Special Use will adequately protect the public health, safety, welfare and the physical environment of the surrounding area and the City of Highland.
- (b) The proposed Special Use is consistent with the City of Highland's Comprehensive Plan.
- (c) The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.
- (d) There are no facilities near the proposed Special Use that require the need for special protection.
- (e) The location – where the Special Use will be made pursuant to the Special Use Permit – is zoned “I” Industrial.

Section 3. This Resolution shall constitute the separate statement of findings of fact, supporting the granting of the Special Use Permit, required by Section 90-81 of the *Code of Ordinances, City of Highland*, and shall be permanently attached to the ordinance adopted granting the Special Use Permit.

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(618) 654-1901 (fax)

For Office Use Only

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

APPLICANT INFORMATION:

Applicant: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 12555 Iberg Road, PIN#01-2-24-03-00-000-030
Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N,
Range 5W, Helvetia Township, Madison County
Winfield Place Commercial Park Lot 53
Present Zoning Classification: C-4 Limited Business Acreage: 2.10

Present Use of Property: Vacant, Agriculture

Proposed Land Use: Construction of a Gas Station, Convenience Store and Car Wash Facility including fueling stations for passenger cars and heavy trucks (Truck Stop).

Description of proposed use and reasons for seeking a special use permit:
Convenience Store, Gas Station, Car Wash and Truck Stop with fueling station for heavy trucks.
Existing lot is zoned C-4 Limited Business but request has been submitted to rezone to Industrial.
Request special use permit to allow a "Truck Stop" within the Industrial District.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	Agricultural	C-4 Limited Business
South	Agricultural	C-4 Limited Business
East	Agricultural	Not in Corporate Limits
West	Agricultural	C-4 Limited Business

Should this special use be valid only for a specific time period? Yes _____ No X

If Yes, what length of time? NA

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. 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. Application fee.
5. 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

10/21/21
 Date

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(618) 654-1901 (fax)

For Office Use Only

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

APPLICANT INFORMATION:

Applicant: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 12591 Iberg Road, PIN#01-2-24-03-00-000-029
Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N,
Range 5W, Helvetia Township, Madison County
Winfield Place Commercial Park Lot 52
Present Zoning Classification: C-4 Limited Business Acreage: 1.85

Present Use of Property: Vacant, Agriculture

Proposed Land Use: Construction of a Gas Station, Convenience Store and Car Wash Facility including fueling stations for passenger cars and heavy trucks (Truck Stop).

Description of proposed use and reasons for seeking a special use permit:
Convenience Store, Gas Station, Car Wash and Truck Stop with fueling station for heavy trucks.
Existing lot is zoned C-4 Limited Business but request has been submitted to rezone to Industrial.
Request special use permit to allow a "Truck Stop" within the Industrial District.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Agricultural</u>	<u>C-4 Limited Business</u>
South	<u>Residential</u>	<u>R-1-C Single Family Residence</u>
East	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
West	<u>Agricultural</u>	<u>C-4 Limited Business</u>

Should this special use be valid only for a specific time period? Yes _____ No X


If Yes, what length of time? NA

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. 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. Application fee.
5. 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

10/21/21

 Date

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Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com
Owner: Surjit (Sunny) Tut Phone: 209-610-1313
Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249
Email Address: tut1313@yahoo.com

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 12519 Iberg Road, PIN#01-2-24-03-00-000-031
Property is Located In (Legal Description): Part of the SW 1/4 of the NW 1/4 of Section 3, Township 3N,
Range 5W, Helvetia Township, Madison County
Winfield Place Commercial Park Lot 54
Present Zoning Classification: C-4 Limited Business Acreage: 1.98
Present Use of Property: Vacant, Agriculture
Proposed Land Use: Future commercial/industrial development.

Description of proposed use and reasons for seeking a special use permit:
Proposed future commercial or industrial development.
Existing lot is zoned C-4 Limited Business but request has been submitted to rezone to Industrial.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
South	<u>Agricultural</u>	<u>C-4 Limited Business</u>
East	<u>Agricultural</u>	<u>Not in Corporate Limits</u>
West	<u>Planned Residential</u>	<u>R-2-A Multiple Family Residence</u>

Should this special use be valid only for a specific time period? Yes _____ No X


If Yes, what length of time? NA

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	<u>X</u>	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	<u>X</u>	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	<u>X</u>	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	<u>X</u>	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	<u>X</u>	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. 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.
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4. Application fee.
5. 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

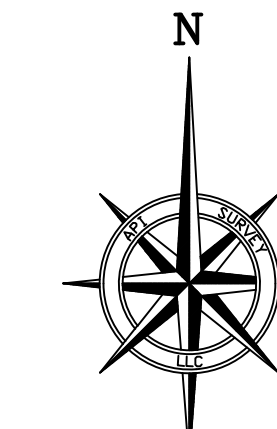
10/21/21
Date

TOPOGRAPHIC MAP

12555 IBERG ROAD, HIGHLAND, IL
PT. SW 1/4, NW 1/4, SECT. 3, T.3N., R.5W., 3rd P.M.
MADISON COUNTY, ILLINOIS



BASIS OF BEARING
ILLINOIS STATE PLANE WEST
ZONE GRID BEARINGS
NAD 83



SCALE: 1" = 60'

TOPOGRAPHIC LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ▣ CONCRETE RIGHT OF WAY MARKER
- CP501 ○ PROJECT CONTROL POINT - IRON PIN
- UTILITY POLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- EX. STORM CULVERT (SIZE/TYPE AS INDICATED)
- STORM SEWER PIPE INVERT EL.
- UNDERGROUND GAS LINE
- EX. UNDERGROUND WATER LINE
- EX. UNDERGROUND FIBER OPTIC
- EX. OVERHEAD ELECTRIC LINE
- EX. BURIED ELECTRIC LINE
- EX. OPEN DITCH FLOWLINE
- CONCRETE SURFACE (SIDEWALK/PAVEMENT, ETC.)
- BITUMINOUS (ASPHALT) SURFACED DRIVE/PARKING
- AGGREGATE DRIVE/SURFACE
- EXISTING FENCE
- EX. SIGN
- SAME OWNERSHIP
- (R) RECORD DIMENSION
- 518 --- EX. GROUND CONTOUR LINE (1 FT. INTERVAL)

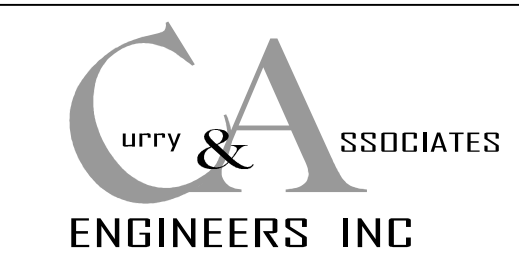
DATUMS:
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

SITE ADDRESS:
2250 VETERANS HONOR PARKWAY
HIGHLAND, IL 62249

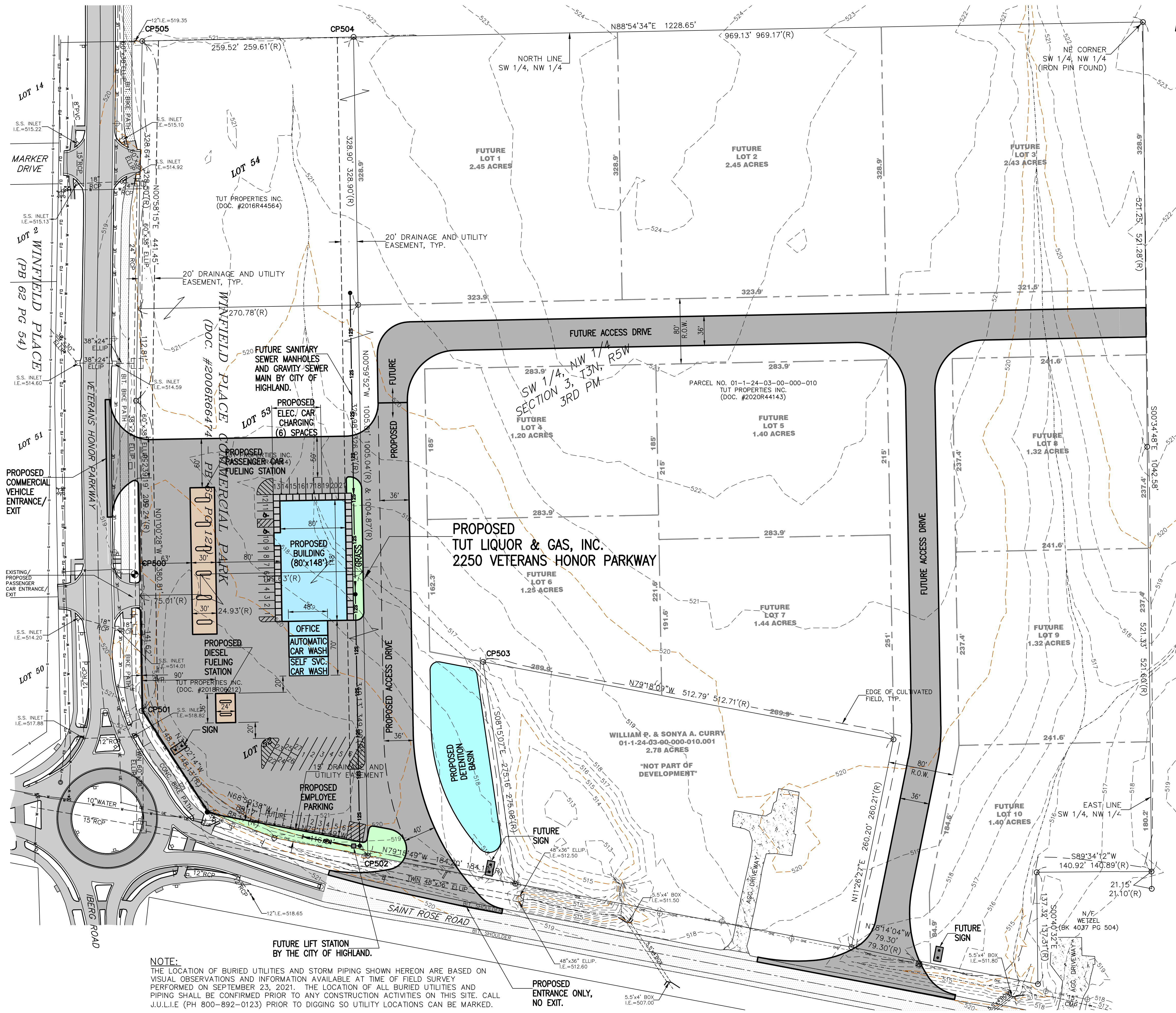
API SITE TOPOGRAPHY

TUT INDUSTRIAL PARK
HIGHLAND, ILLINOIS

CONCEPTUAL
SITE LAYOUT
RENDERING



Revisions	Survey	SHEET
Design	MRB	
Drawn	REJ	1
Layout	REJ	
Plot Date	Checked	OF
11-15-2021		
Dwg File	Date	Job No.
2183-SITE	JULY 2021	2021.83



NOTE:
THE LOCATION OF BURIED UTILITIES AND STORM PIPING SHOWN HEREON ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION AVAILABLE AT TIME OF FIELD SURVEY PERFORMED ON SEPTEMBER 23, 2021. THE LOCATION OF ALL BURIED UTILITIES AND PIPING SHALL BE CONFIRMED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CALL J.U.L.I.E (PH 800-892-0123) PRIOR TO DIGGING SO UTILITY LOCATIONS CAN BE MARKED.

PROPOSED
ENTRANCE ONLY,
NO EXIT.

5.5'x4' BOX
I.E.=507.00



WINFIELD PLACE (PB 62 PG 54)

IBERG ROAD

VETERANS HONOR PARKWAY

SAINT ROSE ROAD

EXISTING/
PROPOSED
PASSENGER
CAR ENTRANCE/
EXIT

PROPOSED
COMMERCIAL
VEHICLE
ENTRANCE/
EXIT

FUTURE LIFT STATION
BY THE CITY OF HIGHLAND.

TUT PROPERTIES INC.
(DOC. #2016R44564)

FUTURE SANITARY
SEWER MANHOLES
AND GRAVITY SEWER
MAIN BY CITY OF
HIGHLAND.

20' DRAINAGE
AND UTILITY
EASEMENT, TYP.

12" I.E. = 518.65

S.S. INLET
I.E. = 518.82

S.S. INLET
I.E. = 514.01

S.S. INLET
I.E. = 514.59

S.S. INLET
I.E. = 517.88

S.S. INLET
I.E. = 514.20

S.S. INLET
I.E. = 514.60

S.S. INLET
I.E. = 515.13

SIGN

PROPOSED
DIESEL
FUELING
STATION

PROPOSED
PASSENGER CAR
FUELING STATION

SELF SVC.
CAR WASH
AUTOMATIC
CAR WASH
OFFICE

PROPOSED
BUILDING
(80'x148')

PROPOSED
ELEC. CAR
CHARGING
(6) SPACES

PROPOSED
EMPLOYEE
PARKING

CP502

CP501

CP500

CP503

PROPOSED
DETENTION
BASIN

PROPOSED ACCESS DRIVE

PROPOSED

FUTURE

48"x36" ELLIP.
I.E. = 512.60

48"x36" ELLIP.
I.E. = 512.50

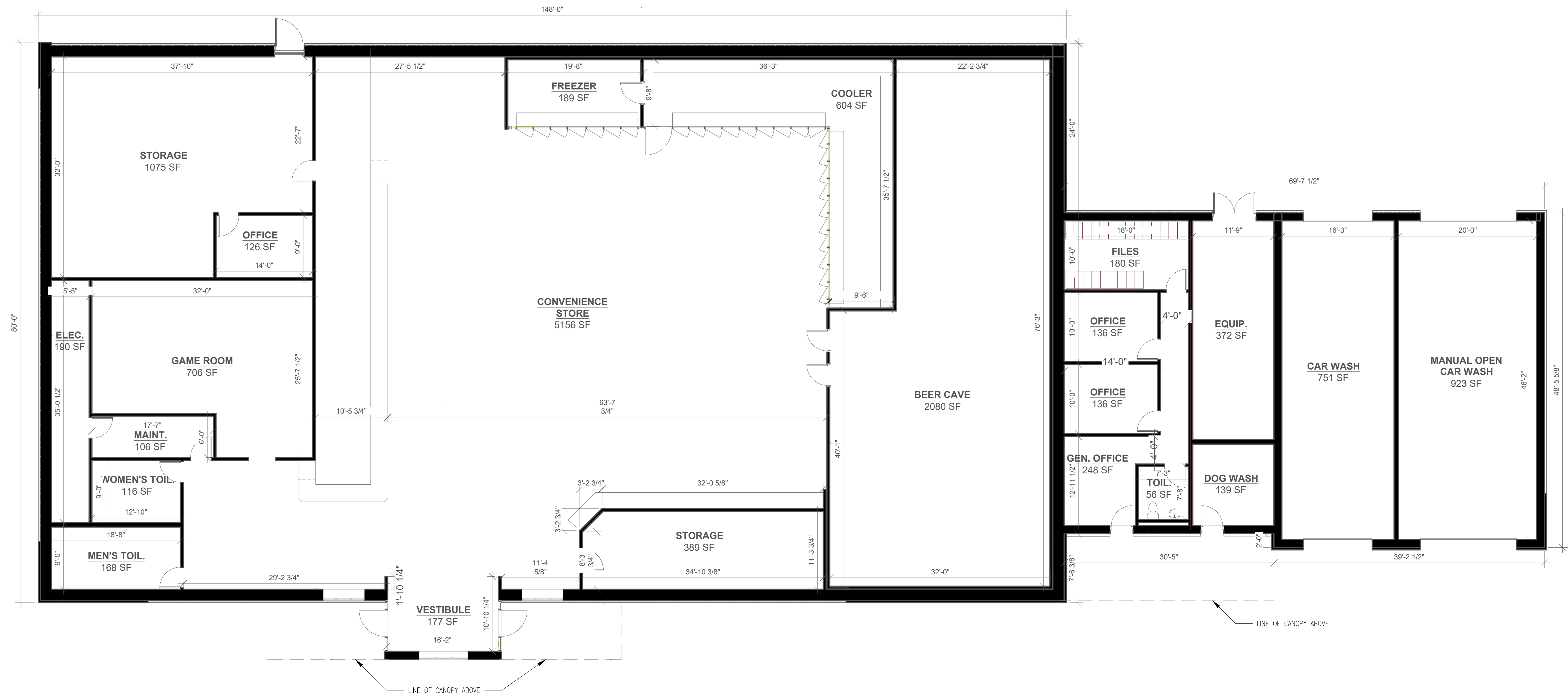
API SITE TOPOGRAPHY

TUT LIQUOR & GAS, INC.
2250 VETERANS HONOR PARKWAY
HIGHLAND, ILLINOIS

ENLARGED
SITE LAYOUT



Revisions	Survey	SHEET
Layout	Design	OF
LAYOUT 6	MRB	
Plot Date	Drawn	Checked
11-15-2021	REJ, ALH	
Dwg File	Date	Job No.
2183-SITE	JULY 2021	2021.83



SEAL:

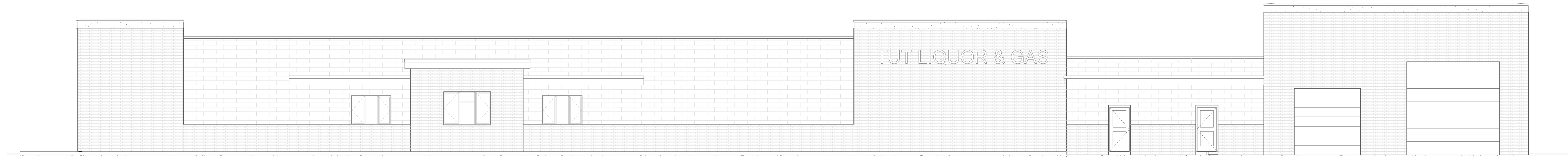
CONSULTANTS:
FORMATION
 ARCHITECTS, INC.
PLAN · DESIGN · IMPLEMENT
 67 Executive Dr., Highland, IL 618-651-0820

TUT PROPERTIES
 TUT LIQUOR & GAS INC.

FLOOR PLAN



Revisions	Survey	SHEET
	Design	
	Drawn	
	Checked	OF
	Date	Job No.



SEAL:

CONSULTANTS:
FORMATION
 ARCHITECTS, INC.
PLAN • DESIGN • IMPLEMENT
 67 Executive Dr., Highland, IL 618-651-0820

TUT PROPERTIES
 TUT LIQUOR & GAS INC.

CA
 Curry & ASSOCIATES
 ENGINEERS INC

WEST ELEVATION

Revisions	Survey	SHEET
	Design	
	Drawn	
	Checked	
Layout	Drawn	OF
Plot Date	Checked	
Dwg File	Date	Job No.







