

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
COMBINED PLANNING & ZONING BOARD  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, OCTOBER 5, 2022  
7:00 PM**

**Call to Order:**

The October 5, 2022, meeting of the Combined Planning & Zoning Board was called to order at 7:00 PM by Chairman Anthony Walker.

**Roll Call:**

Members present: Chairman Anthony Walker, Deanna Harlan, Bill Koehnemann, Brad Korte, Shirley Lodes.

Members absent: Alan Stoecklin, and Robert Vance.

Also present: Scott Hanson of Crawford, Murphy, & Tilly, representing the Director of Community Development; City Attorney Michael McGinley; Director of Public Works Joe Gillespie; Deputy City Clerk Lana Hediger; and, eleven members of the public.

**Approval of Minutes:**

Korte made a motion to approve the minutes of the August 3, 2022, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Harlan. Harlan, Koehnemann, Korte, Lodes, and Walker voted aye; none voted no. The motion carried.

**Public Comments Relating to Items Not on the Agenda:**

There were none; and, no written comments were submitted by email or other means.

**Public Hearing Procedures:**

Chairman Walker reviewed the procedures for testifying on any items on this agenda during the hearings and offered to swear-in members of the public wishing to testify on any issue listed on the agenda. Ten people took the oath.

**New Business:**

- a. Roger and Leeann Landmann (1501 Washington Street), are requesting to rezone 1007 Lindenthal Avenue from R-3 Multifamily Residential to R-1-D Single Family Residential. (PIN #01-2-24-05-11-204-007)**

Mr. Hanson reviewed a prepared Power Point presentation, summarizing this request, as follows:

- Roger and Leeann Landmann, the applicants, are the property owners of the subject property located at 1007 Lindenthal Avenue.
- The purpose of the request is to rezone 1007 Lindenthal Avenue from R-3 Multifamily Residential to R-1-D Single Family Residential.

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

The subject property is denoted as "Downtown" on the Comprehensive Plan's Future Land Use Map. As the Downtown Area contains a blend of businesses and residential neighborhoods, the rezoning conforms to the comprehensive plan.

**Findings of Fact based on standards of review with regard to this request include:**

1. The property is currently a vacant lot and is zoned R-3, Multi-family Residential.
2. The properties to the north, south, and west of the subject property are zoned R-1-D, Single Family Residential; and the property to the east is zoned R-3 Multi-Family Residential.

3. Nearby property will not be negatively affected. This area is zoned R-1-D, with the exception of R-3 to the east, and R-1-D is the more restrictive of the two districts.
4. R-3 is primarily for multifamily uses and, therefore, is not the most appropriate zoning classification to allow for future single-family residential lots.
5. The use is suitable for single family residences.
6. The proposed zoning goes with the character of the area.
7. The proposed map amendment is consistent with the city's Comprehensive Plan.
8. There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.
9. The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

**Staff Discussion and Recommendation:**

This is a residential area in which R-1-D zoned parcels are to the north, south, and west of the property. The City encourages single-family residential construction and supports the rezoning from R-3 to R-1-D to allow for an additional single-family parcel within City limits.

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

The applicant did not choose to speak. There were no comments submitted via phone or email. No comments were offered by anyone in person.

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

Koehnemann made a motion to recommend approval of Roger and Leeann Landmann's request, to rezone 1007 Lindenthal Avenue from R-3 Multifamily Residential to R-1-D Single Family Residential. (PIN #01-2-24-05-11-204-007); seconded by Korte.

With no board comment, the vote was taken by roll call. Harlan, Koehnemann, Korte, Lodes, and Walker voted aye; none voted no. The motion carried.

**b. Highland Community Unit School District #5 (400 Broadway), is requesting a Special Use Permit for a public school for approximately 42.28 acres at the intersection of Poplar Street & Arkansas Road, pending annexation.**  
**(Part of PIN #01-1-24-09-00-000-008)**

Mr. Hanson reviewed a prepared Power Point presentation, summarizing this request, as follows:

- Highland Community Unit School District #5, the applicant, is the owner of the property.
- The property is located at the intersection of Poplar Street & Arkansas Road.  
(Part of PIN #01-2-24-09-00-000-008)
- The HCUSD #5 is requesting a Special Use Permit for a public school for approximately 42.28 acres, as required by Section 90-201 of the City of Highland Municipal Code.

