



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
December 2, 2020 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the November 4, 2020 Minutes
4. Public Comment Section
Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.
5. Public Hearings and Items Listed on the Agenda
Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.
6. New Business
 - a) Netemeyer Engineering Associates, Inc. (101 S. Page St, Aviston, IL 62216), on behalf of DK7 Properties LLC (1402 Mercantile Drive), is submitting a preliminary plat for DK7 Subdivision on Highland Road.
 - b) Kelly Hunt & Matthew Bugger (1306 6th Street) are requesting a Special Use Permit for a short-term rental at 1306 6th Street.
 - c) The City of Highland (1115 Broadway) is requesting to rezone 1301, 1302, 1304, 1306, 1307, 1310, 1311, 1400, 1401, 1404, 1406, 1407, 1408, 1410, 1411, 1414, 1415 Lynn Street and 1302, 1314, 1318, 1400, 1402, 1406 Oak Street from C-2 Central Business District to R-1-D Single-Family Residential.
 - d) Flax Meadow LP (28 E. Saint Charles Rd, Villa Park, IL) and Grandview Farm LP (10205 State Route 143, Marine, IL) are requesting to rezone 216, 217, 220, 221, 224, 225, 228, 229, 232, 233, 236, 237, 240, 241, 244, 245, 248, 249, 252, 253, 256, 257 Flax Drive from R-2-B Multiple Family Residential to R-3 Multiple Family Residential.
 - e) Flax Meadow LP (28 E. Saint Charles Rd, Villa Park, IL) is requesting a Planned Unit Development for 216, 220, 224, 228, 232, 236, 240, 244 Flax Drive.
 - f) North Arrow Development (28 E. Saint Charles Rd, Villa Park, IL), on behalf of Grandview Farm LP (10205 State Route 143, Marine, IL), is requesting a Planned Unit Development for 237, 241, 245, 248, 249, 252, 253, 256, 257 Flax Drive.
7. Calendar
 - a) January 6, 2021– Combined Planning and Zoning Board Meeting



City of Highland
Building and Zoning

b) Adjournment

Citizens may attend the meeting in person or monitor the meeting via phone. To monitor the meeting via phone, call 618-882-4358 and use conference ID# 267091. To have a comment read into the meeting minutes, email your comment to kkilcauski@highlandil.gov or submit it through our Citizen Request portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Breann Speraneo, ADA Coordinator, at 618-654-7115.



City of Highland

Building and Zoning

Meeting Date: December 2, 2020

From: Breann Speraneo, Director of Community Development

Description: DK7 Subdivision Preliminary Plat

Proposal Summary

Netemeyer Engineering Associates, Inc. (101 S. Page St, Aviston, IL 62216), on behalf of DK7 Properties LLC (1402 Mercantile Drive), is submitting a preliminary plat for DK7 Subdivision on Highland Road.

Purpose

In order to split the existing parcel into three separate lots, the subdivision process is necessary. However, this subdivision does not involve any new infrastructure.

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

Staff Discussion

Staff recommends approval of the DK7 Subdivision preliminary plat in order to split the existing parcel into three separate lots.

- NOVEMBER 2020 -

PRELIMINARY PLAT

DK7 SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE 3RD P.M.,
CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS

PERIMETER DESCRIPTION:

Part of the Northeast Quarter of Section 6, Township 3 North, Range 5 West of the 3rd P.M., City of Highland, Madison County, Illinois, described as follows:
Commencing at the Southeast corner of Southwest 1/4 of said Northeast 1/4; thence, N.00°45'46"W. (bearing assumed) along the East line of said Southwest 1/4 of the Northeast 1/4, 489.55 feet to the centerline of Highland Road; thence, along said centerline of Highland Road, S.68°19'41"W., 130.85 feet to the point of beginning; thence, continuing along said centerline of Highland Road, S.68°19'41"W., 324.66 feet; thence, S.05°37'31"W., 149.20 feet; thence, N.87°40'25"E., 320.00 feet; thence, N.00°45'46"W., 255.41 feet to the point of beginning, containing 1.43 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, have surveyed and 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 hereon 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 11 of the Illinois Municipal Code, and not within the corporate limits 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 11 of the Illinois Municipal Code.
Given under my hand and seal at 101 South Page Street, Aviston, Illinois, this day of _____, 20__.

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2020

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be included on this plat.

OWNER'S CERTIFICATE:

State of Illinois)
 ss)
County of Madison)

We, the undersigned, doing business as DK7 PROPERTIES, a Limited Liability Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "DK7 SUBDIVISION". It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and platting this lot. 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. The building setback lines as shown are hereby established.

I further certify that the property platted hereon is within Highland Community Unit School District No. 5.

Dated this ___ day of _____, 20__.

Attest: _____
 DK7 Properties, L.L.C. DK7 Properties, L.L.C.

State of Illinois)
 ss)
County of Madison)

I, the undersigned, a Notary Public in and for the County aforesaid do hereby

certify that _____ of DK7 PROPERTIES, L.L.C., are personally known to me to be the same persons whose names are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the Right of Homestead.

Given under my hand and Notarial Seal this ___ day of _____, 20__, A.D.

Notary Public

Drainage Statement

We the undersigned, do hereby certify to the best of our knowledge and belief that drainage of surface waters will not be changed by the construction of such site or any part thereof, if completed in accordance with approved Netemeyer Engineering plans; or that if such surface water will be changed, adequate provisions will be made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the developed site.

DK7 Properties, L.L.C. DK7 Properties, L.L.C.

Patrick R. Netemeyer I.R.P.E. No. 37441
Expiration Date: November 30, 2021

9-1-1 COORDINATOR'S CERTIFICATE:

I, the undersigned, 9-1-1 Coordinator of Madison County, Illinois, hereby certify that this plat has been reviewed for 9-1-1 Emergency Service and proper common addresses have been assigned.

9-1-1 Coordinator Date

COUNTY CLERK'S CERTIFICATE:

State of Illinois)
 ss)
County of Madison)

I, the undersigned, County Clerk of Madison County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all redeemable sales of unpaid taxes or special assessments have been paid as required by law upon all of the property embraced within said plat, and I hereby certify that I find no redeemable tax sales of unpaid forfeited taxes against any of the real estate included in this plat and I do hereby approve the same for assessment purposes.

In witness, whereof, I do hereunto set my hand and seal of my office this ___ day of _____, 20__.

County Clerk

CERTIFICATE OF CITY COUNCIL:

State of Illinois)
 ss)
County of Madison)

I, _____, Mayor of the City of Highland, do hereby certify that the plat shown herein was duly presented to the City Council and approved at a meeting of same held on _____.

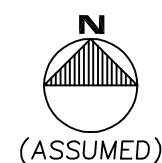
Mayor

City Clerk

MINED-OUT AREAS CERTIFICATE:

I hereby certify that I have reviewed, at the request of the owner, 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.