LAKESIDE LIQUOR AND GAS , INC- ST-1 SALES, USE AND NTI TAX

	<u>Taxable Receipts</u>	<u>General Merchandise</u>	<u>Gasohol</u>	<u>Diesel</u>
5/21	\$766,705	\$51,430	\$87,811	\$7,142
6/21	\$847,346	\$56,792	\$97,968	\$5,313
7/21	\$988,479	\$66,207	\$113,933	\$5,588
8/21	\$852,219	\$57,160	\$99,069	\$6,857
9/21	\$795,553	\$53,398	\$89,638	\$6,163

State Share of NTI Tax 4/21-10/21: \$56,061.28

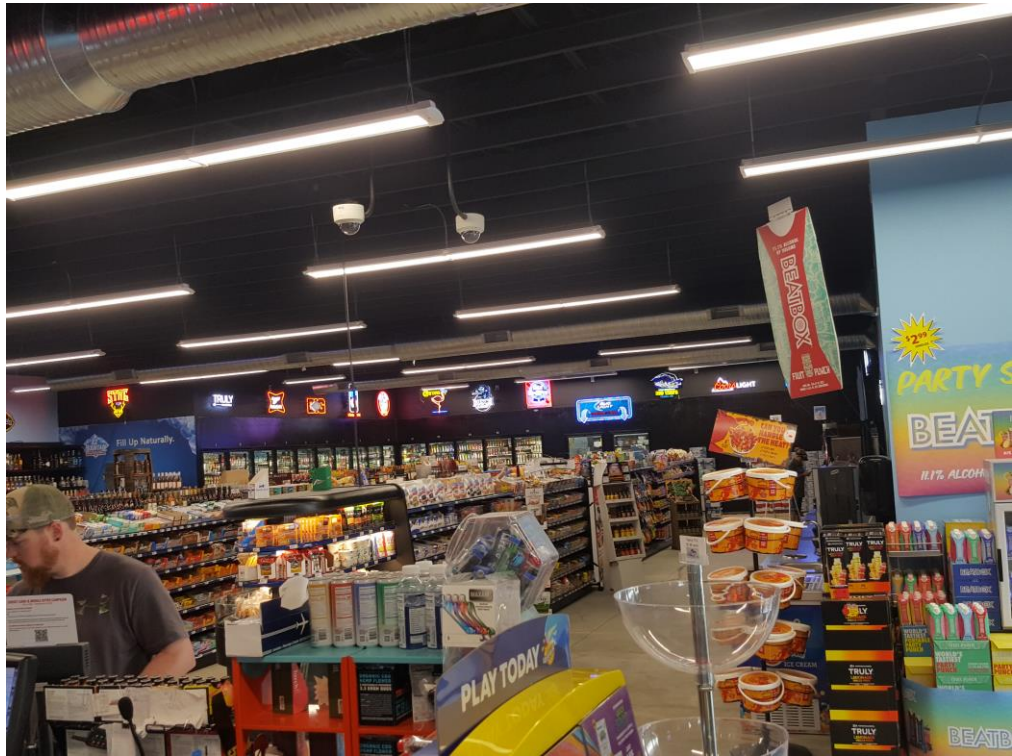
Municipality Share of NTI Tax 4/21-10/21: \$9,665.73

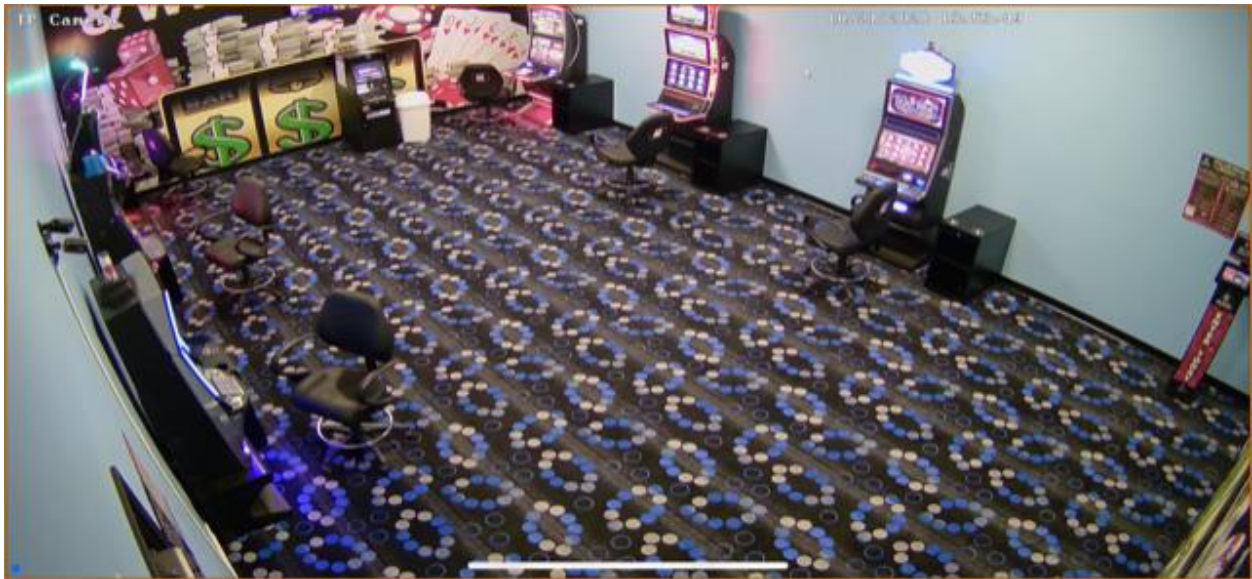














City of Highland
Police Department

Charlie Becherer, Chief of Police

To: Breann Vazquez

From: Chief Becherer

Date: 10/20/21

Re: Truck Stop

I have reviewed the map of the proposed truck stop. I do not foresee any concerns with traffic. I would suggest possibly making the entrance off of St. Rose road an entrance only. The entrance/exit that is located off of Veteran's Honor is located far enough north of the round a bout that it should not be of concern.

Chief C. Becherer

Mayor Hemann and Highland City Council Members,

I'm writing you on behalf of the Highland-Pierron Fire Department concerning the proposed development to the north of our fire station. HPFD does not anticipate any development along this route to hinder our department on our fire operations/responses. However, it will benefit our ability to refuel our fire trucks and remain close to the fire station.

Any question or concerns please contact me.

Respectfully,

Chief | Phil Decker |

Highland-Pierron Fire Protection District | **M:618-781-6812**

| hpfd@wisperhome.com | publicworks@grantforkil.gov

12611 Iberg Road | Highland | IL | 62249

PETITION to City of Highland Building and Zoning

Rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, & 2272 Veteran's Honor Parkway from Limited Business District to Industrial in order to construct a new convenience store gas station, with a separate diesel island.

Annex adjacent Madison County Agricultural lot into the City of Highland and rezone it from R-1-C to industrial after annexation in order to subdivide the lot for businesses to expand into and for new businesses to open up

Date	Printed Name	Contact #	Signature
11/10/21	Cody Spellmeyer		
11/10/21	Zach Reynolds		
11/10/21	Jos m Kintley		
11/10/21	RUSS DIVELEY		
11/10/21	Nicole Knebel		
11/10/21	MARK G. HOLYMAN		
11/10/21	Deshawn Williams		
11/11/21	Darren Henke		
11/11/21	Kyle Birkhead		
11/11/21	Amber Stallard		
11/11/21	Josh Bowers		
11/11/21	TEREK WILSON		
11/11/21	Kenny HATFIELD		
11/11/21	Walter Huff		
11-11-21	Kevin Cox Jr		
11-11-21	Brittney Hargis		
11/11/21	Russell Hranicky		
11/11/21	Jill Thole		
11/11/21	Carrigan Crowder		
11/11/21			
11/11/21			
11-11-21	JAMES W. ADAMS JR		
11/11/21	Kelley Terrill		
11/11/21	Chris Under		
11/11/21	Richard Garris		
11/11/21	Joseph Dickens		
11/12/21	Daniel Stallard		

Date	Printed Name	Contact #	Signature
11-11-21	Courtney Carroll		
11-11-21	Josh Reder		
11-11-21	Marcie Smith		
11-11-21	Brian Diesen		
11-11-21	Jennifer Diesen		
11-11-21	Vance Edwards		
11-11-21	Kelsey Wasnath		
11-11-21	Kellean Finley		
11-11-21	Jeremy Van		
11-11-21	James Tiltam		
11-21-21	Mark Marshall		
11-11-21	Christian Pratt		
11/11/21	Amber Dorley		
11/11/21	Ashley Dunnagan		
11/11/21	BRIAN HULKEY		
11/11/21	Bridget Frey		
11/11/21	Helen Margardt		
11/11/21	Tiffany Peile		
11/11/21	Danielle M...		
11/11/21	Daniel B...		
11/11/21	Paul Steyer		
11/11/21	Guy Jordan		
11/11/21	JN Ray		
11-11-21	Julia Doerr		
11-11-21	Mia Beel		
11-11-24	Richard Beel		
11-11-21	Krista Allen		
11-11-21	Misty Carter		
11-11-21	Anthony Fisher		
11-11-21	Gerald L. Mahr		
11/11/21	Bobby Brumitt		
11/11/21	Matthew Lehr		


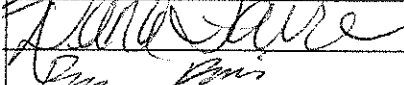
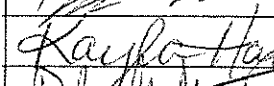
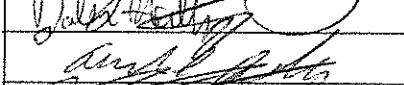
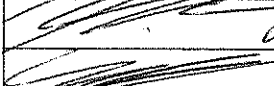

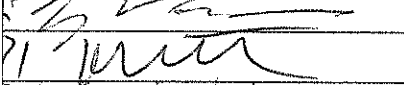



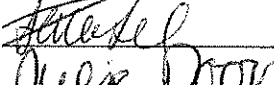
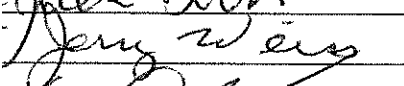
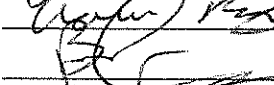
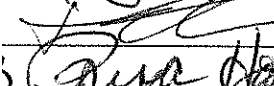
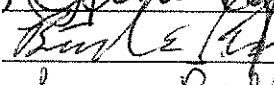




Date	Printed Name	Contact #	Signature
11/11/21	Stacey Weiss		Stacey Weiss
11/11/21	Wendy Chy		Wendy Chy
11/11/21	ALLEN IRONBRIDGE		Allen Ironbridge
11/11/21	Jane Murren		Jane Murren
11-11-21	Ronda Rensley		Ronda Rensley
11 Nov 2021	Angela K. Marvin		Angela K Marvin
11/11/21	Howard L. Swann		Howard L Swann
11/11/21	Paul B. [unclear]		Paul B [unclear]
11/11/21	Eric Dewey		Eric Dewey
11/11/21	Michael W. Varnack		M W Varnack
11/11/21	Michelle Hawks		Michelle Hawks
11/11/21	Bill Curry		Bill Curry
11/11/21	Derek Wilson		Derek Wilson
11/11/21	Jane Jones		Jane Jones
11/11/21	Anna [unclear]		Anna [unclear]
11/11/21	Brandon Callahan		Brandon Callahan
11/11/21	Jake Funderburk		Jake Funderburk
11-11-21	Harley Fones		Harley Fones
11-11-21	Michael Hughes		Michael Hughes
11-11-21	Robert Dunn		Robert Dunn
11-11-21	Patricia Lovell		Patricia Lovell
11-11-21	Colby [unclear]		Colby [unclear]
11-11-21	Robert Pionty		Robert Pionty
11-11-21	M. Schuster		M. Schuster
11-11-21	Chico		Chico
11 Nov 21	Rds Eades		Rds Eades
11/11/21	Billy Sullivan		Billy Sullivan
11/11/21	Will Greenwald		Will Greenwald
11/11/21	Courtney Hernandez		Courtney Hernandez
11/11/21	JAMES ROZELL		James Rozell
11/11/21	Todd Cough		Todd Cough
11/11/21	JEFF RABO		Jeff Rabo
11/11/21	FRANCIS KERR		Francis Kerr

Date	Printed Name	Contact #	Signature
11-11-21	LISA RIEDEL		Lisa Riedel
11-11-21	Kelly Seton		Kelly Seton
11-11-21	IRISH HAWKE		Irish Hawke
11-11-21	Tom Keller		Tom Keller
11-11-21	DENSER GETZ		Denser Getz
11/12/21	Candi Starvo		Candi Starvo
11-11	AMY VAZ		Amy Vaz
11-11	Sean Engala		Sean Engala
11-11	Kris Valacki		Kris Valacki
11-11	Jennifer Gooch		Jennifer Gooch
11-11	JULIA DUERR		Julia Duerr
11-11	Jason Prichard		Jason Prichard
11-11	David M. Hagler		David M. Hagler
11-11	Zachary Rainwater		Zachary Rainwater
11-11	TERRI FELDMAN		Terri Feldman
11-11	Amanda Hessenauer		Amanda Hessenauer
11-11	Ben Kunz		Ben Kunz
11-11	Holly Castle		Holly Castle
11-11	Kevin Kene		Kevin Kene
11-11	Bob Baranski		Bob Baranski
11-11	NATHAN WARREN		Nathan Warren
11-11	Ron Tubbs		Ron Tubbs
11-11	Vigil Hicks		Vigil Hicks
11-11	KEITH STAN		Keith Stan
11-11	Nakero Stall		Nakero Stall
11-11	Kevin Hart		Kevin Hart
11-11	Alec Robinson		Alec Robinson
11-11	Jeanie Hillier		Jeanie Hillier
11-11	Jacob Williams		Jacob Williams
11-11	Rodney Shields		Rodney Shields
11-11	Ashley Redway		Ashley Redway
11-11	Tam Paolitto		Tam Paolitto
11/11/21	Dawn Ripperda		Dawn Ripperda

PETITION to City of Highland Building and Zoning

Rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, & 2272 Veteran's Honor Parkway from Limited Business District to Industrial in order to construct a new convenience store gas station, with a separate diesel island.

Annex adjacent Madison County Agricultural lot into the City of Highland and rezone it from R-1-C to industrial after annexation in order to subdivide the lot for businesses to expand into and for new businesses to open up

Date	Printed Name	Contact #	Signature
11-13-21	Dean Ding		
11-13-21	Dana Fabre		
11-13-21	Ryan Frazier		
11-13-21	Kayla Halby		
11-13-21	Dalen Hulting		
11/13/21	Amber Danley		
11/13/21	Devin Dunninger		
11/13/21	Devin Dunninger		
11/13/21	Kshley Dugg		
11/13/21	Thaddeus Van Ness		
11/13/21	Kelley Sutt		
11/13/21	Laurie Wilk		
11/14/22	Devin Sutt		
11/14/22	Vernon Korte		
11/14/21	Mike Blackburn		
11/14/21	Kevin Johnson		
11/14/21	Sara Lee		
11/14/21	Julia Doerr		
11/14/21	Jerry Weiss		
11-14-21	Aaron C. Ruy		
11-14-21	Bill Sloat		
11-14-21	Tom Watson		
11-14-21	Rena Hoffstetler		
11-14-21	Brad Rickman		
11/14/21	Susan Bickline		
11/14/21	Devin Brechman		

PETITION to City of Highland Building and Zoning

Rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, & 2272 Veteran's Honor Parkway from Limited Business District to Industrial in order to construct a new convenience store gas station, with a separate diesel island.

Annex adjacent Madison County Agricultural lot into the City of Highland and rezone it from R-1-C to industrial after annexation in order to subdivide the lot for businesses to expand into and for new businesses to open up

Date	Printed Name	Contact #	Signature
12-13-21	Alanna Steinmann		
11/13/21	Virginia Barth		
11/13/21	Stephen Buhelle		
11/13/21	Charles Spaner		
11/13/21	Kelly Setra		
11/13/21	Traci Korte		
11/13/21	Traci Wood		
11/13/21	Ron Peppertart		
11/13/21	Jackie Manning		
11/13/21	APRIL MALL		
11/13/21	Jaylob	3	
11/13/21	Brianell Jarrell	3	
11/13/21	Samantha Campos		
11/13/21	Rose Haese		
11/13/21	Desiree Jordan		
11/13/21	Robert Koehn		
11/13/21	Samantha Klocke		
11/13/21	Aaron Stross		
11/13/21	Tanner Packard		
11/13/21	Karen Sullivan		
11.13.21	Tyler Holdeman		
11-13-21	Bonnie Bennett		
11-13-21	DAVID Kutz		
11-13-21	Michaela Blackburn		
11-13-21	Courtney Rankin		
11-13-21	Ryan Burton		

PETITION to City of Highland Building and Zoning

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Date	Printed Name	Contact #	Signature
11/12/21	Ryan Webb		
11/12/21	Cody Olson		
11/12/21	Lynsey Evans		
11/12/21	Mark Cook		
11/12/21	Jackson Mollon		
11/12/21	Sarahannah Smidons		
11/12/21	James D. Leary		
11/12/21	Arlan Allen		
11/12/21	Corey Herrod		
11/12/21	Reagan Smith		
11-12-21	Garrett O'Brien		
11-12-21	BRENDON THOMPSON		
11-12-21	Mark Nolan		
11/12/21	CHARLES BRADY		
11/13/21	Devin Dungen		
11/13/21	Ashley Dungen		
11/13/21	Dale Sime		
11/13/21	Rick Rozew		
11/14/21	Nir Wilk		
11/13/21	Kyle Warren		
11/13/21	Lindsay Family		
11-13-21	KAREN BERNARD		
11-13-21	Che Courcc		
11/13/21	Penner Ter Doren		
11/13/21	Chris Michels		
11/13/21	Nathan Pinckel		

PETITION to City of Highland Building and Zoning

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Date	Printed Name	Contact #	Signature
Nov-12-2020	JUSTIN GILBERT		
11/12/21	TOMMYNE SHULTS	3	
11-12-21	Bob Wain		
11/12/21	Chris Schuman		
11-12-21	CLAY MAUREK		
11-12-21	Bobby K...		
11-12-21	Blaine Habeeb		
11-12-21	Tom Bolenendahl		
11-12-21	MATT HANAFIN		
11-12-21	Jennifer Cross		
11-12-21	Brenden May		
11-12-21	Karriya D'onnell		
11-12-21	Robert Bell		
11-12-21	Bradley D...		
11-12	Steve Langford		
11-12	Stephanie Agnani		
11-12	John A Biendel		
11-12	KATHY GARCIA		
11-12	Charles Camer		
11-12	Ashley Jones		
11-12	Lindsey Evans		
11-12	Mark Dickens		
11-12	Elisha Webber		
11-12	Tiffany Kummer		
11-12	Shadi FOST		
11-12	Stere Mess		

PETITION to City of Highland Building and Zoning

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Date	Printed Name	Contact #	Signature
11/14/21	Heather Muckle		
11/14/21	Amber millison		
11/14/21	Boyd Rindlett		
11/14/21	Kermy Galt		
11/15/21	Abigail Yann		
11/15/21	Keeus GMA		
11/15/21	Justin Rittenhouse		
11/15/21	Savannah S. Riddows		
11/15/21	Jamie Jackson		
11/15/21	Lindsay Jackson		
11/15/21	Valerie Small		
11/15/21	Bill Holman		
11/15/21	Michelle Warkke		
11/15/21	Kyle Jent		
11/15/21	Michelle Jent		
11/15/21	Clinton Jent		
11/15/21	Chip Matthews		
11/15/21	Tam Paolotti		
11-15	Michelle Court		
11-16	Kasey Galt		
11-15	Drew A. Court		
11-15	Seremy Sermyes		
11-16	Quanton Beizer		
11-16	Shea Schwaeser		
11-16	Joe BARBAR		
11/16/21	Robin Combelt		

PETITION to City of Highland Building and Zoning

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Date	Printed Name	Contact #	Signature
11/16	RICHARD BUCKS		<i>Richard Bucks</i>
11/16	Kelly Sene		<i>Kelly Sene</i>
11/16	CAROL MILLER		<i>Carol Miller</i>
11/16	MARCELLA BEST		<i>Marcella Best</i>
11/16	AUGUST BURKOT		<i>August Burkot</i>
11/16	WILLIAM		<i>William</i>
11/16	CHRISTOPHER R. RAGE		<i>Christopher R. Rage</i>
11/16	Barb Buehly		<i>Barb Buehly</i>
11/16	Brian Clark		<i>Brian Clark</i>
11/16	Zach Hendricks		<i>Zach Hendricks</i>
11/16	Ron Deneke		<i>Ron Deneke</i>
11/16	Kayla Stock		<i>Kayla Stock</i>
11/16	Deborah Campbell		<i>Deborah Campbell</i>
11-16	WAVE TILSON		<i>Wave Tilson</i>
11-16	Glen Kidd		<i>Glen Kidd</i>
11-16	Zevi Benton		<i>Zevi Benton</i>
11/16	MARINA HILDENB		<i>Marina Hildenb</i>
11/16	Jody Tillotson		<i>Jody Tillotson</i>
11/16	Jennifer Keller		<i>Jennifer Keller</i>
11/16	Julia Doerr		<i>Julia Doerr</i>
11/16	Matthew Schnell		<i>Matthew Schnell</i>
11/16	Carol Patterson		<i>Carol Patterson</i>
11/16	Ryan Keelin		<i>Ryan Keelin</i>
11/16	Nick Mestral		<i>Nick Mestral</i>
11/16	Jesse Pasdeck		<i>Jesse Pasdeck</i>
11/16	Asinley Redway		<i>Asinley Redway</i>