**Consideration regarding the Comprehensive Plan:**

The subject property is denoted as Residential on the Comprehensive Plan's Future Land Use Map. A public school is an appropriate Special Use for a residential area.

**Surrounding Uses:**

The properties to the north of the subject property, namely the First Baptist Church and the VFW, are zoned R-1-C and Madison County Agricultural, respectively. To the south and east, is vacant land, all zoned Madison County Agricultural. Properties to the west of the subject property are single-family residences, zoned R-1-C.

**Findings of Fact based on standards of review with regard to this request include:**

1. The proposed use is consistent with the City's Comprehensive Plan.

2. The school district is working with the City of Highland on infrastructure design and the school would utilize public utilities. A site plan review will be conducted to ensure that traffic is properly routed.
3. The school will protect the public health, safety and welfare, and the physical environment.
4. The use would not have a negative impact on the value of neighboring property and would allow for improvements within the community's public school system.
5. The use will utilize public utilities but there are adequate facilities to serve this use in the vicinity.
6. There are no facilities nearby that require special protection. If the Special Use Permit is granted, the public school would require special protection and that is being taken into consideration during the design process for the campus.

**Staff Discussion:**

Staff has no concerns and supports approval of the Special Use Permit. A site plan review and any other applicable permits will be required prior to construction. The Combined Planning Zoning Board recommendation to the City Council on the Special Use Permit should be made contingent upon the annexation of the subject property into City Limits.

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

Mike Sutton, Superintendent of HCUUSD #5, speaking on behalf of the applicant, did not have any preliminary comments but offered to answer any questions that might arise.

Mike Von Vogel (property owner to the south of the property). Asked if the school is making plans for traffic solutions for the increase in traffic? City Attorney McGinley explained the city's future plans for completion of the southern portion of the peripheral route and potential addition of a connector street that would extend Poplar Street straight through to Bellm Road.

Lynn Holden, a neighbor across Poplar Street to the west, asked if there will there be sidewalks on the east side only, or will there be sidewalks on the west side of Poplar Street, too? Director Gillespie stated that while the city is not that far along in the infrastructure design phase, the intention is to have them on the school side, with a possibility of having them also on the west side. Mrs. Holden expressed concern that much of the existing front yards on the west side of the street would be taken for the addition of sidewalks. Director Gillespie said, that while it is hard to say at this time, the intention is to not.

Mrs. Holden asked when the school construction would begin. Mr. Sutton stated that the school district is hoping to issue a bid letting in February or March of 2023, in order to hopefully break ground in the summer. Of course supply disruptions could cause significant delays, they are hoping for completion of the school in late 2024, or early 2025.

Mrs. Holden asked when the road improvements might be completed. Director Gillespie stated that no timelines are nailed down for road improvements. The plans are very preliminary at this time and property must still be purchased. It will take time for the city to acquire funding for these improvements.

Mrs. Holden expressed concern about the school opening before road improvements are completed to handle the traffic. Mr. Sutton stated that while no site plan has been approved, yet, all plans being considered so far are accommodating traffic on school property, not in the neighborhood. Mrs. Holden asked if there is any kind of a timeline available for the whole project. City Attorney McGinley stated that any such attempt at this time, due to the preliminary nature of the city's plans, would only prove to be inaccurate. The school will be built and the road improvements will likely be constructed after it opens. The public will be kept up-to-date on the project through the city's Combined Planning & Zoning Board and City Council meetings. These are all public meetings held in accordance with the Illinois Open Meetings Act. Agendas and

meeting minutes are posted on the city's website. Other than that, individual notification of residents will not be made beyond those required by certain actions as outlined in the Highland Municipal Code. Mr. Sutton added that School Board meetings are also open to the public and held in accordance with the IL Open Meetings Act.