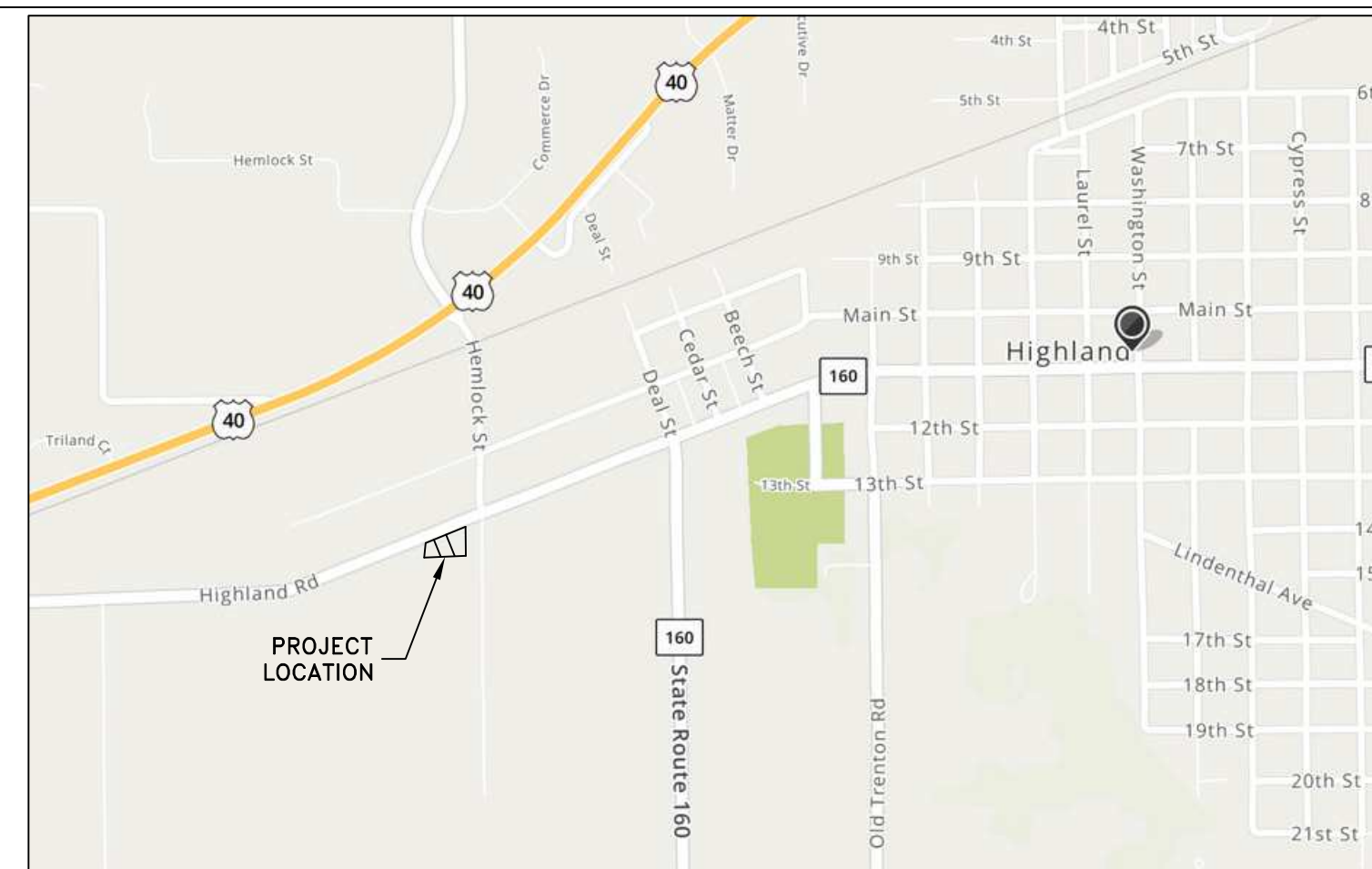
Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2020



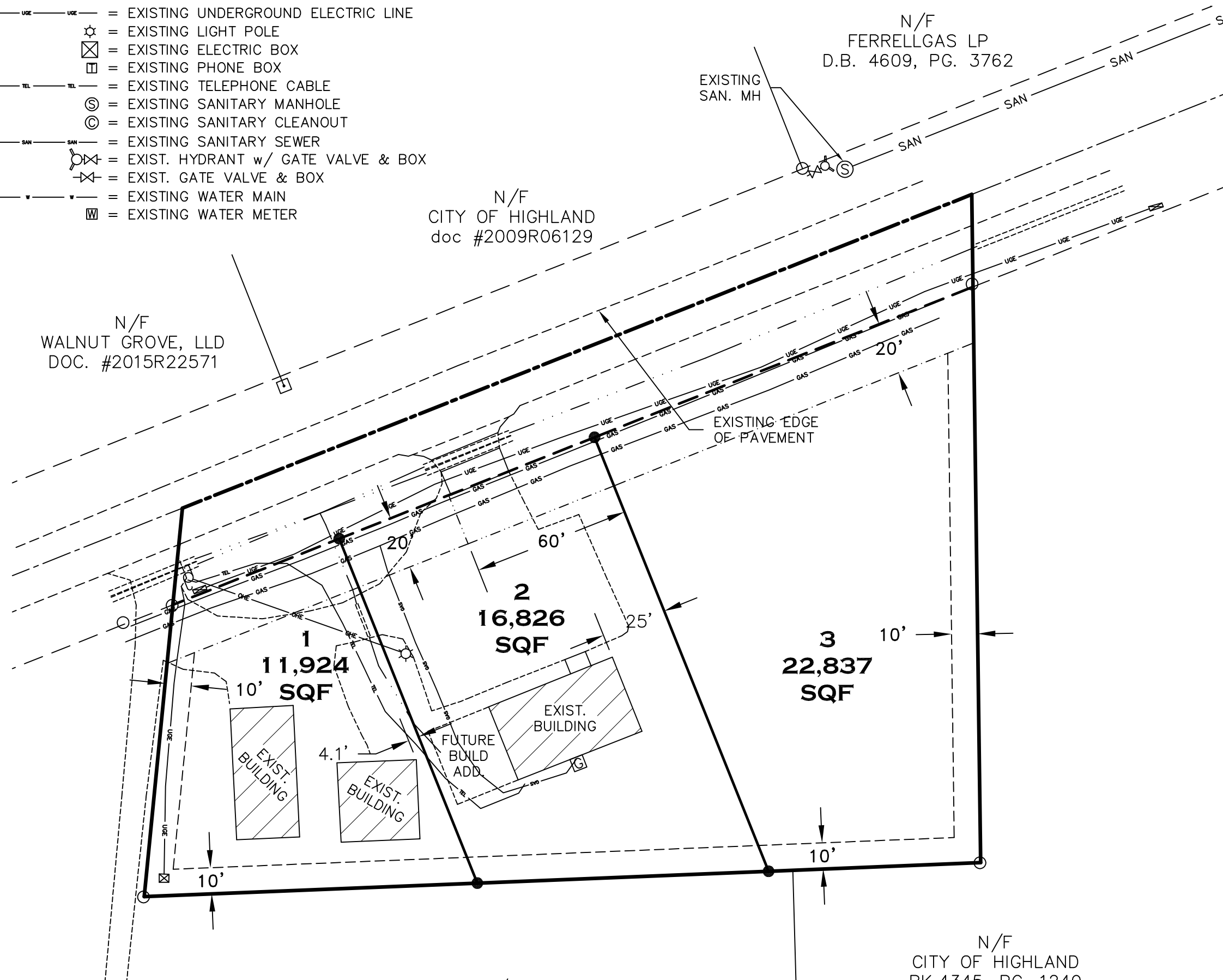
(ASSUMED)