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Date	Printed Name	Contact #	Signature
11/17	Hilary Mall		Hilary Mall
11/17	Margaret F. Wise		Margaret F. Wise
11/17	Ryan Singleton		Ryan Singleton
11/17	John Smith		John Smith
11/17	Kelsey Setco		Kelsey Setco
11/17	David Schmidt		David Schmidt
11/17	Alice Clark		Alice Clark
11/17	John Smith		John Smith
11/17	Cindy TEBBE		Cindy TEBBE
11/17	Ashley Redway		Ashley Redway
11/17	Cindie Fowler		Cindie Fowler
11/17	Kathy Tilson		Kathy Tilson
11-17	Kristy Griffith		Kristy Griffith
11/17	Adam Brendel		Adam Brendel
11/17	Kevin White		Kevin White
11/17	Kelsey Setco		Kelsey Setco
11/17	Susie Kunk		Susie Kunk
11/17	Dustin Clemons		Dustin Clemons
11/17	Ben Bogacki		Ben Bogacki
11-17	Paige Morris		Paige Morris
11-17	Robert Meyer		Robert Meyer
11-17	Matthew Naskel		Matthew Naskel
11-17	Leonel Villayas		Leonel Villayas
11-17	Cody Spellmeyer		Cody Spellmeyer
11-18	Gay Orland		Gay Orland

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Date	Printed Name	Contact #	Signature
11/18/21	Megan Mollet		Megan S. Mollet
11/18/21	Anna Smith		Anna Smith
11/18/21	Crystal Oswald		Crystal Oswald
11/18/21	DANIEL JOHNSON		Daniel Johnson
11/18/21	Amiel Mueller		Amiel Mueller
11/18/21	Brittany White		Brittany White
11/18/21	Ian Wright		Ian Wright
11/18/21	Robert Tweed		Robert Tweed
11/18/21	Jebediah Owens		Jebediah Owens
11/18/21	Austin Nix		Austin Nix
11/18/21	Corly Myers		Corly Myers
11-18-21	AJT CATES		AJT Cates
11-18-21	Melanie Crossen		Melanie Crossen
11-18-21	Bambi Kelly		Bambi Kelly
11/18/21	ERIC WOODS		Eric Woods
11/18/21	Lora Tebbe		Lora Tebbe
11/18/21	Travis Tebbe		Travis Tebbe
11-18-21	Steve W		Steve W
11-18-21	Ronnie Watkins		Ronnie Watkins
11-18-21	Burney Jarrell		Burney Jarrell
11-18-21	Melissa Kessler		Melissa Kessler
11-18-21	Kevin C. Johnson		Kevin C. Johnson
11-19-21	Katie Kampwirth		Katie Kampwirth
11-19-21	NEAL QUITMEYER		Neal Quitmeyer
11-19-21	Joseph Hillin		Joseph Hillin
11-19-21	Erika Rudolph		Erika Rudolph

PETITION to City of Highland Building and Zoning

Rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, & 2272 Veteran's Honor Parkway from Limited Business District to Industrial in order to construct a new convenience store gas station, with a separate diesel island.

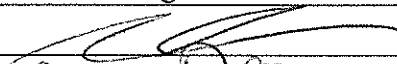
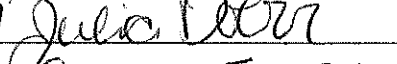
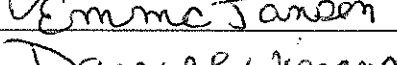

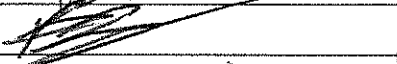


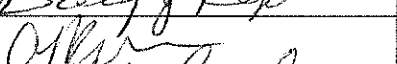
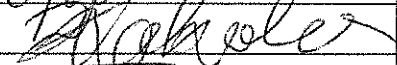
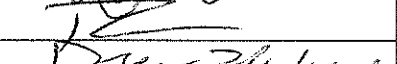

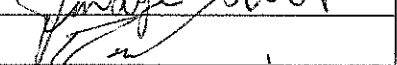
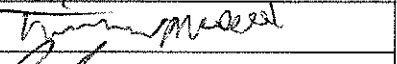

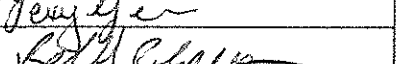
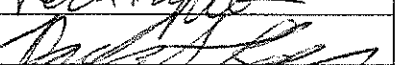


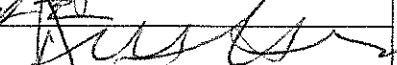
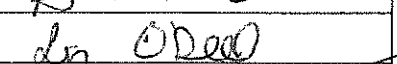
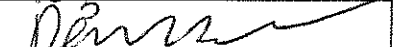



Annex adjacent Madison County Agricultural lot into the City of Highland and rezone it from R-1-C to industrial after annexation in order to subdivide the lot for businesses to expand into and for new businesses to open up

Date	Printed Name	Contact #	Signature
11-20	Kelly Sexton		Kelly Sexton
11-20	Tom Huff		Tom Huff
11-20	Devin Duggan		Devin Duggan
11-20-21	Sebediah Owens		Sebediah Owens
11-19-21	Kindsey Schaefer		Kindsey Schaefer
11-19-21	Jerry May		Jerry May
11-19	John Korte		John Korte
11-19	Eric Wright		Eric Wright
11-20	Mark Gaddis		Mark Gaddis
11-19	Heather Lurch		Heather Lurch
11-19	Gavin Garner		Gavin Garner
11-19	Adam Harris		Adam Harris
11-19	TANNER ZIMMERMAN		Tanner Zimmerman
11-19	Angie Reles		Angie Reles
11-19	Tracy Cameron		Tracy Cameron
11-20	Kelly Sexton		Kelly Sexton
11-20	JANIS CARPETTO		Janis Carpetto
11-20	Blen Salmons		Blen Salmons
11-20	Jessica Doerr		Jessica Doerr
11/20	Angie Smith		Angie Smith
11/20	Shanna Wandler		Shanna Wandler
11-20	Garrett Fullerton		Garrett Fullerton
11/20	Micannola Fullerton		Micannola Fullerton
11/20	Jacob Donley		Jacob Donley
11/20	Chad Korte		Chad Korte
11/20	Charity Rasmussen		Charity Rasmussen

PETITION to City of Highland Building and Zoning

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Date	Printed Name	Contact #	Signature
11-20	Michael Dougherty		
11-20	Julia Boer		
11-20	Emma Janse		
11-20	Darryll Wiegand		
11/20	Tim Prokers		
11/20	Byron Johnston		
11-20	Clay Snyder		
11-20	LARRY MONIE		
11-20	Barry Reynolds		
1-20	Christina Robinson		
11-20	Hayley Klobucha		
11-20	Tan Coe		
11-20	Drew Shaker		
11-20	Janaye Sweet		
11-20	Pat		
11-20	TJ MANSFIELD		
11-20	Rod Cameron		
11-20	Levy William		
11-20	Rachel Paluzzo		
11-20	Dakota Stark		
11-20	BLAKE ABBE		
11-20	Morgan Jacobs		
11-20	Jesse Beier		
11-20	Danelle Harber		
11-21	LIZ BIDEU		
11/21	Devin Smith		

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Date	Printed Name	Contact #	Signature
11/21	Samantha Short		
11/21-21	DON REISS		
11/21-21	Suzanne Huesmann		
11/21	Jim Kopp		
11/21	Becky Gruelle		
11/21	John Pitz		
11/21	Kullen Winter		
11/21	KEVIN CRASK		
11/22	Curtis McGarity		
11/22	Amyl Math		
11/22	Bornie Jarrell		
11/22	meagan yutz		
11/22	M Ledford		
11/22	A Roles		
11/22	Brent Adams		
11/22	Daniel O'Brien		
11/22	Dylan Stack		
11/22	Elizabeth Sullivan		
11/22	Timothy B. Stuhl		
11/22	Jeram, Maluka		
11/22	Aron Pawney		
11/22	Moner Calis		
11/22	Jared Mackeen		
11-23	Robert Brauer		
11-23	Carrie Bucher		
11-23	Ange Roles		

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Date	Printed Name	Contact #	Signature
11-23-21	Elizabeth Parkers		Elizabeth Parkers
11-23-21	Nicholas Raymond		Nicholas Raymond
11-23-21	David Clark		David Clark
11-23-21	Bradley Jackson		Bradley Jackson
11-23-21	Justin Ditty		Justin Ditty
11-23-21	Lauren Wright		Lauren Wright
11-23-21	MIKE POLLANO		MIKE POLLANO
11-24-21	Maddie Field		Maddie Field
11-24	Helen Wallis		Helen Wallis
11-24	Jill Wallis		Jill Wallis
11/24	Patsy Dreyer		Patsy Dreyer
11/24	Dana Smith		Dana Smith
11/24	Allen Brown		Allen Brown
11/24	Tanner Packer		Tanner Packer
11/24	Juanita Showers		Juanita R Showers
11/24	Wendy Math		Wendy Math
11/24	Luke A. Olson		Luke A. Olson
11/24	Pam Spenser		Pam Spenser
11/24	Cornelia Donke		Cornelia Donke
11/25	Jennifer Clark		Jennifer Clark
11/25	Joseph Yang		Joseph Yang
11-25	Dejira Andrews		Dejira Andrews
11/25	Anne Krentz		Anne Krentz
11-25	Bill Eger		Bill Eger
11-25	Allen Speluck		Allen Speluck
11/27	Janette Kelly		Janette Kelly

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Date	Printed Name	Contact #	Signature
11/20/21	Kristin Hunsche		Kristin Hunsche
11/26/21	Brandon Stidem		Brandon Stidem
11/27/21	Ann Kunkel		Ann Kunkel
11/27/21	Regina Niebrugge		Regina Niebrugge
11/27/21	Bill Niebrugge		Bill Niebrugge
11/27/21	Kelly McCarthy		Kelly McCarthy
11/27/21	Johanna Kork		Johanna Kork
11/27/21	Kelsey Ford		Kelsey Ford
11/27/21	E. Ford		E. Ford
11-27-21	Cathy Gottema		Cathy Gottema
11-27-21	Julia Doorn		Julia Doorn
11-27-21	Marcus Bown		Marcus Bown
11-27-21	Tomer Powell		Tomer Powell
11-27-21	Khare Dyeroll		Khare Dyeroll
11-28-21	Adam Molina		Adam Molina
11-28-21	Larry Shidler		Larry Shidler
11/28/21	Misty Halbert		Misty Halbert
11-28-21	Willy Hall		Willy Hall
11-28-21	Tim Kearse		Tim Kearse
11-28-21	Tom Paulson		Tom Paulson
11-29-21	Valerie Small		Valerie Small
11-29-21	FRANK KERR		FRANK KERR
11-29-21	Hazel Neumann		Hazel Neumann
11-29-21	Jeremy Steiner		Jeremy Steiner
11-29-21	Kenny Heimrath		Kenny Heimrath

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Date	Printed Name	Contact #	Signature
11/25/21	Tonya Ketten		
11/25/21	Scott Dressel		
11/25/21	Chad Schuster		
11/25/21	Scott Miller		
11/25/21	John Miller		
11/25/21	Kris Ostmyer		
11/25/21	Tyler Allen		
11/25/21	Jill Bernstein		
11/26/21	Taylor Wendler		
11/26/21	Katie Wendler		
11/26/21	Joe Kosylos		
11-26-21	Jeff Youtz		
11-26-21	Austin Mix		
11-26-21	Carly Myers		
11-26-21	Melissa Sumner		
11-26-21	Brian Burns		
11-26-21	John Sals		
11-26-21	Sohn Lpusan		
11-26-21	Drake Bleier		
11/26/21	KATHI STREIB		
11-26-21	Russell Eilers		
11/27/21	Katlyn Bateman		
11/27/21	TYLER WEIS		
11/27/21	Amy Mui		
11/27/21	Margaret Workman		
11/27/21	Todo wells		



City of Highland Building and Zoning

Ex B

Meeting Date: November 3, 2021

From: Breann Vazquez, Director of Community Development

Location: 2210 Veteran’s Honor Parkway, 2250 Veteran’s Honor Parkway & 2272 Veteran’s Honor Parkway

Zoning Request: Special Use Permit

Description: SUP to allow for a truck stop within the Industrial zoning district

Proposal Summary

The applicant and property owner is Tut Properties Inc. The applicant of this case is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- Special Use Permit to allow for a truck stop at 2210 Veteran’s Honor Parkway, 2250 Veteran’s Honor Parkway, and 2272 Veteran’s Honor Parkway within the Industrial zoning district. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031

The parcels are currently zoned C-4 and a rezoning to industrial is being proposed at the same meeting as the Special Use Permit proposal. The zoning matrix identifies “truck stop” as Special Use within the Industrial zoning district.

Comprehensive Plan Consideration

The north parcel, 2272 Veteran’s Honor Parkway, is labeled as “Mixed Use” on the Future Land Use Map. The two parcels to the south, 2250 Veteran’s Honor Parkway and 2210 Veteran’s Honor Parkway, are labeled as “Commercial.”

At the time of the next review of the Future Land Use Map, staff will recommend reclassifying the parcels as “Industrial.”

Surrounding Uses

Direction	Land Use	Zoning
North	Farm Land	Madison County Agricultural
South	Highland Pierron Fire Station	R-1-C
East	Farm Land	Madison County Agricultural
West	Farm Land/ Vacant Multi-Family Residential Lots	C-4/R-2-A



Standards of Review for Special Use Permits

Below are the six (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan;

The proposed Special Use is consistent with the Comprehensive Plan.

2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation;

The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment;

The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base;

The proposed Special Use will not have a detrimental impact on the value of neighboring property. It will contribute to the City's overall tax base.

5. The effect the proposed Special Use would have on public utilities; and

The proposed Special Use will utilize public utilities.

6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.

The nearby fire station will be appropriately protected. There are no other facilities near the proposed Special Use that require the need for special protection.

Staff Discussion

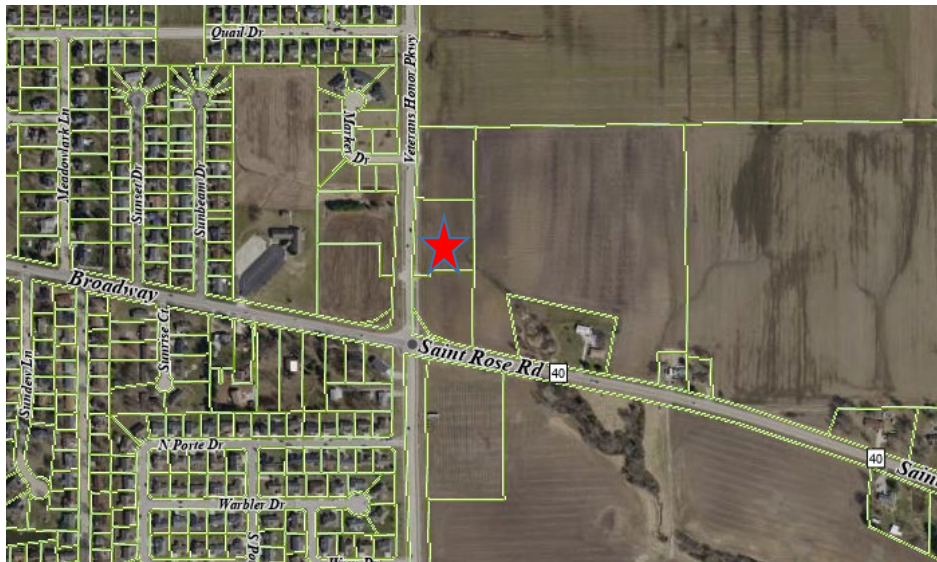
This Special Use Permit request may only be approved if the parcels are rezoned to Industrial. If the rezoning is denied, the Special Use Permit cannot be considered.

The truck stop would provide gas pumps and a convenience store for residents of subdivisions to the west, as well as services for traffic passing through the community. The truck stop would bring new



business into the community and generate additional revenue. Given that this property is located on the corner of two major corridors, Veteran's Honor Parkway and St. Rose Road, this is an appropriate location for a truck stop.

Aerial Photograph





City of Highland
Building and Zoning

Exhibit "C"
Determination of Special Use Permit

Date Submitted: 10/21/21
Filing Fees: \$200
Date Paid: 10/21/21
Date Advertised: 11/10
Date of Sent Notice: 11/16/21
Date of Public Hearing: 12/1/21

On December 1, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting approved, approved with condition(s), denied, postponed a Special Use Permit for the following:

Tut Properties Inc. (10 Winged Foot Drive) is requesting a Special Use Permit to allow for a truck stop at 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway within the Industrial zoning district. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the December 6, 2021 meeting of the City Council.

In recommending Approval (action) of this Special Use Permit, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use **did/did not** provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): C-3 design standard; overnight parking prohibited; + 24/7 operations prohibited.

Chairperson of the Combined Planning and Zoning Board
Anthony Walker

12-1-21
Date

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO TUT PROPERTIES, INC.
TO ALLOW A TRUCK STOP WITHIN THE “I” INDUSTRIAL ZONING DISTRICT**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City Council made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate Resolution numbered as Resolution No. _____.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, AS FOLLOWS:

Section 1. Tut Properties, Inc. is hereby granted a Special Use Permit in the “I” Industrial zoning district, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*, in order to operate a Truck Stop:

1. Illinois PPN #01-24-03-00-000-029, consisting of approximately 1.85 acres (“Property A”);
2. Illinois PPN #01-24-03-00-000-030, consisting of approximately 2.10 acres (“Property B”);
3. Illinois PPN #01-24-03-00-000-031, consisting of approximately 1.98 acres (“Property C”);

(hereinafter “Property”).

Section 2. The Special Use Permit for the Property is granted.

Section 3. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect upon adoption.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

RESOLUTION NO. _____

**A RESOLUTION APPROVING: PRELIMINARY PLAT FOR CITY OF HIGHLAND
TUT INDUSTRIAL PARK, LOTS 52, 53 AND 54 OF WINDFIELD PLACE
COMMERCIAL PARK, SPECIFICALLY: PPN: 01-2-24-03-00-000-029; PPN: 01-2-24-
03-00-000-030, AND PPN: 01-2-24-03-00-000-031**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City submitted a preliminary plat for the combining of three parcels located in the County of Madison, Illinois, identified by the Illinois PPN #01-24-03-00-000-029, consisting of approximately 1.85 acres (“Property A”), the Illinois PPN #01-24-03-00-000-030, consisting of approximately 2.10 acres (“Property B”) and the Illinois PPN #01-24-03-00-000-031, consisting of approximately 1.98 acres (“Property C”) (see Preliminary Plat attached and incorporated herein as **Exhibit A**); and

WHEREAS, the City Combined Planning and Zoning Board (“CPZB”) met at a properly noticed meeting on December 1, 2021; and

WHEREAS, a public hearing was conducted by the CPZB on Owner’s proposed Preliminary Plat (**Exhibit A**) on December 1, 2021; and

WHEREAS, at the December 1, 2021 CPZB meeting, the CPZB considered Owner’s Preliminary Plat (**Exhibit A**); and

WHEREAS, at the December 1, 2021 CPZB meeting, City Staff presented a Staff Report regarding Owner’s Preliminary Plat (**Exhibit B**); and

WHEREAS, after consideration and discussion by the CPZB, the CPZB voted to approve Owner’s Preliminary Plat (**Exhibit C**); and

WHEREAS, City has determined that it is in the best interests of public health, safety, general welfare, and economic welfare to approve Owner’s Preliminary Plat (**Exhibits A, B, C**).