Bob Sudhoff asked if there are plans for the sidewalk from the current school to the new school. Director Gillespie reported that there is an upgrade of the sidewalk from the current school to VFW Road planned, using Motor Fuel Tax funding, which has been put on hold. Due to an uptick in oil prices and fuel costs, there weren't enough funds for that project, as they had to be used to supplement the current oil and chip project. While we have plans to make that upgrade, it won't happen this year.

Mr. Sudhoff expressed concern about school traffic for the new school, hindering the ambulance's ability to reach the nearby nursing home. He estimated they make 1.5 trips per day to that location. He also asked how much of the property between the curb of Poplar Street and his house (at corner of Poplar & 27<sup>th</sup> Street) is city property? Director Gillespie indicated that he doesn't know, without researching, what might exist as right-of-way or easement.

Brenda Von Vogel asked if citizens can get on a list to be notified of all meetings. City Attorney indicated that all city meetings are noticed on the city's website a minimum of 48 hours prior to each meeting. He added that we cannot notify individual citizens because that creates a duty of notifying you of specific events and then that creates a precedent that sub-groups are getting notification more than the public-at-large. The schedule of meetings for city council and CPZB was reviewed for those interested, who were also encouraged to watch for them on the city's website.

Brad Korte asked Mr. Sutton how many students were expected to be attending each school. Mr. Sutton responded, that Pre-Kindergarten through second grade is 650 students and third through fifth grades have 650. Mr. Korte indicated that he has lived in the area of the current school (on Park Hill Drive) since 2003 and traffic has never been an issue for him.

Deanna Harlan stated that she has concerns about student bicycle and pedestrian traffic along Poplar Street.

Mr. Sutton explained that there were locations on the north side of town that could have been purchased for this purpose. The school board felt it was important to keep it as close as possible to the current location. They looked seriously at upgrading the current location, including building upward on the existing footprint, but those options were too costly. The opportunity to purchase this property came along at the right time.

Tim Adair asked what grades would be moved to the new school. Mr. Sutton responded that would be Pre-K to 2<sup>nd</sup> grade (3 – 7 year olds). Mr. Adair asked if any consideration had been given to students who live west of Poplar Street, who would have to cross Poplar Street. He asked if three year olds would have to cross Poplar Street; or, if stop lights or stop signs would be added to facilitate this. Mr. Sutton indicated that these would all be taken into consideration.

Mr. Adair asked if there is one website or meeting that the public can follow to stay on top of this project..0230 Mr. Sutton stated that school board meetings are the 4<sup>th</sup> Monday of each month. Attorney McGinley suggested that people should check out the city's website for City Council and Combined Planning & Zoning Board meetings' agendas and minutes.

Mr. Adair asked if the school would be completed prior to the road improvements. Mike McGinley stated that would be safe to say; and added that we are working on obtaining funding.

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

Korte made a motion to recommend approval of Highland Community Unit School District #5's request for a Special Use Permit for a public school for approximately 42.28 acres at the intersection of Poplar Street & Arkansas Road, pending annexation; seconded by Koehnemann.

Chairman Walker expressed that he is excited about the project, but is concerned that there is a lot of work to be done to work out logistics between the school's project and the city's project.

Scott Hanson explained that the special use permit is the first step. If the school cannot secure the special use permit, they can't build the school there. There are many steps after this.

Mike McGinley stated that the Superintendent of Schools and the City Manager have worked together very hard to get this project to this point and there is no reason to think that they won't continue to work just as hard to bring the projects to completion.

With no additional discussion from the board members, the vote was taken by roll call. Harlan, Koehnemann, Korte, Lodes, and Walker voted aye; none voted no. The motion carried.

**Next Meeting:**

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, November 2, 2022.

**Adjournment:**

Korte made a motion to adjourn; seconded by Harlan. Chairman Walker announced that the meeting was adjourned at 7:45 PM.