LEGEND

- = IRON MARKER FOUND
- = 5/8" Ø IRON PIN TO BE SET
- ▲ = STONE FOUND
- = CONCRETE MONUMENT FOUND
- = CONCRETE MONUMENT TO BE SET
- ⊗ = BRASS PLUG FOUND
- 911 = 911 ADDRESS
- = 20' FRONT BUILDING SETBACK & UTILITY AND DRAINAGE EASEMENT
- - - = UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
- — — = EXISTING FLOWLINE
- — — = EXISTING GAS LINE
- ⊠ = EXISTING GAS METER
- — — = EXISTING UTILITY POLE
- — — = EXISTING OVERHEAD ELECTRIC LINE
- — — = EXISTING UNDERGROUND ELECTRIC LINE
- ☆ = EXISTING LIGHT POLE
- ⊠ = EXISTING ELECTRIC BOX
- ⊠ = EXISTING PHONE BOX
- — — = EXISTING TELEPHONE CABLE
- ⊙ = EXISTING SANITARY MANHOLE
- ⊙ = EXISTING SANITARY CLEANOUT
- — — = EXISTING SANITARY SEWER
- ⊠ = EXIST. HYDRANT w/ GATE VALVE & BOX
- ⊠ = EXIST. GATE VALVE & BOX
- — — = EXISTING WATER MAIN
- ⊠ = EXISTING WATER METER



LOCATION SKETCH



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

OWNER/DEVELOPER:
DK7 Properties, LLC
1402 Mercantile Drive
Highland, Illinois 62249

NETEMEYER ENGINEERING ASSOCIATES, INC.
IL. Prof. Design Firm (LS/PE/SE) 184-001027
101 South Page Street
Aviston, Illinois 62216
Phone: (618) 228-7816

EXHIBIT "A"
CITY OF HIGHLAND
Final Plat 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: _____
City Council Date: _____

APPLICANT INFORMATION:

Applicant: DK7 Properties, LLC Phone: (618) 223-9520
Address: 1402 Mercantile Drive Highland, IL Zip: 62249
Email Address: deyman5@yahoo.com
Owner: Same as above Phone: _____
Address: _____ Zip: _____
Email Address: _____

ENGINEER/ DESIGN PROFESSIONAL INFORMATION:

Name of Firm: Netemeyer Engineering Associates, Inc. Phone: (618) 228-7816
Address: 101 South Page Street Aviston, IL Zip: 62216
Project Manager: Clifford G. Huelsmann
Email Address: cliff@netemeyerengineering.com

ATTACHMENTS REQUIRED:

1. Completed application.
2. Completed Final Plat Checklist
3. Application fee of \$50.
4. Ten (10) folded paper copies of the signed and sealed plans and one (1) mylar copy to be returned upon approval.
5. All items as outlined in the "Submittal Requirements on page 1 of this application packet.

Applicant's Signature

Date

Exhibit 2. - Checklist for Final Plats

Name of subdivision: DK7 Subdivision

Date of submission: _____

Ten (10) copies of the final 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 particular subdivision by the abbreviation "N.A."

Subdivision final plats shall be prepared by a Professional Land Surveyor and consist of black or blue line prints not larger than 24 inches by 36 inches and include an electronic submittal in a format compatible with the City of Highland. The plan scale shall be legible. The final plat and supporting data shall portray/provide all of the following information:

n.a. 1. Plat has been submitted within one (1) year after the approval of the preliminary plat.

CH 2. Small key map showing the proposed subdivision in relation to section or U.S. Survey lines.

CH 3. North arrow, graphic scale, and date.

CH 4. Name of subdivider, subdivision, identification of the portion of the public lands survey in which the subdivision is located.

CH 5. The wording Final Plat must appear in a minimum of 1 inch Bold Lettering directly above the name of the subdivision.

CH 6. Accurate metes and bounds or other adequate legal description of the tract, and the included area of the subdivision to the nearest 1/100 of an acre, (where discrepancies occur, both recorded and surveyed bearings and dimensions shall be included).

CH 7. Accurate boundary lines with dimensions and bearings which provide a survey of the tract, closing with an error of closure of not more than one foot in 10,000 feet.

CH 8. All dimensions shall be shown in feet and decimals of a foot.

CH 9. Reference to recorded plats of adjoining platted land within 300 feet, by record name, plat book, and page number.

CH 10. Accurate locations and names of all existing streets intersecting the boundaries of the subdivision.

CH 11. Right-of-way lines of all streets, other rights-of-way, easements, and lot lines with accurate dimensions, or bearings and curve data, including radii, arcs or chords, points of tangency, and central angles.

CH 12. Name and right-of-way width of every proposed street.

CH 13. Locations, dimensions and purpose of any existing or proposed easement(s).

CH 14. Number of each lot, lot dimensions, and (in a separate list) lot areas.

N.A. 15. Purpose for which sites, other than private lots, are reserved.

CH 16. Front setback lines with accurate dimensions.

 17. Restrictions of all types which will run with the land, and become covenants in the deeds of lots.

CH 18. Certification of ownership and dedication of all public areas.

CH 19. Accurate distances and bearings to the nearest section or subdivision corner; reference corners shall be accurately described on the final plat.

CH 20. Reference to known and permanent monuments and benchmarks from which future surveys may be made together with elevations of any benchmarks. The surveyor must, at the time of making his survey, establish permanent monuments, as defined in section 66-5-5 and set in such a manner that they will not be moved by frost, which mark the external boundaries of the tract to be divided or subdivided and must designate upon the plat the locations where they may be found. External boundaries of new plats shall be marked (have monuments set) at every change in line direction and at every point of curvature.

CH 21. Location, type, material and size of all monuments and lot markers.

 22. Variance items granted by the City Council.

CH 23. All required certificates.