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. After appropriate review and discussion, Owner’s Preliminary Plat (**Exhibit A**) is approved.

Section 3. The Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"

PRELIMINARY PLAT

PROPERTY A:

MADISON COUNTY PARCEL NUMBER: #01-24-03-00-000-029

Commonly known as: 2210 Veteran's Honor Parkway, Highland, Illinois 62249.

PROPERTY B:

MADISON COUNTY PARCEL NUMBER: #01-24-03-00-000-030

Commonly known as: 2250 Veteran's Honor Parkway, Highland, Illinois 62249.

PROPERTY C:

MADISON COUNTY PARCEL NUMBER: #01-24-03-00-000-031

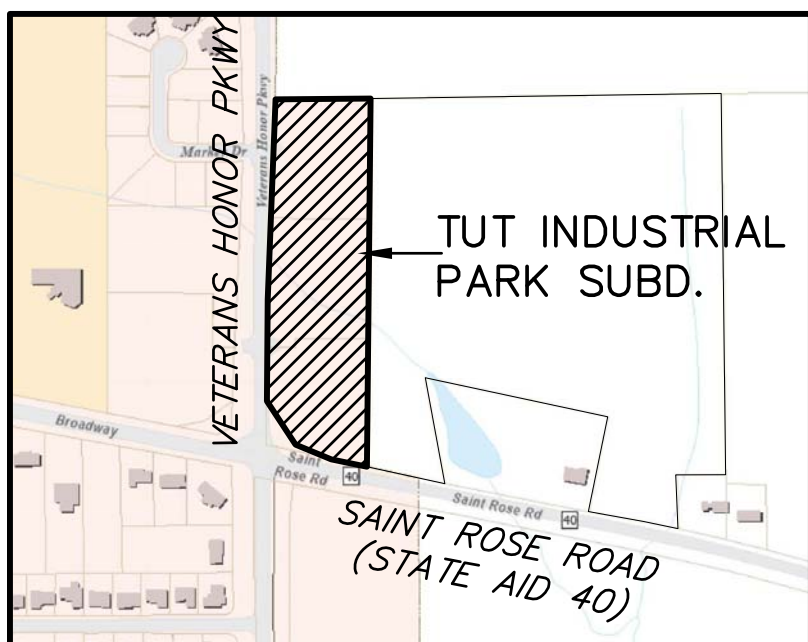
Commonly known as: 2272 Veteran's Honor Parkway, Highland, Illinois 62249.

PRELIMINARY PLAT

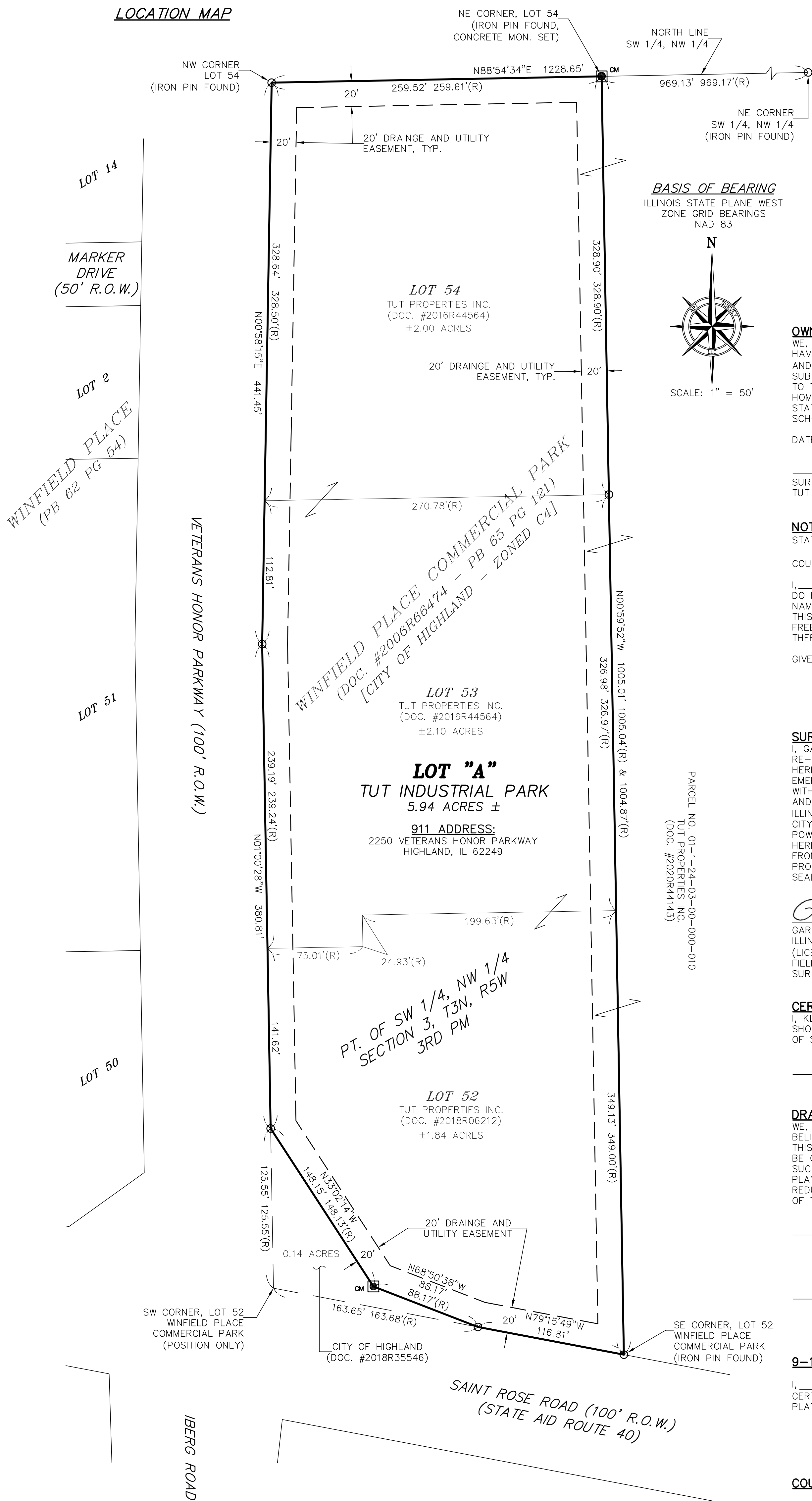
OF

TUT INDUSTRIAL PARK

A RE-SUBDIVISION OF PART OF LOTS 52, 53 AND 54 OF WINDFIELD PLACE COMMERCIAL PARK AND BEING PART OF THE SW 1/4, NW 1/4, SECT. 3, T.3N., R.5W., 3rd P.M. HIGHLAND COUNTY, ILLINOIS



LOCATION MAP

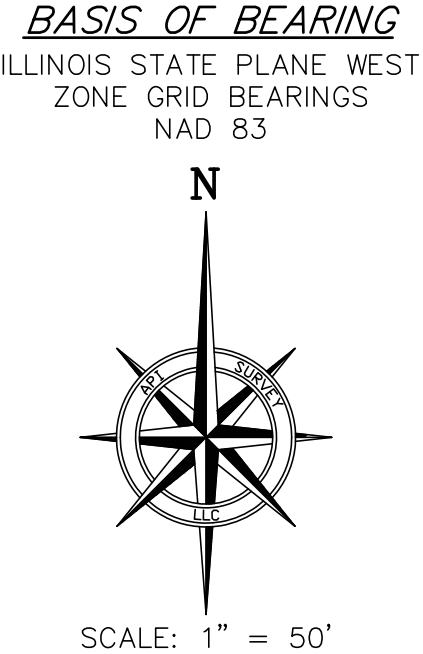


LEGAL DESCRIPTION - TUT INDUSTRIAL PARK

LOTS 52, 53 AND 54 OF WINDFIELD PLACE COMMERCIAL PARK, A RE-SUBDIVISION OF LOT 1 OF WINDFIELD PLACE, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, AND RECORDED IN PLAT BOOK 62 PAGE 54, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN PLAT CABINET 65 ON PAGE 121. EXCEPTING THEREFROM THAT PART OF SAID LOT 52 CONVEYED TO THE CITY OF HIGHLAND BY WARRANTY DEED RECORDED ON NOVEMBER 9, 2018 AS DOCUMENT NO. 2018R35546, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT PART OF LOT 52 OF "WINDFIELD PLACE COMMERCIAL PARK" A RE-SUBDIVISION OF LOT 1 OF WINDFIELD PLACE, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, AS RECORDED IN PLAT BOOK 62 ON PAGE 54, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN PLAT BOOK 65 ON PAGE 121, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 59 MINUTES 50 SECONDS WEST ON THE WEST LINE OF SAID LOT 52, A DISTANCE OF 125.55 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 50 SECONDS EAST, 148.13 FEET; THENCE SOUTH 68 DEGREES 51 MINUTES 50 SECONDS EAST, 88.17 FEET TO THE SOUTH LINE OF SAID LOT 52; THENCE NORTH 79 DEGREES 17 MINUTES 08 SECONDS WEST, 163.68 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION CONTAINING 0.14 ACRE, MORE OR LESS.

TUT INDUSTRIAL PARK HEREIN DESCRIBED CONTAINS 5.94 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.



OWNER'S CERTIFICATE

WE, TUT PROPERTIES, INC., THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND RE-SUBDIVIDED IN THE MANNER SHOWN, AND SAID TRACT TO BE HEREINAFTER KNOWN AS "TUT INDUSTRIAL PARK", A ONE LOT SUBDIVISION. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. WE FURTHER STATE THAT THIS LAND IS LOCATED WITHIN THE BOUNDARY OF HIGHLAND COMMUNITY UNIT SCHOOL DISTRICT #5.

DATED THIS _____ DAY OF _____, 2021.

SURJIT TUT, SECRETARY
TUT PROPERTIES, INC.

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MADISON)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY SURJIT TUT, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE VOLUNTARY ACT ON BEHALF OF TUT PROPERTIES LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

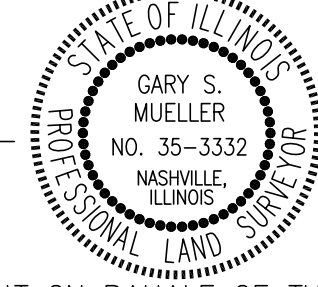
NOTARY PUBLIC (SEAL)

SURVEYOR'S CERTIFICATE

I, GARY S. MUELLER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND RE-SUBDIVIDED THE ABOVE-DESCRIBED PROPERTY. I FURTHER CERTIFY THAT THE PROPERTY HEREIN DESCRIBED IS NOT WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. I FURTHER CERTIFY THAT THE TRACT SHOWN HEREIN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE TRACT IS NOT WITHIN 1 1/2 MILES OF ANY OTHER CITY, TOWN OR VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SAID DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE. I HEREBY CERTIFY THAT I HAVE REVIEWED THE MINED-OUT COAL AREA MAPS, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY, AND HEREBY INDICATE THAT THE SUBDIVISION PROPERTY SHOWN HEREON IS NOT WITHIN A MINED-OUT AREA. GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF OCTOBER, 2021.

Gary S. Mueller

GARY S. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3332
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-22)
FIELD WORK COMPLETED 9-23-2021.
SURVEY REQUEST BY MIKE BRANDT AND SURJIT TUT ON BEHALF OF TUT PROPERTIES, INC.



CERTIFICATE OF CITY COUNCIL

I, KEVIN HEMANN, MAYOR OF THE CITY OF HIGHLAND, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT THE MEETING OF SAME HELD ON _____, 2021.

MAYOR KEVIN HEMANN

CITY CLERK

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, AND THAT SUCH SURFACE WATERS HAVE BEEN PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF DEVELOPMENT OF THIS SUBDIVISION.

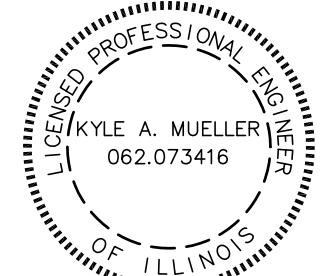
SURJIT TUT, SECRETARY
TUT PROPERTIES, INC.

DATE

Kyle A. Mueller

10/20/2021

KYLE A. MUELLER
ILLINOIS REGISTERED PROFESSIONAL ENGR. NO. 062-73416
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-21)



9-1-1 CERTIFICATE

I, _____, MADISON COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.

9-1-1 COORDINATOR

DATE

COUNTY CLERK'S CERTIFICATE

I, _____, COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

COUNTY CLERK

DATE

LEGEND

cm	CONCRETE MONUMENT SET
○	IRON PIN FOUND
→	SAME OWNERSHIP
50.00'(R)	RECORD DIMENSION
50.00'	MEASURED DIMENSION

RECORDS REFERENCED:

DEEDS AS LISTED HEREON
PLAT OF SURVEY BY PLS #2704 FOR KUES BROS. AUCTION SERVICE DATED MAY, 2017
WINDFIELD PLACE COMMERCIAL PARK (PLAT CAB. 65 SLIDE 121)
WINDFIELD PLACE SUBDIVISION (PLAT CAB. 62 SLIDE 54)

ACREAGE SUMMARY:

GROSS ACREAGE = 5.94 AC
STREET ACREAGE = 0.00 AC
NET ACREAGE = 5.94 AC
LOT "A" ACREAGE = 5.94 AC

DEVELOPER:

TUT PROPERTIES, INC.
10 WINGED FOOT DR.
HIGHLAND, IL 62249

SUBD. 911 SITE ADDRESS:

2250 VETERANS HONOR PARKWAY
HIGHLAND, IL 62249

ZONING

CURRENTLY ZONED C-4 LIMITED BUSINESS DISTRICT
SUBDIVISION TO BE REZONED TO I-INDUSTRIAL DISTRICT

I-INDUSTRIAL SETBACK REQUIREMENTS

- 20 FT. FRONT SETBACK
- 0 FT. SIDE SETBACK (UNLESS ABUTTING RESIDENTIAL PROPERTY THEN USE RESIDENTIAL SIDE SETBACK REQUIREMENT)
- 10 FT. REAR SETBACK (UNLESS ABUTTING RESIDENTIAL PROPERTY THEN USE RESIDENTIAL REAR SETBACK REQUIREMENT)

PLAT PLOT DATE: 10-20-2021

API Survey LLC

11145 N. Mockingbird Road
Suite A
P.O. Box 333
Nashville, Illinois 62263
Ph. 618-478-9000
Email: gary@apisurvey.com
IDPR Design Firm License No. 184-006526

DRAWN: GSM SURVEY: JS/BW

DWG NAME: 21-160 Prel Subd Plat JOB NO.: 2021-160



City of Highland

Building and Zoning

Ex B

Meeting Date: November 3, 2021
From: Breann Vazquez, Director of Community Development
Description: Tut Industrial Park Preliminary Plat

Proposal Summary

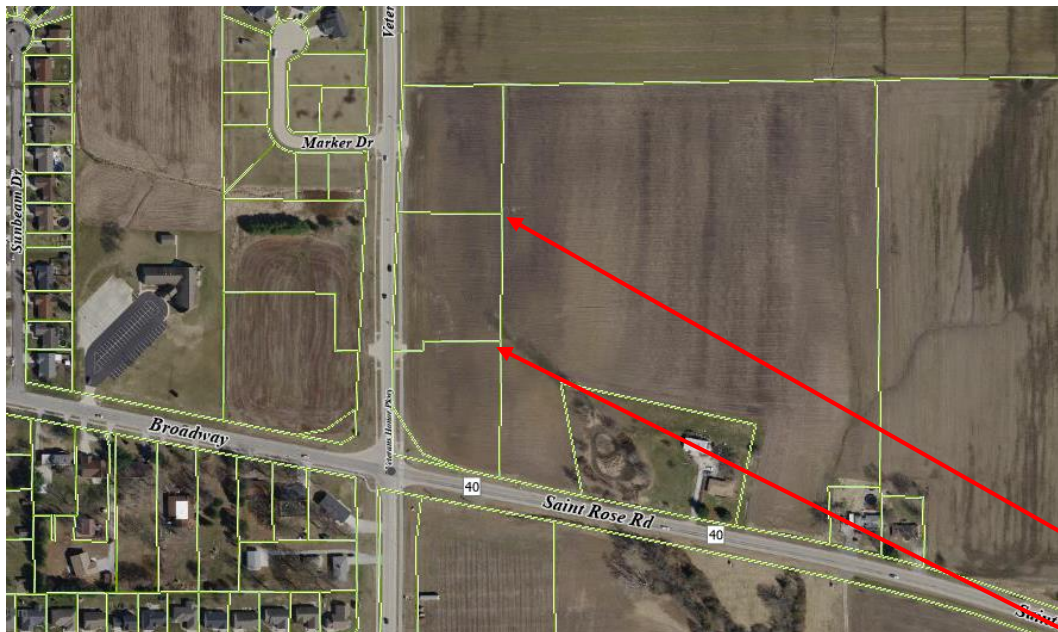
Tut Properties Inc. (10 Winged Foot Drive) is the applicant and property owner. Tut Properties Inc. is requesting approval of a preliminary plat for Tut Industrial Park at 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031

Purpose

In order to combine the three existing parcels into one lot, the subdivision process is necessary. However, this subdivision does not involve any new infrastructure. The lot combination is needed in order to contain a proposed use within one parcel.

Both the Public Works and Light and Power departments have verified that all necessary utility easements are shown on the preliminary plat.

Aerial View



Lot lines to be removed



City of Highland
Building and Zoning

Exhibit "C"
Determination of Subdivision Plat Review

Date Submitted: 10/21/21
Filing Fees: \$200
Date Paid: 10/21/21
Date Advertised: 11/10/21
Public Hearing Date: 12/1/21


On December 1, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting approved, denied, waived, postponed a Subdivision Plan Review of the following:

Tut Properties Inc. (10 Winged Foot Drive) is requesting Preliminary Plat approval to combine 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway into one parcel. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031 .

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the December 6, 2021 meeting of the City Council.

In recommending Approve (action) of this Subdivision Plat Review, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use did did not provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): _____



Chairperson of the Combined Planning and Zoning Board
Arthur Walker

12/1/21

Date

Appropriate City departments will review the final plat to check for conformance with the approved preliminary plat and with the rules and regulations of the Land Development Code ordinance. Upon meeting those rules and regulations, the plat will then be forwarded to the City Council to afford a public meeting of the final plat. The Combined Planning and Zoning Board Secretary shall send a notice of the hearing with the time and place of the public meeting by registered or certified mail, to the person designated in the letter requesting final plat review, not less than five (5) days prior to the date of the public meeting.

The City Council shall approve or disapprove the final plat via a City Council resolution. If disapproved, a notation of the action of the City Council shall be made on the original drawing, including a statement of the reasons for recommending disapproval. Should the City Council fail to act within 60 days; the final plat is considered approved.

Upon approval of the final plat, the developer or their surveyor shall have the final plat and the City resolution approving the final plat recorded at the office of the Madison County Recorder of Deeds. The developer shall be responsible for payment of all associated county fees and to provide three (3) copies of the recorded final plat and an electronic (PDF format) file of the final plat to the Department of Community Development.

Exhibit 2. - Checklist for Preliminary Plat

Name of subdivision: TUT INDUSTRIAL PARK

Date of submission: 10-8-2021

Eighteen (18) copies of the preliminary plat shall be submitted. To properly execute this checklist, the subdivider, or engineer, shall:

- Insert the required information.
- Denote compliance with applicable ordinances by placing initials in all spaces where applicable.
- Denote those items which the subdivider, or engineer, considers "not applicable" to the is particular subdivision by the abbreviation "N.A."