Completed by:

Name: Clifford G. Huelsmann

Address: 101 South Page Street, Aviston, IL 62216

Telephone: (618) 228-7816 Ext. 10

Email: cliff@netemeyerengineering.com

Date: May 13, 2020

Please submit to highlandzoning@highlandil.gov



City of Highland Building and Zoning

Meeting Date: December 2, 2020

From: Matt Kundrat, Intern
Breann Speraneo, Director of Community Development

Location: 1306 6th Street

Zoning Request: Special Use Permit

Description: SUP to allow for a short-term rental in the R-1-D district

Proposal Summary

The applicants and property owners are Kelly Hunt & Matt Bugger. The applicants of this case are 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”):

- Kelly Hunt & Matthew Bugger (1306 6th Street) are requesting a Special Use Permit for a short-term rental at 1306 6th Street.

The zoning matrix identifies “short term rental” as Special Use within the R-1-D single family residential zoning district.

Comprehensive Plan Consideration

The subject property is denoted as downtown on the Comprehensive Plan’s Future Land Use Map. A short-term rental is an appropriate Special Use for the downtown area.

Surrounding Uses

Direction	Land Use	Zoning
North	WestRock Packaging Supply Store	Industrial
South	Single-Family Residence	R-1-D
East	Single-Family Residence	R-1-D
West	Single-Family Residence	R-1-D

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;



City of Highland Building and Zoning

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 short-term rental would not have an adverse effect on public utilities or traffic circulation on nearby streets. Off-street parking may need to be identified.

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 through the hotel-motel tax generated.

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.

There are no facilities near the proposed Special Use that require the need for special protection.

Staff Discussion

There is a need for more hospitality businesses in Highland, especially during special events. A new short-term rental would help to relieve this problem. The proposed unit is nicely furnished to accommodate guests.



City of Highland
Building and Zoning

2019 Aerial Photograph



Site Photos





PAID
10-29-20

RECEIVED
OCT 29 2020

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: Oct 29, 2020
Filing Fee: 200.00
Date Paid: Oct 29, 2020
Date Advertised: —
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: Kelly M Hunt (Matt Bugger) Phone: 618 779 8052
Address: 1306 6th St Highland Ill. Zip: 62249
Email Address: huntpublishing@gmail.com
Owner: Matt Bugger & Kelly Hunt Phone: 618 779 8052 / 618 420 4403
Address: 1306 6th St Highland Ill. Zip: 62249
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 1306 6th St Highland Ill. 62249
Property is Located In (Legal Description): Parcel ID 02-2-18-32-20-404-001.02C
The lofts at Cypress place

Present Zoning Classification: _____ Acreage: _____

Present Use of Property: Home

Proposed Land Use: VRBO

Description of proposed use and reasons for seeking a special use permit:

VRBO short term rental

SURROUNDING LAND USE AND ZONING:

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

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

If Yes, what length of time? _____

<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;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Is the proposed special use consistent with this City's Comprehensive Plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. A stamped copy from the Madison County Maps and Plats Department identifying all property owners within 250 feet of the subject property (see Exhibit "B").
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.

Kelly A. Heat
Applicant's Signature

Oct. 29, 2020
Date

6th St Lofts

1306 6th St. Highland IL 62249



Our home has a long history of many businesses in Highland, most recently owned by the Wicks Organ Co used as a small warehouse. In 2009 we purchased and repurposed this beautiful old building into our home.

We are wanting to use the upstairs as a VRBO for families. This space is about 2800 sq. ft. fitted with a full kitchen, 2 full bathrooms, 2 bedrooms with 2 sofa-sleepers and an area set up for children with a double-bunk bed.

We are able to sleep 8 adults & 3 children or other variations. We believe we will be able to occupy nearly every weekend 8-9 months per year with referrals from Jennifer/Wicks and others such as Brendan/CyganDelany's. We will comply with occupancy standards.

We will offer handicap accessibility with our elevator, which will only be used by us, the owners. At all other times the elevator will be locked from the inside. We do not see a problem with parking out front or in the back. We expect to possibly use 4 spots at most each weekend 2 in front and 2 in back.

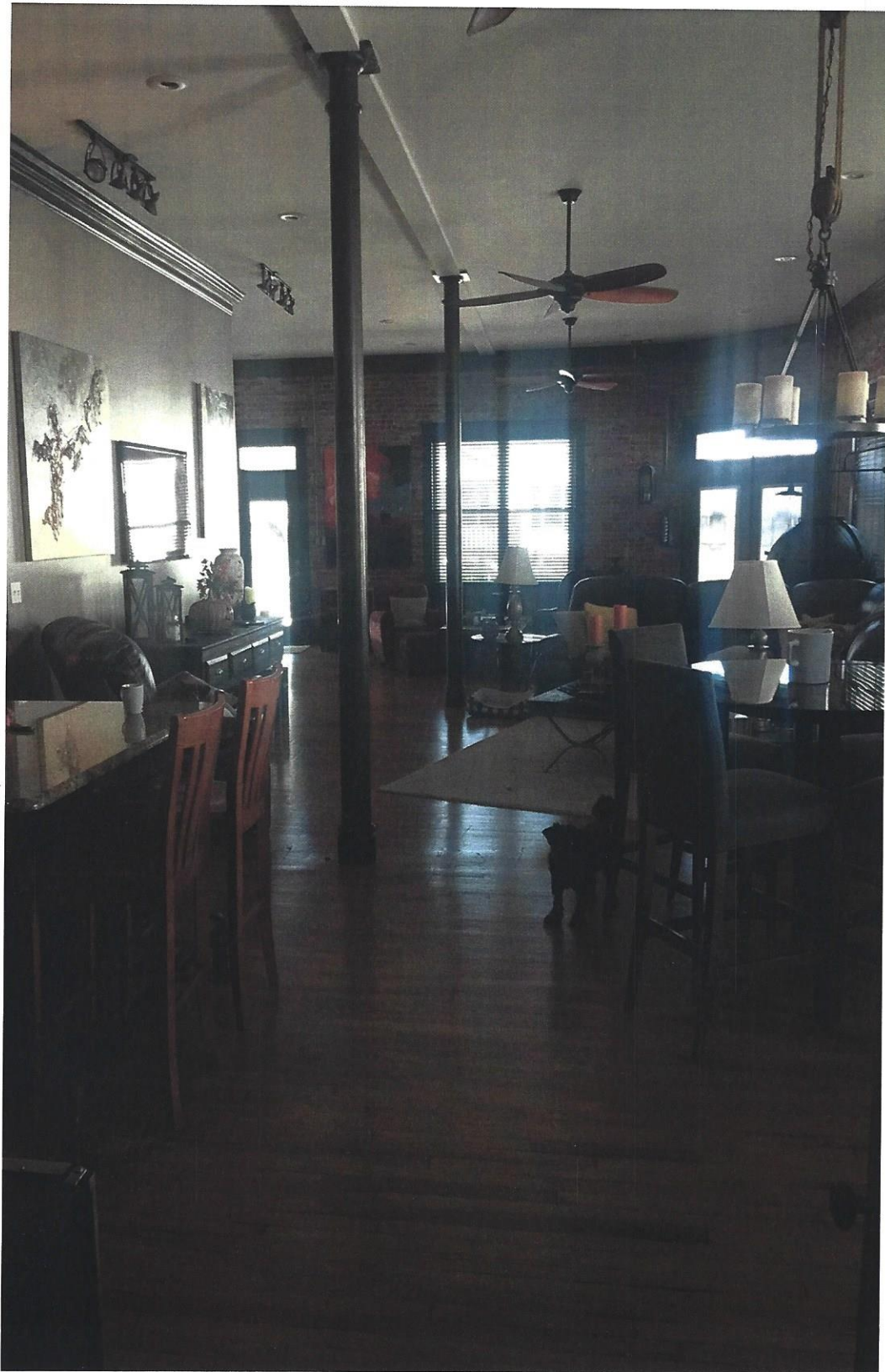
We will be setting House Rules which will be 100% enforced. Noise levels will be kept to a minimum when outdoors, and no loud parties allowed in doors - as this is our home as well. All trash will be attended to each morning or afternoon.

Examples of common house rules:

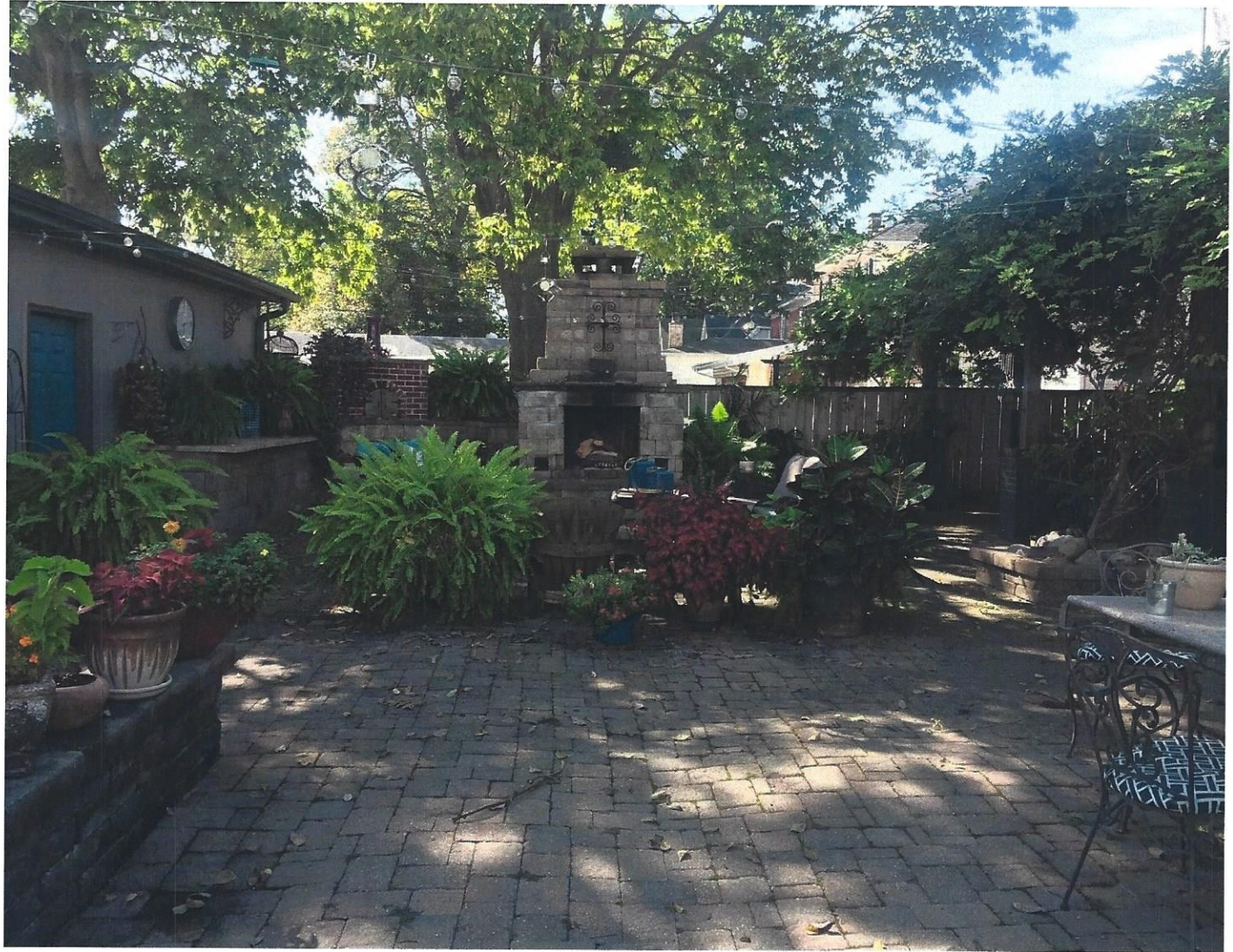
1. No burning candles
2. No guests of guests
3. No loud parties
4. No smoking inside
5. Maximum occupancy

We will offer completely clean and sanitized quarters, as well as cleaning supplies to be used by short term renters. Whether Covid concerns are going on or not, we will always sanitize and clean before each family arrives. We will leave local materials of other businesses that families may need throughout their stay. We will also leave a list of important phone numbers such as police, ambulance, fire dept, and hospital as well as many others. We have a first aid kit available in plain sight. We will be installing an intercom system for any emergencies or in case a need arises, as well as being available 24/7 by cell phone. We will ensure our home is compliant with local fire codes, and has functioning smoke and carbon monoxide detectors as well as a fire extinguisher. We have fire escape routes clearly marked in the event of an emergency.

This type of business always increases revenue in the community. We will urge families to utilize local businesses and have a small rack available with brochures from any businesses that want to leave their information.









City of Highland

Building and Zoning

Meeting Date: December 2, 2020

From: Breann Speraneo, Director of Community Development

Location: 1301, 1302, 1304, 1306, 1307, 1310, 1311, 1400, 1401, 1404, 1406, 1407, 1408, 1410, 1411, 1414, 1415 Lynn St. & 1302, 1314, 1318, 1400, 1402, 1406 Oak St.

Zoning Request: Rezoning

Description: Rezoning from C-2 to R-1-D

Proposal Summary

The City of Highland is the applicant. The City of Highland is requesting to rezone the following parcels from C-2 Central Business District to R-1-D single-family residential.