Every subdivision preliminary plat shall be prepared by a registered Professional Engineer and Professional Land Surveyor, State of Illinois, at any scale from one inch equals 10 feet through one inch equals 100 feet, provided the resultant drawing does not exceed 24 inches by 36 inches and shall contain the following:

- or 1. Small key map showing the relation of the proposed subdivision to platted subdivisions and dedicated roads within 2,500 feet of the proposed subdivision.
- or 2. Names and addresses of the owner, developer (if not the owner), Name and seal of

Registered Professional Engineer of Illinois and Professional Land Surveyor, State of Illinois.

- Can 3. Proposed name of the subdivision, location given by township, range, section, or other legal description.
- Can 4. Title Block must include the wording Preliminary Plat
- Can 5. Zoning district classification of the tract to be subdivided, and of the adjacent land.
- NA 6. If the plat is shown on two or more sheets, an index shall be provided on each sheet alone with corresponding "match lines".
- Can 7. North arrow, graphic scale, and date of map.
- Can 8. The gross and net acreage area of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and for public use
- Can 9. All lot lines adjacent to and abutting the subdivision.
 - Can a. Ownership of the surrounding land.
 - Can b. Alignment of existing streets and rights-of-way.
 - Can c. Section and corporate limit lines.
- Can 10. Tract boundary lines showing dimensions, bearings, and references to known land lines.
- NA 11. Topography of the tract to be subdivided as indicated by two-foot contour data for land having slopes of zero to four percent, five-foot contour data for land having slopes between four to 12 percent, and ten-foot contour data for land having slopes of 12 percent or more. Benchmarks indicating location, description, and elevation.
- NA 12. Delineation of pre-development drainage basins showing directions of flow and downstream receiving facility.
- NA 13. Delineation of post-development drainage basins showing directions of flow and downstream receiving facility.
- NA 14. Any proposed alteration, adjustment or change in the elevation or topography of any area.
- NA 15. Locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, permanent structures, buildings, etc.
- NA 16. Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street right-of-way and paving widths; approximate gradients; types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification of all existing or proposed streets as to function as arterial, collector, residential, major, minor or other roads.
- NA 17. A copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table.
- NA 18. Locations, widths, and purposes of all existing and proposed easements.

Property Subd. Previously

NA 19. A copy of the description of all proposed deed restrictions and covenants.

NA 20. Location and size of existing and proposed sanitary sewers, storm sewers and potable water lines.

NA 21. Locations, types, and approximate sizes of all other existing and proposed utilities.

GN 22. Front building setback or front yard lines and dimensions.

NA 23. Locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, and other public purposes.

GN 24. Locations, dimension, and areas of all proposed or existing lots within the subdivision.

NA 25. Indication on drawing, or by certificate, that the developer is aware of the responsibility for installation of street signs.

GN 26. Electronic Submittal of preliminary plat to the City of Highland in a format compatible to the City of Highland GIS system.

Completed by:

Name	<u>GARY S MUELLER</u> <u>API Survey LLC</u>
Address	<u>PO Box 333</u>
	<u>NASHVILLE, IL</u>
	<u>62263</u>
Telephone	<u>618-478-9000</u>
Date	<u>10-8-2021</u>

Exhibit 3. - Checklist for Improvement Plans

Name of subdivision: _____

Date of submission: _____

Two (2) copies of the improvement plans and two (2) copies of the stormwater computations shall be submitted. To properly execute this checklist, the subdivider, or engineer, shall:

- Insert the required information.
- Denote compliance with applicable ordinances by placing initials in all spaces where

RESOLUTION NO. _____

A RESOLUTION APPROVING THE FINAL PLAT FOR CITY OF HIGHLAND TUT INDUSTRIAL PARK, LOTS 52, 53 AND 54 OF WINDFIELD PLACE COMMERCIAL PARK: PPN: 01-2-24-03-00-000-029, PPN: 01-2-24-03-00-000-030, AND PPN: 01-2-24-03-00-000-031

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Tut Properties, Inc. has presented a final plat for Tut Industrial Park for approval by City Council (*see* Tut Industrial Park final plat attached hereto as **Exhibit A**); and

WHEREAS, City has determined the final plat for Tut Industrial Park substantially conforms to the approved preliminary plat; and

WHEREAS, City has determined the final plat for Tut Industrial Park manifests substantial compliance with the City Code; and

WHEREAS, to the City Council’s knowledge and belief, the final plat for Tut Industrial Park complies with all pertinent requirements of state law; and

WHEREAS, City has determined the Tut Industrial Park final plat should be approved (*See Exhibit A*); and

WHEREAS, City has determined the Mayor and/or City Manager should be authorized and directed to execute any documents required for final platting Tut Industrial Park.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The Final Plat of Tut Industrial Park is approved (*See Exhibit A*).

Section 3. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

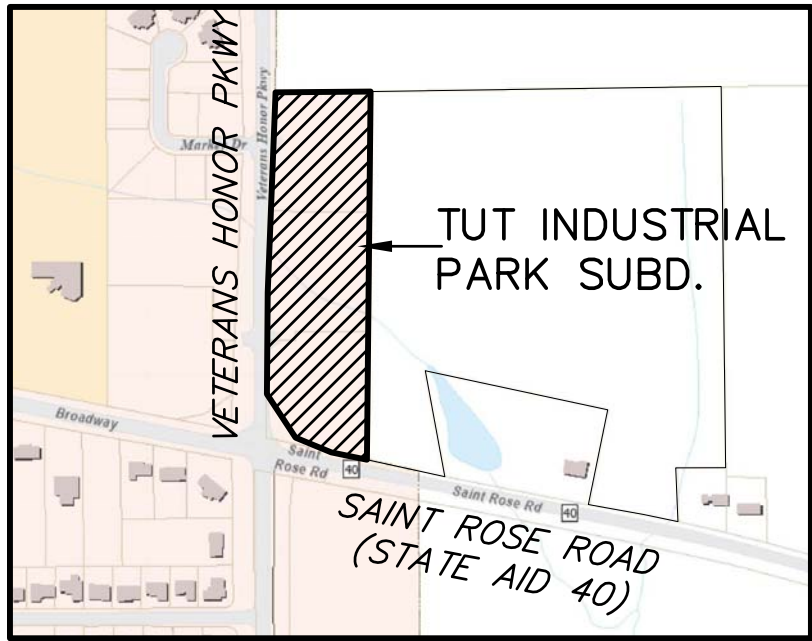
Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

FINAL PLAT

OF

TUT INDUSTRIAL PARK

A RE-SUBDIVISION OF PART OF LOTS 52, 53 AND 54 OF
WINDFIELD PLACE COMMERCIAL PARK AND BEING PART
OF THE SW 1/4, NW 1/4, SECT. 3, T.3N., R.5W., 3rd P.M.
MADISON COUNTY, ILLINOIS



LEGAL DESCRIPTION – TUT INDUSTRIAL PARK

LOTS 52, 53 AND 54 OF WINDFIELD PLACE COMMERCIAL PARK, A RE-SUBDIVISION OF LOT 1 OF WINDFIELD PLACE, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, AND RECORDED IN PLAT BOOK 62 PAGE 54, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN PLAT CABINET 65 ON PAGE 121. EXCEPTING THEREFROM THAT PART OF SAID LOT 52 CONVEYED TO THE CITY OF HIGHLAND BY WARRANTY DEED RECORDED ON NOVEMBER 9, 2018 AS DOCUMENT NO. 2018R35546, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT PART OF LOT 52 OF "WINDFIELD PLACE COMMERCIAL PARK" A RE-SUBDIVISION OF LOT 1 OF WINDFIELD PLACE, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, AS RECORDED IN PLAT BOOK 62 ON PAGE 54, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN PLAT BOOK 65 ON PAGE 121, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 59 MINUTES 50 SECONDS WEST ON THE WEST LINE OF SAID LOT 52, A DISTANCE OF 125.55 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 50 SECONDS EAST, 148.13 FEET; THENCE SOUTH 68 DEGREES 51 MINUTES 50 SECONDS EAST, 88.17 FEET TO THE SOUTH LINE OF SAID LOT 52; THENCE NORTH 79 DEGREES 17 MINUTES 08 SECONDS WEST, 163.68 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION CONTAINING 0.14 ACRE, MORE OR LESS.

TUT INDUSTRIAL PARK HEREIN DESCRIBED CONTAINS 5.94 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

OWNER'S CERTIFICATE

WE, TUT PROPERTIES, INC., THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND RE-SUBDIVIDED IN THE MANNER SHOWN, AND SAID TRACT TO BE HERINAFTER KNOWN AS "TUT INDUSTRIAL PARK", A ONE LOT SUBDIVISION. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. WE FURTHER STATE THAT THIS LAND IS LOCATED WITHIN THE BOUNDARY OF HIGHLAND COMMUNITY UNIT SCHOOL DISTRICT #5.

DATED THIS _____ DAY OF _____, 2021.

SURJIT TUT, SECRETARY
TUT PROPERTIES, INC.

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MADISON)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY SURJIT TUT, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE VOLUNTARY ACT ON BEHALF OF TUT PROPERTIES LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

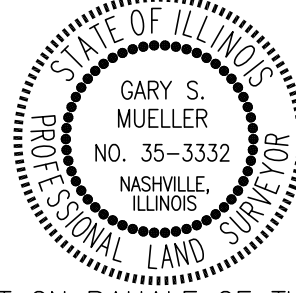
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC (SEAL)

SURVEYOR'S CERTIFICATE

I, GARY S. MUELLER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND RE-SUBDIVIDED THE ABOVE-DESCRIBED PROPERTY. I FURTHER CERTIFY THAT THE PROPERTY HEREIN DESCRIBED IS NOT WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. I FURTHER CERTIFY THAT THE TRACT SHOWN HEREIN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE TRACT IS NOT WITHIN 1/2 MILES OF ANY OTHER CITY, TOWN OR VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SAID DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE. I HEREBY CERTIFY THAT I HAVE REVIEWED THE MINED-OUT COAL AREA MAPS, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY, AND HEREBY INDICATE THAT THE SUBDIVISION PROPERTY SHOWN HEREON IS NOT WITHIN A MINED-OUT AREA. GIVEN UNDER MY HAND AND SEAL THIS **20TH** DAY OF **OCTOBER**, 2021.

Gary S. Mueller
GARY S. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3332
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-22)
FIELD WORK COMPLETED 9-23-2021.
SURVEY REQUEST BY MIKE BRANDT AND SURJIT TUT ON BEHALF OF TUT PROPERTIES, INC.



CERTIFICATE OF CITY COUNCIL

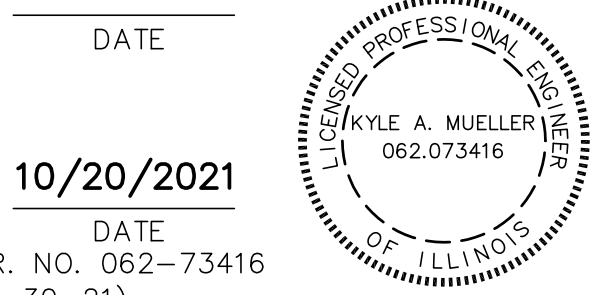
I, KEVIN HEMANN, MAYOR OF THE CITY OF HIGHLAND, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT THE MEETING OF SAME HELD ON _____, 2021.

MAYOR KEVIN HEMANN CITY CLERK

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, AND THAT SUCH SURFACE WATERS HAVE BEEN PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF DEVELOPMENT OF THIS SUBDIVISION.

SURJIT TUT, SECRETARY
TUT PROPERTIES, INC.
Surjit Tut
KYLE A. MUELLER
ILLINOIS REGISTERED PROFESSIONAL ENGR. NO. 062-73416
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-21)



DATE
10/20/2021

9-1-1 CERTIFICATE

I, _____, MADISON COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.

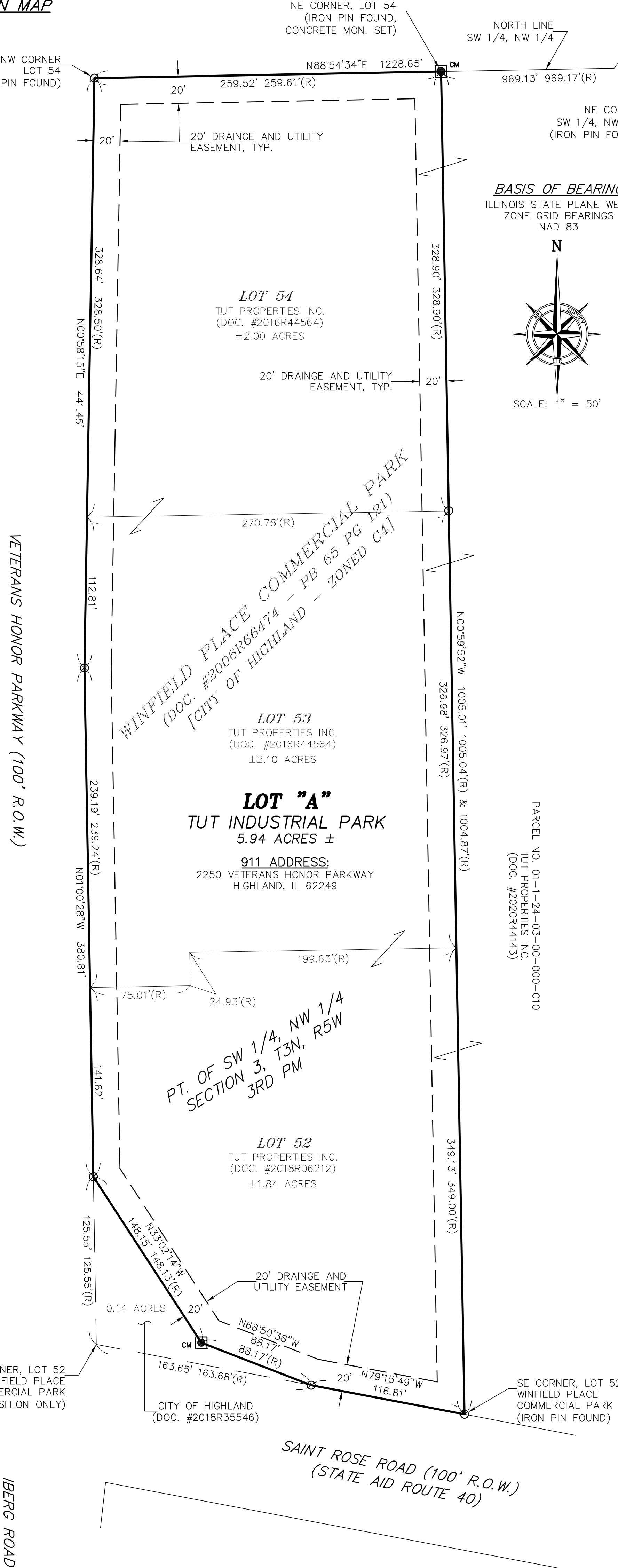
9-1-1 COORDINATOR DATE

COUNTY CLERK'S CERTIFICATE

I, _____, COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

COUNTY CLERK DATE

LOT 14
MARKER DRIVE (50' R.O.W.)
LOT 2
WINDFIELD PLACE (PB 62 PG 54)
LOT 51
LOT 50



LEGEND

- cm ■ CONCRETE MONUMENT SET
- IRON PIN FOUND
- ← SAME OWNERSHIP
- 50.00'(R) RECORD DIMENSION
- 50.00' MEASURED DIMENSION

RECORDS REFERENCED:

- DEEDS AS LISTED HEREON
- PLAT OF SURVEY BY PLS #2704 FOR KUES BROS. AUCTION SERVICE DATED MAY, 2017
- WINDFIELD PLACE COMMERCIAL PARK (PLAT CAB. 65 SLIDE 121)
- WINDFIELD PLACE SUBDIVISION (PLAT CAB. 62 SLIDE 54)

ACREAGE SUMMARY:

GROSS ACREAGE = 5.94 AC
STREET ACREAGE = 0.00 AC
NET ACREAGE = 5.94 AC
LOT "A" ACREAGE = 5.94 AC

DEVELOPER:
TUT PROPERTIES, INC.
10 WINGED FOOT DR.
HIGHLAND, IL 62249

SUBD. 911 SITE ADDRESS:
2250 VETERANS HONOR PARKWAY
HIGHLAND, IL 62249

ZONING

CURRENTLY ZONED C-4 LIMITED BUSINESS DISTRICT
SUBDIVISION TO BE REZONED TO I-INDUSTRIAL DISTRICT

I-INDUSTRIAL SETBACK REQUIREMENTS

- 20 FT. FRONT SETBACK
- 0 FT. SIDE SETBACK (UNLESS ABUTTING RESIDENTIAL PROPERTY THEN USE RESIDENTIAL SIDE SETBACK REQUIREMENT)
- 10 FT. REAR SETBACK (UNLESS ABUTTING RESIDENTIAL PROPERTY THEN USE RESIDENTIAL REAR SETBACK REQUIREMENT)

PLAT PLOT DATE: 10-20-2021

API Survey LLC
11145 N. Mockingbird Road
Suite A
P.O. Box 333
Nashville, Illinois 62263
Ph. 618-478-9000
Email: gary@apisurvey.com
IDPR Design Firm License No. 184-006526

DRAWN: GSM SURVEY: JS/BW

DWG NAME: 21-160 Subdivision Plat JOB NO.: 2021-160

Appropriate City departments will review the final plat to check for conformance with the approved preliminary plat and with the rules and regulations of the Land Development Code ordinance. Upon meeting those rules and regulations, the plat will then be forwarded to the City Council to afford a public meeting of the final plat. The Combined Planning and Zoning Board Secretary shall send a notice of the hearing with the time and place of the public meeting by registered or certified mail, to the person designated in the letter requesting final plat review, not less than five (5) days prior to the date of the public meeting.

The City Council shall approve or disapprove the final plat via a City Council resolution. If disapproved, a notation of the action of the City Council shall be made on the original drawing, including a statement of the reasons for recommending disapproval. Should the City Council fail to act within 60 days; the final plat is considered approved.

Upon approval of the final plat, the developer or their surveyor shall have the final plat and the City resolution approving the final plat recorded at the office of the Madison County Recorder of Deeds. The developer shall be responsible for payment of all associated county fees and to provide three (3) copies of the recorded final plat and an electronic (PDF format) file of the final plat to the Department of Community Development.

Exhibit 2. - Checklist for Preliminary Plat

Name of subdivision: TUT INDUSTRIAL PARK

Date of submission: 10-8-2021

Eighteen (18) copies of the preliminary plat shall be submitted. To properly execute this checklist, the subdivider, or engineer, shall:

- Insert the required information.
- Denote compliance with applicable ordinances by placing initials in all spaces where applicable.
- Denote those items which the subdivider, or engineer, considers "not applicable" to the is particular subdivision by the abbreviation "N.A."

Every subdivision preliminary plat shall be prepared by a registered Professional Engineer and Professional Land Surveyor, State of Illinois, at any scale from one inch equals 10 feet through one inch equals 100 feet, provided the resultant drawing does not exceed 24 inches by 36 inches and shall contain the following:

- or 1. Small key map showing the relation of the proposed subdivision to platted subdivisions and dedicated roads within 2,500 feet of the proposed subdivision.
- or 2. Names and addresses of the owner, developer (if not the owner), Name and seal of

Registered Professional Engineer of Illinois and Professional Land Surveyor, State of Illinois.