1414 Lynn Street, PIN# 01-2-24-04-09-103-030
1410 Lynn Street, PIN# 01-2-24-04-09-103-031
1408 Lynn Street, PIN# 01-2-24-04-09-103-032
1406 Lynn Street, PIN# 01-2-24-04-09-103-033
1404 Lynn Street, PIN# 01-2-24-04-09-103-034
1400 Lynn Street, PIN# 01-2-24-04-09-103-035
1310 Lynn Street, PIN# 01-2-24-04-09-103-036
1306 Lynn Street, PIN# 01-2-24-04-09-103-037
1304 Lynn Street, PIN# 01-2-24-04-09-103-038
1302 Lynn Street, PIN# 01-2-24-04-09-103-039
1301 Lynn Street, PIN# 01-2-24-04-09-103-040
1307 Lynn Street, PIN# 01-2-24-04-09-103-041
1311 Lynn Street, PIN# 01-2-24-04-09-103-042
1401 Lynn Street, PIN# 01-2-24-04-09-103-043
1407 Lynn Street, PIN# 01-2-24-04-09-103-044
1411 Lynn Street, PIN# 01-2-24-04-09-103-045
1415 Lynn Street, PIN# 01-2-24-04-09-103-045
1302 Oak Street, PIN# 01-1-24-04-09-103-016
1314 Oak Street, PIN# 01-1-24-04-09-103-015
1318 Oak Street, PIN# 01-1-24-04-09-103-014
1400 Oak Street, PIN# 01-1-24-04-09-103-013
1402 Oak Street, PIN# 01-1-24-04-09-103-012
1406 Oak Street, PIN# 01-1-24-04-09-103-011

City Staff noticed that this area is currently zoned C-2 Central Business District, although it consists of solely single-family residences and the intention of this area is to remain single-family residential.

It is City Staff's conclusion that Widmer Floral once owned a large portion of this area and the area was zoned C-2 for the floral company. It was never rezoned when it became a single-family residential area.

It is important to rezone this area so that single-family homes are a conforming use. They are currently legal nonconforming in C-2.

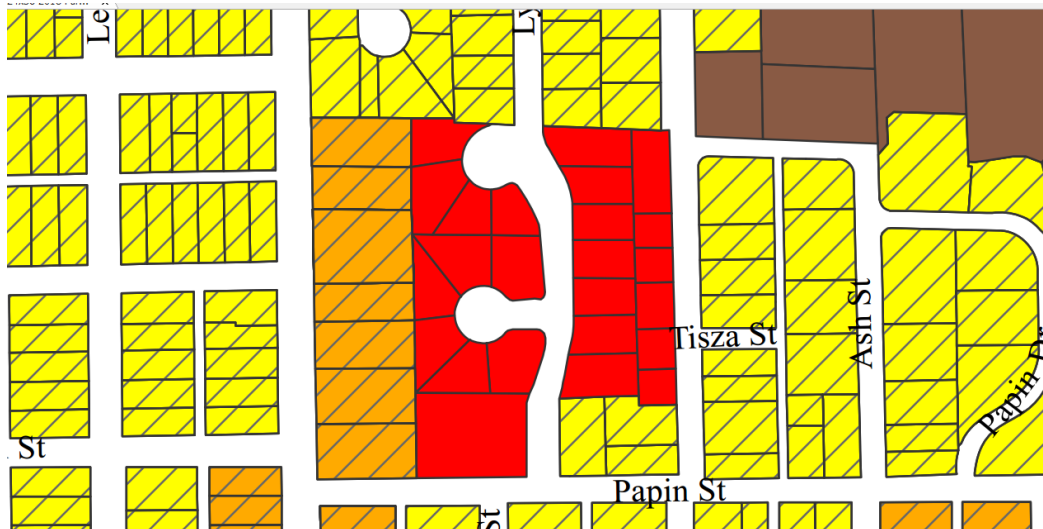
A letter that was mailed to the property owners is enclosed. City Staff has received 20 returned forms of support from property owners. At the time of this staff report, City Staff has been unable to make contact with 3 of the 23 property owners. Attempts of contact include a mailed letter, knocking on the door, and calling the number on file for each of the 3 property owners we have not received a response from.

Comprehensive Plan Consideration

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

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

Zoning Map





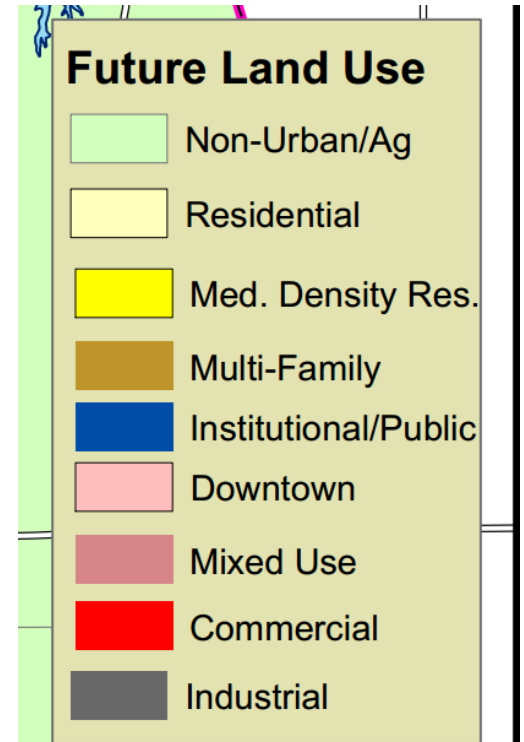
City of Highland

Building and Zoning

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



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 C-2 and consists of single-family homes.

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

Direction	Land Use	Zoning
North	Single-Family Residences	R-1-D
South	Widmer Floral; Single-Family Residences	C-2; R-1-D
East	Single-Family Residences	R-1-D
West	One & Two-Family Residences	R-2-B



City of Highland Building and Zoning

3. The extent to which the zoning map amendment may detrimentally affect nearby properties.
The rezoning will not have a negative effect on nearby properties.
4. Suitability of the property in question for uses already permitted under existing requirements.
The property is suitable for single-family residences.
5. Suitability of the property in question for the proposed uses.
There are no proposed new uses.
6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
This property has become a residential area since it was initially zoned.
7. The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
The amendment is consistent with the Comprehensive Plan.
8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
The amendment will not affect public utilities, public services, or traffic.
9. Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.
The amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Aerial Photograph





City of Highland
Building and Zoning

October 7, 2020

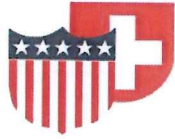
NOTICE: ACTION REQUIRED

Dear Property Owner,

The City of Highland is seeking the rezoning of the following properties from C-2 Central Business District to R-1-D Single-Family Residential:

1414 Lynn Street, PIN# 01-2-24-04-09-103-030
1410 Lynn Street, PIN# 01-2-24-04-09-103-031
1408 Lynn Street, PIN# 01-2-24-04-09-103-032
1406 Lynn Street, PIN# 01-2-24-04-09-103-033
1404 Lynn Street, PIN# 01-2-24-04-09-103-034
1400 Lynn Street, PIN# 01-2-24-04-09-103-035
1310 Lynn Street, PIN# 01-2-24-04-09-103-036
1306 Lynn Street, PIN# 01-2-24-04-09-103-037
1304 Lynn Street, PIN# 01-2-24-04-09-103-038
1302 Lynn Street, PIN# 01-2-24-04-09-103-039
1301 Lynn Street, PIN# 01-2-24-04-09-103-040
1307 Lynn Street, PIN# 01-2-24-04-09-103-041
1311 Lynn Street, PIN# 01-2-24-04-09-103-042
1401 Lynn Street, PIN# 01-2-24-04-09-103-043
1407 Lynn Street, PIN# 01-2-24-04-09-103-044
1411 Lynn Street, PIN# 01-2-24-04-09-103-045
1415 Lynn Street, PIN# 01-2-24-04-09-103-045
1302 Oak Street, PIN# 01-1-24-04-09-103-016
1314 Oak Street, PIN# 01-1-24-04-09-103-015
1318 Oak Street, PIN# 01-1-24-04-09-103-014
1400 Oak Street, PIN# 01-1-24-04-09-103-013
1402 Oak Street, PIN# 01-1-24-04-09-103-012
1406 Oak Street, PIN# 01-1-24-04-09-103-011

Each of the above properties are currently within the C-2 Central Business District. Within this zoning district, single-family homes are disallowed. This means that any existing single-family home within this district is considered legal nonconforming and, if destroyed, can only be rebuilt within one year and only within the previous footprint. There are also restrictions regarding enlargement or significant alterations to existing homes within this zoning district.



City of Highland Building and Zoning

This zoning district also allows for most types of businesses, which is not typically desired in a single-family residential area, as it can cause excess noise and lighting, traffic concerns, and other undesirable effects for neighboring residences.

In the R-1-D Single-Family Residential District, single-family homes are an allowed use. Most businesses are not permitted within this district (with the exception of non-obtrusive home occupations). Therefore, City Staff believes it is in the best interest of the City and property owners of the above properties to rezone from C-2 to R-1-D.

Property value and taxes would not be affected by the rezoning of the above properties. Zoning districts are not considered when assessing property value and taxes. Rather, the property use itself is considered.

If you are in support of rezoning your property, please complete, sign, and submit the enclosed form to the Building & Zoning Department. You may drop off your form to our office at 2610 Plaza Drive or you may email it to highlandzoning@highlandil.gov. We are open 8:00am-4:30pm. The drop box may be used after hours. You may also mail the form to the following address:

**City of Highland
Attn: Building & Zoning
PO Box 218
Highland, IL 62249**

If you are not in support of the rezoning of your property, please submit a written statement to the Building & Zoning department using the above methods of contact.

Beginning on October 26, 2020, we will begin to make individual contact with those who we have not received a signed form or written statement from.

If you have any questions, please contact Breann Speraneo, Director of Community Development at 618-654-7115 or highlandzoning@highlandil.gov. You may also request a meeting with Breann at the Building & Zoning office.

Sincerely,

Mark Latham
City Manager

Breann Speraneo
Director of Community Development

Enclosure



City of Highland
Building and Zoning

I own the below property and I am in support of having my property rezoned from the C-2 Central Business District to the R-1-D Single-Family Residential District.

My property's principal use is a single-family residence.

Property Address: _____

Name(s): _____

Signature(s)

Date

Signature(s)

Date

Please complete, sign, and submit this form to the Building & Zoning Department. You may drop off your form to our office at 2610 Plaza Drive or you may email it to highlandzoning@highlandil.gov. We are open 8:00am-4:30pm. The drop box may be used after hours. You may also mail the form to the following address:

*City of Highland
Attn: Building & Zoning
PO Box 218
Highland, IL 62249*

Address	Received Form of Support	Received Written Statement in Protest	Date Received
1414 Lynn			
1410 Lynn	X		10/21/2020
1408 Lynn	X		10/15/2020
1406 Lynn	X		10/12/2020
1404 Lynn	X		10/14/2020
1400 Lynn	X		10/13/2020
1310 Lynn	X		10/21/2020
1306 Lynn	X		10/15/2020
1304 Lynn	X		10/29/2020
1302 Lynn	X		10/29/2020
1301 Lynn	X		10/26/2020
1307 Lynn	X		10/27/2020
1311 Lynn	X		10/16/2020
1401 Lynn	X		10/20/2020
1407 Lynn	X		10/20/2020
1411 Lynn	X		10/20/2020
1415 Lynn			
1302 Oak	X		10/13/2020
1314 Oak			
1318 Oak	X		10/16/2020
1400 Oak	X		10/29/2020
1402 Oak	X		
1406 Oak	X		10/27/2020



City of Highland

Building and Zoning

Meeting Date: December 2, 2020

From: Breann Speraneo, Director of Community Development

Location: 216, 217, 220, 221, 224, 225, 228, 229, 232, 233, 236, 237, 240, 241, 244, 245, 248, 249, 252, 253, 256, 257 Flax Drive

Zoning Request: Rezoning

Description: Rezoning from R-2-B to R-3

Proposal Summary

The applicants and property owners are Flax Meadow LP and Grandview Farm LP. The applicants of this case are requesting the following zoning map amendment:

To rezone the following parcels from R-2-B to R-3:

PIN#	Address	Owner
02-2-18-28-13-301-014	216 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-011	217 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-015	220 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-010	221 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-016	224 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-009	225 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-017	228 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-008	229 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-018	232 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-007	233 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-019	236 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-006	237 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-020	240 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-005	241 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-021	244 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-004	245 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-022	248 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-003	249 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-024	252 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-002	253 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-023	256 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-001	257 Flax Drive	Grandview Farm LP



City of Highland Building and Zoning

This rezoning is due to the following recent Zoning Code text amendment, recommended by the Combined Planning & Zoning Board on September 2, 2020 and approved by the City Council on September 7, 2020:

The City of Highland (1115 Broadway) is requesting a text amendment to Section 90-127 of the Municipal Code to reduce R-2-A and R-2-B zoning districts to one and two unit dwellings and to correct an error pertaining to R-3.

The purpose of this text amendment was to ensure that the Municipal Code's text aligns with the zoning matrix of allowed uses and to require future multifamily developments to be within a zoning district that allows for more than two-unit dwellings.

This text amendment was not created to cause difficulty for existing multifamily developments. As a result of this text amendment, the existing Flax Meadows four-unit dwellings with the R-2-B district on Flax Drive are now considered legal nonconforming.

City Staff recommends the rezoning of Flax Drive from R-2-B to R-3 to allow for the existing multifamily dwellings to be a conforming use and to allow for the Flax Meadows development to complete phase two of construction. A Planned Unit Development is also recommended in order to make the use conforming.