- Can 3. Proposed name of the subdivision, location given by township, range, section, or other legal description.
- Can 4. Title Block must include the wording Preliminary Plat
- Can 5. Zoning district classification of the tract to be subdivided, and of the adjacent land.
- NA 6. If the plat is shown on two or more sheets, an index shall be provided on each sheet alone with corresponding "match lines".
- Can 7. North arrow, graphic scale, and date of map.
- Can 8. The gross and net acreage area of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and for public use
- Can 9. All lot lines adjacent to and abutting the subdivision.
 - Can a. Ownership of the surrounding land.
 - Can b. Alignment of existing streets and rights-of-way.
 - Can c. Section and corporate limit lines.
- Can 10. Tract boundary lines showing dimensions, bearings, and references to known land lines.
- NA 11. Topography of the tract to be subdivided as indicated by two-foot contour data for land having slopes of zero to four percent, five-foot contour data for land having slopes between four to 12 percent, and ten-foot contour data for land having slopes of 12 percent or more. Benchmarks indicating location, description, and elevation.
- NA 12. Delineation of pre-development drainage basins showing directions of flow and downstream receiving facility.
- NA 13. Delineation of post-development drainage basins showing directions of flow and downstream receiving facility.
- NA 14. Any proposed alteration, adjustment or change in the elevation or topography of any area.
- NA 15. Locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, permanent structures, buildings, etc.
- NA 16. Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street right-of-way and paving widths; approximate gradients; types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification of all existing or proposed streets as to function as arterial, collector, residential, major, minor or other roads.
- NA 17. A copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table.
- NA 18. Locations, widths, and purposes of all existing and proposed easements.

Property Subd. Previously

NA 19. A copy of the description of all proposed deed restrictions and covenants.

NA 20. Location and size of existing and proposed sanitary sewers, storm sewers and potable water lines.

NA 21. Locations, types, and approximate sizes of all other existing and proposed utilities.

GN 22. Front building setback or front yard lines and dimensions.

NA 23. Locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, and other public purposes.

GN 24. Locations, dimension, and areas of all proposed or existing lots within the subdivision.

NA 25. Indication on drawing, or by certificate, that the developer is aware of the responsibility for installation of street signs.

GN 26. Electronic Submittal of preliminary plat to the City of Highland in a format compatible to the City of Highland GIS system.

Completed by:

Name	<u>GARY S MUELLER</u> <u>API Survey LLC</u>
Address	<u>PO Box 333</u>
	<u>NASHVILLE, IL</u>
	<u>62263</u>
Telephone	<u>618-478-9000</u>
Date	<u>10-8-2021</u>

Exhibit 3. - Checklist for Improvement Plans

Name of subdivision: _____

Date of submission: _____

Two (2) copies of the improvement plans and two (2) copies of the stormwater computations shall be submitted. To properly execute this checklist, the subdivider, or engineer, shall:

- Insert the required information.
- Denote compliance with applicable ordinances by placing initials in all spaces where



City of Highland

December 2, 2021

To: Chris Conrad, City Manager

From: Breann Vazquez, Director of Community Development

RE: Final Plat – Tut Industrial Park

I recommend approval of the final plat for Tut Industrial Park. This final plat is identical to the preliminary plat. There are no infrastructure improvements involved. The platting process is needed in order to combine three parcels into one.



Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 001 General Fund				
Department: 000 Balance Sheet Accounts				
7025	AMAZON CAPITAL SERVICES	QTY 1 - TOPS TIME CARDS,BI-WEEKLY, 2-SIDED, NUMBERED DAYS	11/19/2021	25.81
7184	AMAZON CAPITAL SERVICES	QTY 1 - SOFTSOAP LIQUID HAND SOAP	12/03/2021	174.17
7196	Carrot-Top Industries	Flags for Central Purchasing supplies.	12/03/2021	329.87
Total for Department: 000 Balance Sheet Accounts				529.85
Department: 011 General Admin				
ACH PAID	I.D.E.S.	UNEMPLOYMENT INSURANCE ACCOUNT	12/02/2021	9,521.82
ACH PAID	US POSTAL SERVICE	NOVEMBER UTILITY BILLING POSTAL CHARGES	11/16/2021	2,717.34
7023	AAIM Employers' Association	AAIM MISSION MEMBER	11/19/2021	2,189.00
7025	AMAZON CAPITAL SERVICES	MICROSOFT SURFACE PRO 8-13" FOR WINDOWS 11 TESTING	11/19/2021	1,798.97
7028	Aramark Uniform Services	RUG SERVICE	11/19/2021	51.28
7029	AssuredPartners Comerstone LLC	OCTOBER FSA PLAN ADMIN/DEBIT CARD FEE	11/19/2021	416.00
7050	City Of Highland	DUMPSTER SERVICES FOR ART IN THE PARK (REMOVAL .73TONS)	11/19/2021	47.45
7068	FRONTIER	PHONE CHARGES - ALARM	11/19/2021	46.81
7081	Highland Chamber Of Commerce	143 HIGHLAND CHAMBER/ CITY OF HIGHLAND SIGN	11/19/2021	2,500.00
7082	Highland Communication Services	HCS SERVICES - CITY HALL	11/19/2021	552.04
7106	Municipal Clerks of Illinois	DUES FOR 2022 - LANA HEDIGER	11/19/2021	110.00
7107	National Association of Parliamentarians	2022 NAP MEMBERSHIP DUES - LANA HEDIGER	11/19/2021	104.00
7118	PAYROLL LEGAL ALERT	12 ISSUES OF PAYROLL LEGAL ALERT- SPECIAL BONUS ISSUES LA5011	11/19/2021	179.00
7130	ROBERT (BOB) SANDERS WASTE SYS	CITY HALL RECYCLING SERVICES	11/19/2021	7.50
7132	SANDBERG PHOENIX & VON GONTAI Legal Services		11/19/2021	4,962.54
7136	SCRIPTCLAIM SYSTEMS LLC	QTY 1 - FLU SHOT CLINIC DATE 10-12-2021	11/19/2021	15.00
7144	Springbrook National User Group Inc	MEMBERSHIP RENEWAL THROUGH 01/14/2023	11/19/2021	250.00
7154	The Kwik Konnektion Printing Inc	LEGAL 10/20/2021 - ANNUAL TREASURERS REPORT	11/19/2021	1,500.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	453.54
7167	WEX BANK	OCTOBER FUEL	11/19/2021	208.92
7169	Woodcrest Small Engine	MTN/REPAIRS TO CUB CADET /SC 300E LAWN MOVER	11/19/2021	65.13
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	79.31
7184	AMAZON CAPITAL SERVICES	TONER CARTRIDGES FOR FRONT COUNTER	12/03/2021	129.78
7190	BARNETT PEST SOLUTIONS	MONTHLY PEST CONTROL - CITY HALL	12/03/2021	40.00
7199	City Utilities	UTILITIES - CITY HALL	12/03/2021	698.45
7204	DexYP	MONTHLY PHONE LISTING	12/03/2021	89.40
7234	Louis Latzer Memorial Public Library	MEMORIAL BOOK JON BOULANGER-FIBER THE COMING TECH REVOLUTION	12/03/2021	27.00
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	1,414.22
7245	Municipal Code Corporation	ONLINE CODE HOSTING 11/01/2021 TO 10/31/2022	12/03/2021	1,395.00
7254	PRESTIGE BUSINESS EQUIPMENT, LLA	FOLDER INSERTER / MAINTENANCE AGREEMENT	12/03/2021	1,100.00
7262	SANDBERG PHOENIX & VON GONTAI Legal Services	LEGAL FEES THROUGH 10-31-21 (METTLER)	12/03/2021	915.33
7274	Third Millennium Assoc Inc	Utility Bill Printing Service	12/03/2021	261.67
7280	WALMART COMMUNITY/ CAPITAL O/WAL - MART OPERATING SUPPLIES		12/03/2021	189.13
7281	WALZ LABEL AND MAILING	QTY 1 - STK # 7035 INK CARTRIDGE FOR POSTAGE MACHINE	12/03/2021	180.30
7283	Watts Copy Systems Inc.	COPIER LEASE / USAGE - LANA'S COPIER	12/03/2021	851.01
7284	William F. Brockman Co	CHRISTMAS PARADE - CANDY FOR MAYOR	12/03/2021	188.00
Total for Department: 011 General Admin				35,254.94
Department: 012 Police Dept				
ACH PAID	CHARLES J BECHERER	INTERIM CHIEF OF POLICE PER CONTRACT	11/16/2021	5,000.00
7025	AMAZON CAPITAL SERVICES	MICROSOFT 12.3" SURFACE PRO 7 FOR CHIEF PRESSON	11/19/2021	1,720.44
7026	Ameren Illinois	POLICE DEPT GAS UTILITIES	11/19/2021	327.47
7028	Aramark Uniform Services	RUG SERVICE	11/19/2021	60.70
7034	BEAR CREEK YARD CREATIONS	10X14 METAL BUILDING FOR NEW PSB	11/19/2021	5,525.00
7047	CCMSI	CHECK FOR JOHN EDD CASE FOR KENNETH MCCOY	11/19/2021	150.00
7048	CDW G Inc	NEW MONITORS FOR THE CHIEF	11/19/2021	448.56
7060	Ed Roehr Safety Products	CHIEF BADGES AND 074 BADGES	11/19/2021	273.00
7068	FRONTIER	POLICE DEPT FAX LINE	11/19/2021	39.17
7073	GLOBAL TECHNICAL SYSTEMS, INC	CAR 3 NEW EQUIP AND BUILD	11/19/2021	12,215.42
7082	Highland Communication Services	POLICE DEPT PHONE/TV/INTERNET	11/19/2021	989.94
7085	Rob Horner	HORNER- KNIFE	11/19/2021	106.80
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	82.83
7099	MADISON COUNTY INFORMATION TI	POLICE DEPT LEADS LEASE FROM CO.	11/19/2021	24.28
7102	McKay Auto Parts Inc	MATERIAL FOR TRAILER SPEED LIMIT SIGN	11/19/2021	58.43
7127	Reding Tire & Battery Inc	CAR 4 OIL LUBE AND FILTER	11/19/2021	58.90
7130	ROBERT (BOB) SANDERS WASTE SYS	PD RECYCLING SERVICES	11/19/2021	15.00
7132	SANDBERG PHOENIX & VON GONTAI Legal Services		11/19/2021	5,301.44
7141	SIPCA	SIPCA MEMBERSHIP C. PRESSON YR 22	11/19/2021	200.00
7146	SUMNER ONE, INC.	POLICE DEPT COPIER MAINTENANCE	11/19/2021	338.23
7147	Brad Sutton	B. SUTTON SHIRT-TURTLENECK	11/19/2021	44.98
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	812.23
7167	WEX BANK	OCTOBER FUEL	11/19/2021	3,632.46
7172	Zobrist Electric Inc	MATERIAL/LABOR TO RELOCATE 3 CIRCUITS & BREAKERS FOR GENERATOR	11/19/2021	125.00
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	47.10
7183	Albers Fire Prot. Equipment Inc.	INSPECTED ALL FIRE EXTINGUISHERS AT POLICE STATION	12/03/2021	168.75
7184	AMAZON CAPITAL SERVICES	QTY 1 - NATURAMA YOGA MAT CLEANER	12/03/2021	202.91
7190	BARNETT PEST SOLUTIONS	MONTHLY PEST CONTROL - PD	12/03/2021	25.00
7194	Broadway Battery & Tire	DISHWASHER, REFRIGERATOR, MICROWAVE, RANGE FOR NEW PSB	12/03/2021	7,184.29
7199	City Utilities	POLICE STATION UTILITIES	12/03/2021	2,417.80

7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	4.51
7204	DexYP	MONTHLY PHONE LISTING	12/03/2021	36.30
7209	Essenpreis Plumbing & Htg	TOLIET MAINT. IN BASEMENT MENS TOILET	12/03/2021	114.75
7215	Foppe Designs Inc	DEPUTY CHIEF DOOR SIGN	12/03/2021	58.25
7221	Heros In Style	CHIEF PRESSON INITIAL ISSUE EQUIP	12/03/2021	1,315.18
7237	Mastercard	CONF FOR INVESTIGATORS P083	12/03/2021	1,332.11
7251	PAETEC	POLICE DEPT LONG DISTANCE SERVICE	12/03/2021	4.24
7259	Reding Tire & Battery Inc	CAR 2. FRONT BRAKE PADS AND FRONT ROTORS	12/03/2021	892.79
7262	SANDBERG PHOENIX & VON GONTAI	LEGAL FEES THROUGH 10-31-21 (LABOR & EMPLOYMENT)	12/03/2021	1,300.50
7264	Splish Splash Auto Bath LLC	OCTOBER PD CAR WASHES	12/03/2021	126.00
7270	Dan Talleur	INSTALL OF FENCE FOR PSB	12/03/2021	1,400.00
7276	Tri Ford Inc	CAR 4 THROTTLE BODY	12/03/2021	-482.78
7279	WAGNER INSULATION INC	OPTIONAL WORK #1 @ CEILING OF BOOKING AREA - PD	12/03/2021	1,725.00
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	408.63
7284	William F. Brockman Co	CHRISTMAS PARADE - CANDY FOR PD	12/03/2021	174.00

Total for Department: 012 Police Dept 56,971.17

Department: 013 Building & Zoning

ACH PAID	CARDPOINT MERCHANT SERVICES	NOVEMBER CREDIT CARD FEES	11/16/2021	174.25
ACH PAID	I.D.E.S.	UNEMPLOYMENT INSURANCE ACCOUNT	12/02/2021	1,330.00
7026	Ameren Illinois	GAS CHARGE	11/19/2021	63.90
7050	City Of Highland	ELECTRICAL INSPECTION FOR 50 SUNFLOWER DR- DAN DID	11/19/2021	25.00
7055	Crawford, Murphy & Tilly Inc	HIGHLAND SUPPORT STAFF	11/19/2021	420.00
7068	FRONTIER	PHONE CHARGES - B & Z	11/19/2021	39.34
7082	Highland Communication Services	COMMUNICATION CHARGE	11/19/2021	395.14
7097	Craig Loyet	FINAL PLUMBING INSPECTION- 907 MAIN ST	11/19/2021	142.50
7130	ROBERT (BOB) SANDERS WASTE SYS	BZ RECYCLING SERVICES	11/19/2021	15.00
7132	SANDBERG PHOENIX & VON GONTAI	Legal Services	11/19/2021	1,040.92
7140	Timothy Singler	FINAL PLUMBING INSPECTION- 907 MAIN ST	11/19/2021	142.50
7146	SUMNER ONE, INC.	COLOR OVERAGE	11/19/2021	116.40
7154	The Kwik Konection Printing Inc	LEGAL 10/13/2021-PLANNING & ZONING HUELSMANN & TUT PROPERTIES	11/19/2021	180.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	201.57
7167	WEX BANK	OCTOBER FUEL	11/19/2021	98.15
7172	Zobrist Electric Inc	ELECTRICAL INSPECTIONS	11/19/2021	175.00
7181	AGGRESSIVE	NEW FLAT PANEL SIGN, FULL CUSTOM PRINTED DESIGN	12/03/2021	525.00
7190	BARNETT PEST SOLUTIONS	MONTHLY TREATMENT & INSPECTION	12/03/2021	14.00
7198	City Of Highland	UTILITY CHARGES	12/03/2021	235.02
7203	Crawford, Murphy & Tilly Inc	HIGHLAND STAFF SUPPORT	12/03/2021	360.00
7235	Craig Loyet	WALK THROUGH FOR 1001 MAIN ST	12/03/2021	75.00
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	84.30
7262	SANDBERG PHOENIX & VON GONTAI	LEGAL FEES THROUGH 10-31-21 (METTLER)	12/03/2021	915.33

Total for Department: 013 Building & Zoning 6,768.32

Department: 014 Fire Dept

7026	Ameren Illinois	GAS CHARGES - STATION # 2	11/19/2021	72.66
7036	Bestone Tire of Clinton Co	QTY 6, TIRE DISPOSAL, SATE USER FEE, DISMOUNT, MOUNT	11/19/2021	4,477.00
7068	FRONTIER	PHONE CHARGES - FIRE STATION #2	11/19/2021	46.69
7101	MCFA DEATH BENEFIT	DEATH BENEFIT #1420 - ROGER WERTS #1422 - GEORGE LESICKO	11/19/2021	150.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	195.22
7164	Watts Copy Systems Inc.	COPIER LEASE / USAGE - STATION #2	11/19/2021	166.61
7167	WEX BANK	OCTOBER FUEL	11/19/2021	159.50
7199	City Utilities	UTILITIES - BOAT RAMP	12/03/2021	752.88
7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	4.51
7202	CONTEMPORARY LIFE SAVING TRAI	QTY 1 - PHYSIO CONTROL LP 500 BATTERY 4YR	12/03/2021	399.00
7236	MACQUEEN EQUIPMENT, LLC	1995 PUMPER - 12 MONTH SERVICE	12/03/2021	1,302.00
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	1,116.95
7238	MCFA DEATH BENEFIT	DEATH BENEFIT - #1423 WILLIAM TARRANT JR OF ROSEWOOD HEIGHTS	12/03/2021	75.00
7241	METROPOLITAN COMPOUNDS, INC.	QTY 1 - POWER 10-70 - 6 GAL	12/03/2021	478.92
7271	Tech Electronics Inc	SUBSCRIPTION MONITORING FIRE ALARM - FIRE STATION #1	12/03/2021	840.00
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	61.85

Total for Department: 014 Fire Dept 10,298.79

Department: 017 Streets / PW Admin

7026	Ameren Illinois	Utilities	11/19/2021	217.24
7032	Aviston Lumber Company	30# 16D Scaffold Nail	11/19/2021	53.75
7042	Bradford National Bank	Street Sweeper Loan Pmt.	11/19/2021	3,900.97
7053	COMPUSTITCH SCREEN PRINTING AN	7 shirts- City Logo - for BA	11/19/2021	56.00
7056	Dave Schmidt Truck Service Inc	Truck 63 - A&B service, Repair, Bed Doors, Oil Leak, Transmission	11/19/2021	9,670.84
7058	Don Anderson Co	MC-800 MARATHON# 141355	11/19/2021	14,923.09
7082	Highland Communication Services	Communication Services	11/19/2021	33.95
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATIONG SUPPLIES	11/19/2021	241.26
7109	Navy Brand	Metal Shield, Salt Assault, Freight chg.	11/19/2021	403.49
7124	Quality Testing & Eng Inc	BROADWAY & ZSCHOKKE HIGHLAND	11/19/2021	533.63
7126	Red E Mix LLC	4000 PSI O/S Flatwork, Tic. # 60134805	11/19/2021	793.00
7145	STUTZ EXCAVATING INC	COMPLETION OF BROADWAY & ZSCHOKKE ST PARKING LOT	11/19/2021	36,045.00
7153	The Korte Company Inc	9th St Curb/Gutter/Walk/Asphalt Work at St. Paul Church	11/19/2021	24,900.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	243.93
7167	WEX BANK	OCTOBER FUEL	11/19/2021	392.64
7168	Wilke Truck Service, Inc.	HAULING & SPREADING 10/18-10/20/2021	11/19/2021	1,500.00
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	88.03
7184	AMAZON CAPITAL SERVICES	QTY 1 - GREY PNEUMATIC, QTY 1 - INGERSOLL RAND 285B-6	12/03/2021	299.77
7190	BARNETT PEST SOLUTIONS	Monthly Onslaught Pest Control	12/03/2021	30.00
7191	Bestone Tire of Clinton Co	Tire Repair -Boot, Service Call, Fuel Surcharge, Kubota Tractor	12/03/2021	237.76
7199	City Utilities	Utilities	12/03/2021	1,643.45
7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	62.04
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	100.34
7239	McKay Auto Parts Inc	Truck # 67 Battery	12/03/2021	274.96
7248	Northtown Auto & Tractor	Hydraulic Hose - Bulk, 8G-8FJX	12/03/2021	125.00
7249	Nu Way Concrete Forms Troy LLC	Supplies,	12/03/2021	203.23
7262	SANDBERG PHOENIX & VON GONTAI	LEGAL FEES THROUGH 10-31-21 (METTLER)	12/03/2021	915.34

Total for Department: 017 Streets / PW Admin 97,888.79

Fund: 007 Community Development Fund

Department: 007 Community Development

7025	AMAZON CAPITAL SERVICES	CANDY CANES FOR SANTA SEASON	11/19/2021	248.50
7132	SANDBERG PHOENIX & VON GONTAI	Legal Services	11/19/2021	4,091.07
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	51.18
7205	DigitalArtz LLC	QTY 1 - YARD SIGN WEEK 1 - SANTA'S HOUSE	12/03/2021	36.20
7237	Mastercard	IDC MEETING	12/03/2021	136.55

Total for Department: 007 Community Development 4,563.50

Total for Fund:007 Community Development Fund 4,563.50

Fund: 008 Motor Fuel Tax Fund

Department: 008 Motor Fuel Tax

7058	Don Anderson Co	MC-800 MARATHON# 141355	11/19/2021	21,974.40
7126	Red E Mix LLC	6 bag, Sm. load charge, Tic.# 60134850	11/19/2021	2,281.19
7242	Mike A Maedje Trucking Inc	CA6 Tic# 1759064, 1759094	12/03/2021	366.23

Total for Department: 008 Motor Fuel Tax 24,621.82

Total for Fund:008 Motor Fuel Tax Fund 24,621.82

Fund: 009 Parks & Rec Fund

Department: 009 Korte Rec Center

ACH PAID	CARDPOINT MERCHANT SERVICES	NOVEMBER CREDIT CARD FEES	11/16/2021	517.63
ACH PAID	I.D.E.S.	UNEMPLOYMENT INSURANCE ACCOUNT	12/02/2021	812.50
7026	Ameren Illinois	KRC gas	11/19/2021	626.13
7044	BUILDINGSTARS INC	krc monthly building cleaning	11/19/2021	2,663.00
7046	Capri Pools & Aquatics	chlorine and pool chemicals	11/19/2021	984.50
7054	CONTINENTAL RESEARCH CORPORA	disinfectant wipes	11/19/2021	301.16
7061	Energy Wise	Worked on HVAC system and replaced motor in titus unit	11/19/2021	5,931.50
7062	Essenpreis Plumbing & Htg	QTY 1 - 51300C 1 PC ELKAY FILTER	11/19/2021	85.82
7064	Fens Fitness, LLC	PERSONAL TRAINING (7/28, 10/2,10/12, 11/2)	11/19/2021	98.02
7068	FRONTIER	phone utilities KRC	11/19/2021	171.43
7069	Frost Electric Supply Co. Inc.	Replacement light bulbs	11/19/2021	74.93
7082	Highland Communication Services	KRC wifi bill	11/19/2021	334.23
7084	Hillyard St Louis Inc	maint on the KRC floor scrubber	11/19/2021	921.81
7088	It's Party Time	Balloons for the gobble hobble	11/19/2021	218.00
7090	JOHN DEERE FINANCIAL	muratic acid	11/19/2021	10.98
7094	Judith Kuhn	Prorated Refund for membership she couldn't use during covid	11/19/2021	236.25
7100	Mastercard	treats on the street candy	11/19/2021	25.93
7120	Pepsi	KRC concession supplies	11/19/2021	899.00
7130	ROBERT (BOB) SANDERS WASTE SYS	KRC RECYCLING SERVICES	11/19/2021	15.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	51.18
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	56.93
7184	AMAZON CAPITAL SERVICES	QTY 1 - DESK CALENDAR AT A GLANCE	12/03/2021	60.24
7195	Capri Pools & Aquatics	Chemicals for the pool	12/03/2021	430.50
7198	City Of Highland	Korte Rec	12/03/2021	7,953.75
7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	1,077.24
7216	Frost Electric Supply Co. Inc.	replacement light bulbs	12/03/2021	285.86
7224	Hillyard St Louis Inc	supplies for laundry and floor cleaning	12/03/2021	430.22
7233	Matt Kruse	Refund for an accidental withdrawal	12/03/2021	51.25
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	311.74
7256	Quench USA, Inc	Water bottle refill monthly payment	12/03/2021	55.00
7266	Scott A Stieb	Shirts for fitness instructors	12/03/2021	4,127.00
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	191.34
7284	William F. Brockman Co	Chips for concessions	12/03/2021	83.76

Total for Department: 009 Korte Rec Center 30,093.83

Department: 016 Parks & Recreation

ACH PAID	I.D.E.S.	UNEMPLOYMENT INSURANCE ACCOUNT	12/02/2021	870.00
7025	AMAZON CAPITAL SERVICES	COMPUTER MONITOR TV REPLACEMENT POWER CORD, PLUGINTIMER, GLOVES	11/19/2021	92.70
7026	Ameren Illinois	senior center gas	11/19/2021	157.07
7043	Broadway Battery & Tire	AHY08LZ (QTY2) AIR CONDITIONERS IN BREAKROOM & SHED	11/19/2021	708.00
7050	City Of Highland	DUMPSTER SERVICES FOR FLUGELFEST	11/19/2021	272.85
7057	DigitalArtz LLC	QTY 1- EVENT BOARD, QTY 1- LAYOUT - FLUGEL FEST	11/19/2021	1,233.57
7068	FRONTIER	phone utilities parks	11/19/2021	46.81
7070	St. Clair Service Company FS Turf Solution	parks turf	11/19/2021	938.50
7081	Highland Chamber Of Commerce	CHRISTMAS PARADE ENTRY FOR PARKS & REC YOUNG AT HEART MEMBER	11/19/2021	25.00
7082	Highland Communication Services	WCC wifi bill	11/19/2021	19.90
7083	Highland Pool & Spa Inc	tarp for the fountain	11/19/2021	29.95
7090	JOHN DEERE FINANCIAL	wrecking bar	11/19/2021	1,684.62
7100	Mastercard	graflon trip expense	11/19/2021	1,333.44
7108	National Erectors & Builders, Inc.	lift rental for use at the WCC	11/19/2021	500.00
7114	Maurice Niehaus	Refund for a trip he can no longer attend	11/19/2021	55.00
7125	R P Lumber Co Inc	select/appearance	11/19/2021	207.27
7128	Danielle Ribbing	Refund for a trip she can no longer attend	11/19/2021	25.00
7132	SANDBERG PHOENIX & VON GONTAI	Legal Services	11/19/2021	726.22
7135	Schuette Seeds	tri tall fescue (grass seed)	11/19/2021	1,040.00
7137	Secretary Of State, License Renewal	LICENSE PLATE STICKER FOR T-MAN TRAILER (VIN#5L3AX1212JL001949)	11/19/2021	18.00
7142	SPARLIN PLUMBING	square restrooms	11/19/2021	685.68
7146	SUMNER ONE, INC.	Printer at WCC	11/19/2021	52.00
7154	The Kwik Konnection Printing Inc	cemetery dash newspaper ad	11/19/2021	312.60
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	285.34
7167	WEX BANK	OCTOBER FUEL	11/19/2021	2,877.81
7168	Wilke Truck Service, Inc.	HAULING & SPREADING 10/18-10/20/2021	11/19/2021	1,000.00
7179	A 1 Security Specialist Inc	Padlocks	12/03/2021	220.86

7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	20.97
7184	AMAZON CAPITAL SERVICES	QTY 1 - PICKLEBALL NET, QTY 1- FUN-TAK MOUNTING PUTTY	12/03/2021	205.34
7185	Ameren Illinois	GAS CHARGES - WCC	12/03/2021	132.27
7187	APASystems	Sound equipment for the square	12/03/2021	74.00
7190	BARNETT PEST SOLUTIONS	MONTHLY PEST CONTROL - WCC	12/03/2021	25.00
7194	Broadway Battery & Tire	VEHICLE MTN - 1999 C3500	12/03/2021	1,150.10
7198	City Of Highland	troxler ave	12/03/2021	4,705.53
7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	10.72
7207	Doty & Sons Concrete Products, Inc	concrete chess tables for the new Plaza Park	12/03/2021	5,675.40
7208	Energy Wise	heater installation in restrooms at plaza park	12/03/2021	4,721.00
7210	Everlasting Etch	Plaque for silver lake	12/03/2021	18.00
7217	St. Clair Service Company FS Turf Solutio	Turf and turf products	12/03/2021	1,037.00
7220	Grinnell Mutual Payment Center	Insurance for the Munny Band	12/03/2021	335.00
7223	Highland Pool & Spa Inc	Billiard balls for the Senior Center	12/03/2021	40.00
7226	Home Nursery Inc	Miscanthus for silver lake	12/03/2021	169.50
7228	IL Park & Recreation Asso	ipra membership renewal	12/03/2021	244.00
7230	Jammin Jumpers Bounce House & Inflatabl	Bounce house for playground back in July	12/03/2021	450.00
7232	Korte Landscaping	REMOVE FLOWER FROM ROUNDABOUT, COMPLETE SOD PARK PLAZA, TOP SOIL	12/03/2021	4,880.00
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	648.81
7244	MTI Distributing, Inc.	suspension seat for the mowers	12/03/2021	725.14
7246	Munie Outdoor Service Inc	irrigation shutdown- Main St.	12/03/2021	1,391.17
7258	Red E Mix LLC	work on mainstreet sidewalks	12/03/2021	1,447.38
7263	SPARLIN PLUMBING	replaced faucet in northwest restroom	12/03/2021	254.12
7265	DONETTA STAJDUHAR	Refund for a trip she can no longer attend	12/03/2021	25.00
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	291.35
7285	Woodcrest Small Engine	CHAIN / BLADE SHARPEN	12/03/2021	8.00

Total for Department: 016 Parks & Recreation 44,102.99

Department: 503 Swimming Pool Fund

7195	Capri Pools & Aquatics	winterized outdoor pool	12/03/2021	735.00
7198	City Of Highland	outdoor pool	12/03/2021	33.24
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	28.59

Total for Department: 503 Swimming Pool Fund 796.83

Department: 715 Cemetery Fund

7038	Bluff Equipment Inc	Kabota maint/repair	11/19/2021	186.27
7065	Ferrellgas	gas tank cemetery	11/19/2021	85.14
7070	St. Clair Service Company FS Turf Solutio	cemetery turf	11/19/2021	756.00
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	653.20
7091	Kalmer Landscape Supply	topsoil	11/19/2021	533.54
7125	R P Lumber Co Inc	select/appearance	11/19/2021	68.07
7126	Red E Mix LLC	cemetery paving for road	11/19/2021	3,756.50
7198	City Of Highland	cemetery	12/03/2021	64.55
7209	Essenpreis Plumbing & Htg	cemetery shed toilet repair	12/03/2021	145.00
7213	Ferrellgas	Gas for the cemetery	12/03/2021	96.39
7257	R P Lumber Co Inc	select/appearance	12/03/2021	21.36
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	153.09

Total for Department: 715 Cemetery Fund 6,519.11

Total for Fund:009 Parks & Rec Fund 81,512.76

Fund: 010 TIF #2 Northside

Department: 010

7277	TUT PROPERTIES, INC.	TIF AGREEMENT WITH TUT PROPERTIES / KRISPY KRUNCHY CHICKEN	12/03/2021	5,696.71
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Total for Department: 010 5,696.71

Total for Fund:010 TIF #2 Northside 5,696.71

Fund: 011 TIF #2 Debt Repayment Fund

Department: 011

7212	FCB BANKS	GENERAL OBLIGATION REFUNDING BONDS	12/03/2021	256,625.00
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Total for Department: 011 256,625.00

Total for Fund:011 TIF #2 Debt Repayment Fund 256,625.00

Fund: 012 Business District A

Department: 012 Police Dept

7124	Quality Testing & Eng Inc	BROADWAY & ZSCHOKKE HIGHLAND	11/19/2021	533.62
7145	STUTZ EXCAVATING INC	COMPLETION OF BROADWAY & ZSCHOKKE ST PARKING LOT	11/19/2021	36,045.00

Total for Department: 012 Police Dept 36,578.62

Total for Fund:012 Business District A 36,578.62

Fund: 015 American Rescue Plan Act Funds

Department: 015

7267	Stryker Sales Corporation	LUCAS 3,3.1, IN SHIPPING BOX,POWER SPLY W/CORD,QTY-2 BATTERY	12/03/2021	23,225.48
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Total for Department: 015 23,225.48

Total for Fund:015 American Rescue Plan Act Funds 23,225.48

Fund: 053 2010 Street Bond and Interest

Department: 053

7152	The Bank of New York Mellon	HIGHLAND IL GO ALT REV SRCE SR 2010 - PRINCIPAL PAYMENT	11/19/2021	535,000.00
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Total for Department: 053 535,000.00

Total for Fund:053 2010 Street Bond and Interest 535,000.00

Fund: 101 Electric Fund

Department: 000 Balance Sheet Accounts

ACH PAID	AMERICAN EXPRESS	NOVEMBER CREDIT CARD FEES	11/16/2021	591.92
ACH PAID	CARDPOINT MERCHANT SERVICES	NOVEMBER CREDIT CARD FEES	11/16/2021	92.70
ACH PAID	IMEA	OCTOBER PURCHASE POWER	11/17/2021	-45,396.49
ACH PAID	MERCHANT TRANSACT	WEB PROCESSING FEE	11/16/2021	4,471.37
ACH PAID	SPRINGBROOK SOFTWARE LLC	OCTOBER ACH SERVICES	11/16/2021	788.09
7013	Larry Bonner	Refund Check 022613-000	11/15/2021	118.00
7014	JASON & RACHEL STANLEY DEMPSEY	Refund Check 021827-000	11/15/2021	65.53
7015	EUGENE GRIMM	Refund Check 021946-000	11/15/2021	68.56
7016	PATRICIA HAWKES	Refund Check 021937-000	11/15/2021	10.18
7018	THEODORE LITTLE	Refund Check 018448-000	11/15/2021	149.81
7019	Madison County Community Development	Refund Check 007238-001	11/15/2021	55.04
7020	MADISON COUNTY ENERGY ASSISTANCE	Refund Check 018489-000	11/15/2021	14.56
7021	CHRISTINE STAGGS	Refund Check 021890-000	11/15/2021	38.23

Total for Department: 000 Balance Sheet Accounts -38,932.50

Department: 101 Electric Admin

ACH PAID	IL Dept Of Revenue	OCTOBER UTILITY TAX	11/15/2021	38,894.20
7026	Ameren Illinois	GAS CHARGE	11/19/2021	127.80
7028	Aramark Uniform Services	RUG SERVICE	11/19/2021	115.26
7082	Highland Communication Services	COMMUNICATION CHARGE	11/19/2021	99.85
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	23.47
7132	SANDBERG PHOENIX & VON GONTAL	Legal Services	11/19/2021	193.66
7143	SPRINGBROOK HOLDING COMPANY I	OCTOBER CIVIC PAY TRANSACTION FEE	11/19/2021	1,357.00
7146	SUMNER ONE, INC.	COLOR OVERAGE	11/19/2021	108.90
7157	Transworld Systems Inc	OCTOBER COLLECTION AGENCY DUES	11/19/2021	125.03
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	202.21
7167	WEX BANK	OCTOBER FUEL	11/19/2021	196.06
7181	AGGRESSIVE	NEW FLAT PANEL SIGN, FULL CUSTOM PRINTED DESIGN	12/03/2021	525.00
7184	AMAZON CAPITAL SERVICES	QTY -1 ZING 2735S CONCEALED CARRY LABEL	12/03/2021	115.00
7190	BARNETT PEST SOLUTIONS	MONTHLY TREATMENT & INSPECTION	12/03/2021	14.00
7198	City Of Highland	UTILITY CHARGES	12/03/2021	548.38
7204	DexYP	MONTHLY PHONE LISTING	12/03/2021	48.80
7237	Mastercard	training for lora tebbe- 12mth renewal Pryor+	12/03/2021	1,142.02
7274	Third Millennium Assoc Inc	Utility Bill Printing Services	12/03/2021	1,177.52
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	28.81

Total for Department: 101 Electric Admin 45,042.97

Department: 102 Electric Production

ACH PAID	IMEA	OCTOBER PURCHASE POWER	11/17/2021	762,432.28
7026	Ameren Illinois	GAS CHARGES	11/19/2021	49.30
7028	Aramark Uniform Services	OCTOBER UNIFORM AND RUG SERVICE	11/19/2021	154.90
7082	Highland Communication Services	COMMUNICATION CHARGE	11/19/2021	2.00
7112	NEW PIG CORPORATION	ABSORBANT SOCKS & MATS FOR POWER PLANT	11/19/2021	258.09
7116	OK FASTERNERS, INC	QTY 46 - 3/8-16 X 1 SOCKET CAP SCRW, QTY 31 - 3/8-16 X 3/4 SCRW	11/19/2021	27.11
7167	WEX BANK	OCTOBER FUEL	11/19/2021	945.83
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	26.30
7190	BARNETT PEST SOLUTIONS	MONTHLY TREATMENT & INSPECTION	12/03/2021	50.00
7197	Chemquest Inc	FOURTH QUARTER MONITORING	12/03/2021	495.00
7198	City Of Highland	UTILITY CHARGES	12/03/2021	4,056.35
7200	COBRAA, INC.	POWDER COAT CHRISTMAS ORNAMENT BRACKETS	12/03/2021	115.15
7211	Fastenal	BRACKETS FOR XMAS DECORATIONS	12/03/2021	91.50
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	14.29
7246	Munie Outdoor Service Inc	WINTERIZED BOTH SYSTEMS FOR ROUND ABOUTS	12/03/2021	160.00
7269	Sunbelt Rentals Inc	LIFT RENTAL TO MOVE XMAS HOUSES	12/03/2021	106.06
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	11.42

Total for Department: 102 Electric Production 768,995.58

Department: 104 Electric Distribution

7027	ANIXTER, INC.	J822003	11/19/2021	12,308.75
7031	AUTOMATIC DOOR SYSTEMS, LLC	PM ON GATE	11/19/2021	175.00
7037	BHMG Engineers Inc	1201.SC HIGHLAND SC- MATERIALS, EQUIPMENT & SUPPLIES	11/19/2021	1,514.00
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	1,082.89
7115	Mike Odorizzi	POLE TESTING	11/19/2021	1,035.00
7123	PRECISION MARKETING & SALES	VEST FOR GENE COX	11/19/2021	108.03
7131	Safe Supply Company Inc	ADAPTER	11/19/2021	10.00
7148	TANTALUS SYSTEMS INC.	PP-1316	11/19/2021	9,768.00
7158	Trendy Tees & More LLC	LOGO ON TSHIRT	11/19/2021	36.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	237.58
7167	WEX BANK	OCTOBER FUEL	11/19/2021	51.63
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	41.16
7184	AMAZON CAPITAL SERVICES	QTY 4 - MILWAUKEE 48-11-182 M18 REDLITHIUM BATTERY	12/03/2021	560.00
7185	Ameren Illinois	GAS CHARGES - EVERGREEN CT ST LITE	12/03/2021	140.27
7186	ANIXTER, INC.	ES2R2W Service Entrance Sleeve #2- #4 ACSR	12/03/2021	7,857.00
7214	Fletcher Reinhardt Company	WP12525SIP Mast Arm 1 1/4" X 30"	12/03/2021	10,628.28
7219	Graybar	P458W (8741) Orange/Black Flags	12/03/2021	19,821.08
7225	MIKE HOLLENKAMP	renew CDL license	12/03/2021	60.00
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	669.13
7247	ndb TECHNOLOGIE Inc.	Option D- One DOC-3 +Magnetic Strap+ Doc-3 Elbow Pin Kit	12/03/2021	1,020.00
7253	Power Line Supply	Vinyl Electrical Tape 3/4"X 66' Black	12/03/2021	2,009.55
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	65.28

Total for Department: 104 Electric Distribution 69,198.63

Total for Fund:101 Electric Fund 844,304.68

Fund: 111 FTTP Fund

Department: 000

7039	TIM BOHNENSTIEHL	HCS REFUND	11/19/2021	28.20
7040	BLAIR BONE	HCS REFUND	11/19/2021	49.68
7045	CALERO SOFTWARE	HCS REFUND	11/19/2021	36.95
7063	FAMILY BIBLE CHURCH	HCS REFUND	11/19/2021	116.06
7066	DALE FREDRICKSON	HCS REFUND	11/19/2021	8.28
7067	DIANA FREY	HCS REFUND	11/19/2021	106.24
7072	GLASS AND AUTO COSMETIC	HCS REFUND	11/19/2021	38.89
7076	EARL GROTEFENDT	HCS REFUND	11/19/2021	19.63
7078	ADAM HANERBRINK	HCS REFUND	11/19/2021	5.80
7080	JUDY HEREFORD	HCS REFUND	11/19/2021	6.83
7089	EVAN JAROSIK	HCS REFUND	11/19/2021	12.71
7092	JUDY KEEVEN	HCS REFUND	11/19/2021	16.74
7093	LYNN AND TOM KOCH	HCS REFUND	11/19/2021	5.20
7095	LISA LANGE	HCS REFUND	11/19/2021	37.35
7096	AARON LITTLE	HCS REFUND	11/19/2021	6.70
7103	JENNILEE MEFFERT	HCS REFUND	11/19/2021	138.16
7104	UNA MEYER	HCS REFUND	11/19/2021	4.80
7110	NANCY NEAL	HCS REFUND	11/19/2021	10.65
7111	MELISSA NEHRT	HCS REFUND	11/19/2021	4.26
7117	Orzie's Detail	HCS REFUND	11/19/2021	14.75
7122	Lisa Pirtle	HCS REFUND	11/19/2021	7.18
7133	RAYMOND SCHANTZ	HCS REFUND	11/19/2021	7.69
7138	QUINN SEITZ	HCS REFUND	11/19/2021	51.18
7139	SUE SIMPSON	HCS REFUND	11/19/2021	9.14
7170	ALBERT ZIMMER	HCS REFUND	11/19/2021	69.67

Total for Department: 000 812.74

Department: 111

ACH PAID	CARDPOINT MERCHANT SERVICES	NOVEMBER CREDIT CARD FEES	11/16/2021	1,576.51
ACH PAID	ILLINOIS DEPT OF REVENUE	RT-2 TELECOMMUNICATIONS TAX	12/02/2021	3,173.89
ACH PAID	INTERSTATE TRS FUND	2021-2022 OBLIGATION FOR PAYMENT 5 OF 12 (514B)	11/16/2021	298.89
ACH PAID	RELIAFUND	HCS ACH PROCESSING FEES	11/16/2021	158.95
ACH PAID	USAC BILLING & DISBURSEMENT	SUPPORT MECHANISM CHARGES	12/02/2021	1,202.20
7022	4COM Inc	NOVEMBER 2021 PROGRAMMING	11/19/2021	22,863.44
7024	Altec Industries Inc	Month 1 Rental of AT37G	11/19/2021	2,200.00
7025	AMAZON CAPITAL SERVICES	USB C TO USB ADAPTER PACK (QTY 2)	11/19/2021	424.48
7026	Ameren Illinois	GAS CHARGES - HCS	11/19/2021	51.96
7028	Aramark Uniform Services	RUG SERVICE	11/19/2021	91.70
7035	BEST Engineered Systems Technology Gro	SERVICE LABOR -70 HRS - DOLPHIN DR - FIBER SPLICE	11/19/2021	16,732.50
7049	Home Box Office Cinemax	NOVEMBER VIDEO CONTENT FEE	11/19/2021	45.00
7059	Drive Social Media	SOCIAL MEDIA MONTHLY SERVICE	11/19/2021	4,000.00
7074	Graybar	FREIGHT	11/19/2021	716.88
7075	GREAT LAKES DATA SYSTEMS	BROADHUB SOFTWARE SUPPORT	11/19/2021	1,350.00
7079	Home Box Office HBO	NOVEMBER VIDEO CONTENT FEE	11/19/2021	112.50
7082	Highland Communication Services	HCS SERVICES	11/19/2021	507.05
7105	MOMENTUM TELECOM, INC.	NOVEMBER VOICE CONTENT FEE ACCT # 325794	11/19/2021	10,890.52
7113	NEXSTAR BROADCASTING, INC.	OCTOBER VIDEO CONTENT FEE - NEXSTAR	11/19/2021	8,100.00
7121	PERSONAL PREFERENCE SERVICES	MONTHLY CLEANING SERVICES - HCS	11/19/2021	69.00
7132	SANDBERG PHOENIX & VON GONTAI	Legal Services	11/19/2021	169.45
7134	SCHMITT'S TROY GARAGE DOOR, INC	LABOR PARTS GARAGE DOOR - HCS	11/19/2021	410.00
7149	TEGNA	OCTOBER VIDEO CONTENT FEE	11/19/2021	5,940.00
7151	TELIA CARRIER	TELIA CARRIER ETHERNET VIRTUAL PRIVATE LINE	11/19/2021	4,280.00
7156	TIVO PLATFORM TECHNOLOGIES LLC	NC PT MOBI-480.5 ACCTS,68 NDVR ADDTL USAGE,220.5 STREAMS ADDTL	11/19/2021	3,726.88
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	328.65
7162	VIVICAST MEDIA, LLC	VIDEO CONTENT FEE - OCTOBER	11/19/2021	58,169.28
7163	VUBIQUITY INC.	NOVEMBER VIDEO CONTENT FEE	11/19/2021	2,160.00
7167	WEX BANK	OCTOBER FUEL	11/19/2021	280.32
7174	VIVICAST MEDIA, LLC	VIDEO CONTENT FEE	11/24/2021	58,991.22
7188	AVI MIDWEST, LLC	8VSB/ClearQAM Receive Module with 4x Activated Tuners	12/03/2021	11,709.35
7189	BALLY SPORTS ST. LOUIS	VIDEO CONTENT FEE	12/03/2021	10,373.96
7190	BARNETT PEST SOLUTIONS	MONTHLY PEST CONTROL - HCS	12/03/2021	50.00
7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	2.82
7204	DexYP	MONTHLY PHONE LISTING	12/03/2021	52.50
7229	ILLINOIS TELECOMMUNICATIONS AC	LOCAL EXCHANGE CARRIER & INTERCONNECTED VOIP & WIRELESS PROVIDER	12/03/2021	16.00
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	555.64
7240	MEREDITH CORPORATION	NOVEMBER VIDEO CONTENT FEE - MMOV -MY NET	12/03/2021	6,935.04
7268	SUMNER ONE, INC.	COPIER LEASE / USAGE HCS	12/03/2021	178.62
7275	Trendy Tees & More LLC	QTY 6 - CARHART POCKET TEES WITH HCS LOGO	12/03/2021	150.00
7283	Watts Copy Systems Inc.	COPIER LEASE / USAGE - LANA'S COPIER	12/03/2021	74.36
7287	Duane E. Zobrist	NOVEMBER SIGN RENTAL - RTE 160 & HIGHLAND RD BY AMERICAN LEGION	12/03/2021	100.00

Total for Department: 111 239,219.56

Total for Fund:111 FTTP Fund 240,032.30

Fund: 119 FTTP Bond & Int

Department: 119

7192	BOKF, N.A.	HIGHLAND ILLINOIS ELECTRIC SYSTEM REFUNDING REV BOND SERIES 2019	12/03/2021	854,186.00
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Total for Department: 119 854,186.00

Total for Fund:119 FTTP Bond & Int 854,186.00

Fund: 201 Water Fund

Department: 000 Balance Sheet Accounts

7014	JASON & RACHEL STANLEY DEMPSEY	Refund Check 021827-000	11/15/2021	23.49
7017	STEVE & BRENDA KORTE	Refund Check 011004-002	11/15/2021	0.67
Total for Department: 000 Balance Sheet Accounts				24.16

Department: 201 Water Admin

7082	Highland Communication Services	Communication Services	11/19/2021	204.00
7143	SPRINGBROOK HOLDING COMPANY	OCTOBER CIVIC PAY TRANSACTION FEE	11/19/2021	542.80
7154	The Kwik Konnection Printing Inc	Water Division Notice 10/6/21 in Pioneer	11/19/2021	90.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	51.18
7166	WELLS FARGO VENDOR FIN SERV	Ricoh Copier IM C3500	11/19/2021	199.11
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	14.30
7274	Third Millennium Assoc Inc	Utility Bill Printing Service	12/03/2021	392.51
Total for Department: 201 Water Admin				1,493.90

Department: 202 Water Production

7053	COMPUSTITCH SCREEN PRINTING AN	1 shirt - City Logo - for TS	11/19/2021	8.00
7061	Energy Wise	Hanging heaters repair 3 units pilots, pilot valve, thermosta	11/19/2021	1,157.50
7087	Hydro-Kinetics Corporation	Modulating Filter Actuators	11/19/2021	14,644.00
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	309.00
7098	Luby Equipment Services	Generator- Mainten. Inspect @ Plant.	11/19/2021	545.14
7119	PDC Laboratories Inc	Chlorine Check, Semivolatiles by GCMS	11/19/2021	196.24
7155	The Mail Box Store	Mailing to PDC Lab.	11/19/2021	52.82
7159	USA Blue Book	DPD 1 & 4 Dispensers & Tests , PVC Lab Apron	11/19/2021	458.87
7160	Utility Service Co Inc	200,000 Elevated Downtown Tank - Quarterly	11/19/2021	5,721.28
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	93.05
7167	WEX BANK	OCTOBER FUEL	11/19/2021	123.37
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	6.99
7199	City Utilities	Utilities	12/03/2021	10,698.61
7201	Constellation NewEnergy Gas Division, LL	GAS SERVICE	12/03/2021	17.48
7208	Energy Wise	Replace bad OEM module	12/03/2021	411.00
7218	Grainger	Pleated Air Filters	12/03/2021	159.36
7222	Highland Communication Services	COMMUNICATION SERVICES	12/03/2021	119.66
7231	Korte & Luitjohan Contr Inc	Meter for sludge	12/03/2021	10,191.97
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	75.86
7248	Northtown Auto & Tractor	Miniature Lamp	12/03/2021	3.32
7252	PDC Laboratories Inc	TOC & FIELD ALKALINITY PKG, TOTAL ORGANIC CARBON	12/03/2021	98.24
7282	Water Solutions Unlimited	Caustic Soda 50% - Remaining half of order in full.	12/03/2021	1,679.00
7285	Woodcrest Small Engine	VALVE DUST EJECTOR, OIL DRAIN METRIC	12/03/2021	102.93
7286	ZELLER TECHNOLOGIES, INC.	Backwash Pump VFD	12/03/2021	6,236.75
Total for Department: 202 Water Production				53,110.44

Department: 203 Water Distribution

7026	Ameren Illinois	GAS CHARGE	11/19/2021	63.90
7031	AUTOMATIC DOOR SYSTEMS, LLC	PM ON GATE	11/19/2021	175.00
7032	Aviston Lumber Company	Thermocouple	11/19/2021	13.49
7051	Coe Equipment Inc	Sonetics Wireless Headset repair	11/19/2021	126.45
7053	COMPUSTITCH SCREEN PRINTING AN	7 shirts- City Logo - for RR	11/19/2021	28.00
7077	Haier Plumbing & Heating Inc.	Highland Keeven Water Main - June 14 - Aug. 13,2021 App. Period	11/19/2021	102,186.00
7082	Highland Communication Services	Communication Services	11/19/2021	4.48
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	308.98
7150	Teklab Inc	Coliform, Totoal-Membrane Filter	11/19/2021	402.80
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	144.38
7167	WEX BANK	OCTOBER FUEL	11/19/2021	404.63
7184	AMAZON CAPITAL SERVICES	QTY 1 - GREY PNEUMATIC, QTY 1 - INGERSOLL RAND 285B-6	12/03/2021	261.89
7199	City Utilities	Utilities	12/03/2021	310.13
7227	Houseman Supply Inc	REPLACED GAS VALVE ON BOILER	12/03/2021	124.00
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	21.50
7255	Productivity Plus Account	QTY 2 - V-BELT	12/03/2021	38.72
Total for Department: 203 Water Distribution				104,614.35
Total for Fund:201 Water Fund				159,242.85

Fund: 301 Sewer Fund

Department: 000 Balance Sheet Accounts

7014	JASON & RACHEL STANLEY DEMPSEY	Refund Check 021827-000	11/15/2021	24.29
7017	STEVE & BRENDA KORTE	Refund Check 011004-002	11/15/2021	0.68
Total for Department: 000 Balance Sheet Accounts				24.97

Department: 301 Sewer Admin

7130	ROBERT (BOB) SANDERS WASTE SYS	PW RECYCLING SERVICES	11/19/2021	7.50
7143	SPRINGBROOK HOLDING COMPANY	OCTOBER CIVIC PAY TRANSACTION FEE	11/19/2021	542.80
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	14.30
7274	Third Millennium Assoc Inc	Utility Bill Printing Service	12/03/2021	392.50
Total for Department: 301 Sewer Admin				957.10

Department: 303 Sewer Collection

7026	Ameren Illinois	GAS CHARGE	11/19/2021	63.90
7032	Aviston Lumber Company	Thermocouple	11/19/2021	13.49
7051	Coe Equipment Inc	Sonetics Wireless Headset repair	11/19/2021	126.45
7053	COMPUSTITCH SCREEN PRINTING AN	7 shirts- City Logo - for RR	11/19/2021	28.00
7082	Highland Communication Services	Communication Services	11/19/2021	4.47
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	203.81
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	30.00

7167	WEX BANK	OCTOBER FUEL	11/19/2021	404.63
7184	AMAZON CAPITAL SERVICES	QTY 1 - GREY PNEUMATIC, QTY 1 - INGERSOLL RAND 285B-6	12/03/2021	261.87
7199	City Utilities	Utilities	12/03/2021	310.11
7203	Crawford, Murphy & Tilly Inc	TRUNK SEWER REHAB DESIGN, BIDDING, & CONSTRUCTION PHASE ENG SRVC	12/03/2021	3,680.00
7227	Houseman Supply Inc	REPLACED GAS VALVE ON BOILER	12/03/2021	123.99
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	21.51
7255	Productivity Plus Account	QTY 2 - V-BELT	12/03/2021	38.73

Total for Department: 303 Sewer Collection 5,310.96

Department: 304 Water Reclamation Facility

7033	Battery Specialist + Golf Cars HGD	12VSLA	11/19/2021	47.90
7053	COMPUSTITCH SCREEN PRINTING AN	6 shirts total - City Logo - 3 each for DN & RD	11/19/2021	48.00
7065	Ferrellgas	PROPANE- SEWER PLANT	11/19/2021	509.35
7082	Highland Communication Services	Communication Services	11/19/2021	149.99
7090	JOHN DEERE FINANCIAL	HIGHLAND RURAL KING OPERATING SUPPLIES	11/19/2021	247.19
7129	Riechmann Bros., LLC	Nut	11/19/2021	3.89
7150	Teklab Inc	HWRF Monthly Sampling	11/19/2021	50.00
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	123.20
7167	WEX BANK	OCTOBER FUEL	11/19/2021	128.34
7180	Ace Hardware	ACE HARDWARE OPERATING SUPPLIES	12/03/2021	29.99
7199	City Utilities	Utilities	12/03/2021	9,599.21
7237	Mastercard	GEOTRUST WILDCARD DV- DIGICERT	12/03/2021	57.33
7272	Teklab Inc	DOMESTIC BACKGROUND SAMPLING	12/03/2021	958.80
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	15.68

Total for Department: 304 Water Reclamation Facility 11,968.87

Department: 305 WRF Pretreatment

7150	Teklab Inc	Annual Industrial Crosschecks - Clean Sampling	11/19/2021	3,032.00
7199	City Utilities	Utilities	12/03/2021	19.65
7272	Teklab Inc	ARAMARK TESTING	12/03/2021	20.50

Total for Department: 305 WRF Pretreatment 3,072.15

Total for Fund:301 Sewer Fund 21,334.05

Fund: 401 Ambulance Fund

Department: 000 Balance Sheet Accounts

ACH PAID	CARDPOINT MERCHANT SERVICES	NOVEMBER CREDIT CARD FEES	11/16/2021	193.80
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Total for Department: 000 Balance Sheet Accounts 193.80

Department: 401 Ambulance Fund

7026	Ameren Illinois	GAS CHARGES - STATION #1	11/19/2021	213.20
7030	AT&T MOBILITY	EMS AIR CARDS	11/19/2021	68.20
7041	Bound Tree Medical, LLC	EMS SUPPLIES	11/19/2021	574.72
7052	COMMERCIAL ACCEPTANCE CO	OCTOBER COLLECTION AGENCY DUES	11/19/2021	259.06
7071	GEBKE BROS OUTDOOR PWR EQUIP.,	VEHICLE INSPECTION # 50	11/19/2021	29.00
7082	Highland Communication Services	HCS SERVICES - EMS	11/19/2021	286.36
7086	Hug Delray N. Upholstery	LABOR TO RECOVER REAR AMBULANCE BUCKET JUMP SEAT	11/19/2021	261.96
7132	SANDBERG PHOENIX & VON GONTAI	Legal Services	11/19/2021	314.70
7161	Verizon Wireless - State	VERIZON CELL PHONE CHARGES	11/19/2021	260.62
7165	WEBER GRANITE CITY FORD LLC	MTN / REPAIRS TO UNIT # 1543	11/19/2021	262.50
7167	WEX BANK	OCTOBER FUEL	11/19/2021	216.93
7171	ZirMed INC.	MONTHLY MANAGEMENT FEE / REMITTANCE ADVCE ACCESS FEE	11/19/2021	143.55
7173	Zoll Data Systems Inc	SOFTWARE SYSTEM QTR MTN 12/01/2021-02/28/2022	11/19/2021	2,212.12
7182	Airgas USA, LLC	OXYGEN	12/03/2021	327.61
7193	Bound Tree Medical, LLC	EMS SUPPLIES	12/03/2021	1,115.41
7206	DIVERSIFIED DIESEL SERVICES, LLC	MTN / REPAIRS TO UNIT # 1541	12/03/2021	347.71
7236	MACQUEEN EQUIPMENT, LLC	2013 FORD AMBULANCE - 6 MONTH SERVICE	12/03/2021	410.09
7237	Mastercard	SURVEYMONKEY.COM RENEWAL	12/03/2021	180.34
7243	RALPH MOORE	AMBULANCE REFUND	12/03/2021	177.92
7260	DEBRA REED	AMBULANCE REFUND	12/03/2021	471.07
7261	Timothy Rusteberg	REIMBURSEMENT FOR SAFETY BOOTS	12/03/2021	80.00
7273	TELEFLEX LLC	QTY 2-EZ-IO 45MM,EZ-IO 25MM,QTY 1-EZ-IO 15MM,QTY 2 EZ STABILIZER	12/03/2021	2,850.00
7278	United Healthcare	AMBULANCE REFUND	12/03/2021	442.98
7280	WALMART COMMUNITY/ CAPITAL O	WAL - MART OPERATING SUPPLIES	12/03/2021	104.84

Total for Department: 401 Ambulance Fund 11,610.89

Total for Fund:401 Ambulance Fund 11,804.69

Fund: 702 Police Pension Fund

Department: 702 Police Pension Fd

7250	DENNIS ORSEY	TRAINING	12/03/2021	2,175.00
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Total for Department: 702 Police Pension Fd 2,175.00

Total for Fund:702 Police Pension Fund 2,175.00

Fund: 713 Solid Waste Fund

Department: 000 Balance Sheet Accounts

7018	THEODORE LITTLE	Refund Check 018448-000	11/15/2021	8.08
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Total for Department: 000 Balance Sheet Accounts 8.08

Department: 713 Solid Waste Fund