Comprehensive Plan Consideration

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

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



City of Highland
Building and Zoning

Zoning Map



Legend

- Corporate Boundary
- R-1-A - Single Family Residence 150 FT. Lot Width
- R-1-B - Single Family Residence 100 FT. Lot Width
- R-1-C - Single Family Residence 70 FT. Lot Width
- R-1-D - Single Family Residence 50 FT. Lot Width
- R-2-A - Multiple Family Residence 70 FT. Lot Width
- R-2-B - Multiple Family Residence 70 FT. Lot Width
- 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



City of Highland
Building and Zoning

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 currently consists of Flax Meadows multifamily units and vacant lots.
2. Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Vacant Land	C-4
South	Vacant Land	R-1-C
East	Vacant Land	R-1-C
West	Vacant Land	C-4

3. The extent to which the zoning map amendment may detrimentally affect nearby properties.
 The rezoning will not have a negative effect on nearby properties.
4. Suitability of the property in question for uses already permitted under existing requirements.
 The property is suitable for Flax Meadows development.
5. Suitability of the property in question for the proposed uses.
 The property is suitable for the Flax Meadows development.
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 property has not changed. This rezoning is the result of a text amendment, not land use.
7. The effect the proposed map amendment would have on the implementation of the City’s Comprehensive Plan.
 The amendment is consistent with the Comprehensive Plan.
8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
 The amendment will not affect public utilities, public services, or traffic.
9. Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.
 The amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

This rezoning has been made necessary due to unintended consequences of a text amendment to correct an error in the code. Staff supports the rezoning.



City of Highland

Building and Zoning

Aerial Photograph



Site Photos







City of Highland

Building and Zoning

Meeting Date: December 2, 2020

From: Breann Speraneo, Director of Community Development

Location: 216, 220, 224, 228, 232, 236, 240, 244 Flax Drive

Zoning Request: Planned Unit Development

Description: PUD for existing Flax Meadows residential dwelling units

Proposal Summary

Flax Meadow LP (28 E. Saint Charles Rd, Villa Park, IL) is the applicant and property owner. The applicant is requesting a Planned Unit Development for eight 4-unit dwellings and an office building at:

PIN#	Address	Owner
02-2-18-28-13-301-014	216 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-015	220 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-016	224 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-017	228 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-018	232 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-019	236 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-020	240 Flax Drive	Flax Meadow LP
02-2-18-28-13-301-021	244 Flax Drive	Flax Meadow LP

This Planned Unit Development is needed due to the following recent Zoning Code text amendment, recommended by the Combined Planning & Zoning Board on September 2, 2020 and approved by the City Council on September 7, 2020:

The City of Highland (1115 Broadway) is requesting a text amendment to Section 90-127 of the Municipal Code to reduce R-2-A and R-2-B zoning districts to one and two unit dwellings and to correct an error pertaining to R-3.

The purpose of this text amendment was to ensure that the Municipal Code's text aligns with the zoning matrix of allowed uses and to require future multifamily developments to be within a zoning district that allows for more than two-unit dwellings.

This text amendment was not created to cause difficulty for existing multifamily developments. As a result of this text amendment, the existing Flax Meadows four-unit dwellings with the R-2-B district on Flax Drive are now considered legal nonconforming.

City Staff recommends a Planned Unit Development to be issued for the existing Flax Meadows dwelling units in order to make them a conforming use.



City of Highland Building and Zoning

Comprehensive Plan Consideration

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

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

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) Whether the proposed amendment or special use is consistent with the city's comprehensive plan;
It is consistent. This is an already existing use.
- (2) The effect the proposed amendment or special use would have on public utilities and on traffic circulation;
There existing use utilizes public utilities and does not have an effect on traffic circulation.
- (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 existing use adequately protects 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 existing uses does not have a negative effect on the value of the neighboring property and the city's overall tax base.
- (5) The effect the proposed special use would have on public utilities; and
The existing use utilizes public utilities.
- (6) Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.
There are no facilities near the existing use that require special protection.

Staff Discussion

This PUD has been made necessary due to unintended consequences of a text amendment to correct an error in the code. Staff supports the PUD and has completed the paperwork on behalf of the applicants.



City of Highland Building and Zoning

Aerial Photograph



Site Photos





City of Highland

Building and Zoning





City of Highland

Building and Zoning

Meeting Date: December 2, 2020

From: Breann Speraneo, Director of Community Development

Location: 237, 241, 245, 248, 249, 252, 253, 257, 256 Flax Drive

Zoning Request: Planned Unit Development

Description: PUD for additional Flax Meadows residential dwelling units

Proposal Summary

North Arrow Development (28 E. Saint Charles Rd, Villa Park, IL) is the applicant and Grandview Farm LP (10205 State Route 143, Marine, IL) is the property owner. The applicant is requesting a Planned Unit Development for 32 dwelling units and a community garden/playground at:

PIN#	Address	Owner
02-2-18-28-13-301-006	237 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-005	241 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-004	245 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-022	248 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-003	249 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-024	252 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-002	253 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-023	256 Flax Drive	Grandview Farm LP
02-2-18-28-13-301-001	257 Flax Drive	Grandview Farm LP

The proposed development consists of:

- (4) one-bedroom units (1 accessible & one sensory)
- (12) two-bedroom units (1 accessible)
- (16) three-bedroom units (2 accessible)
- Playground & community garden area
- 64 parking spaces (6 ADA)

This Planned Unit Development is needed due to the following recent Zoning Code text amendment, recommended by the Combined Planning & Zoning Board on September 2, 2020 and approved by the City Council on September 7, 2020:

The City of Highland (1115 Broadway) is requesting a text amendment to Section 90-127 of the Municipal Code to reduce R-2-A and R-2-B zoning districts to one and two unit dwellings and to correct an error pertaining to R-3.



City of Highland Building and Zoning

The purpose of this text amendment was to ensure that the Municipal Code's text aligns with the zoning matrix of allowed uses and to require future multifamily developments to be within a zoning district that allows for more than two-unit dwellings.

This text amendment was not created to cause difficulty for existing multifamily developments. As a result of this text amendment, the existing Flax Meadows development is must obtain a PUD for any future expansions.

City Staff recommends a Planned Unit Development to be issued for the continuation of Flax Meadows.

Comprehensive Plan Consideration

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

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

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) Whether the proposed amendment or special use is consistent with the city's comprehensive plan;
It is consistent.
- (2) The effect the proposed amendment or special use would have on public utilities and on traffic circulation;
The use would utilize public utilities and would not have an effect on traffic circulation.
- (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 existing use adequately protects 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 use would not have a negative effect on the value of the neighboring property and the city's overall tax base.
- (5) The effect the proposed special use would have on public utilities; and
The use would utilize public utilities.
- (6) Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.
There are no facilities near the existing use that require special protection.



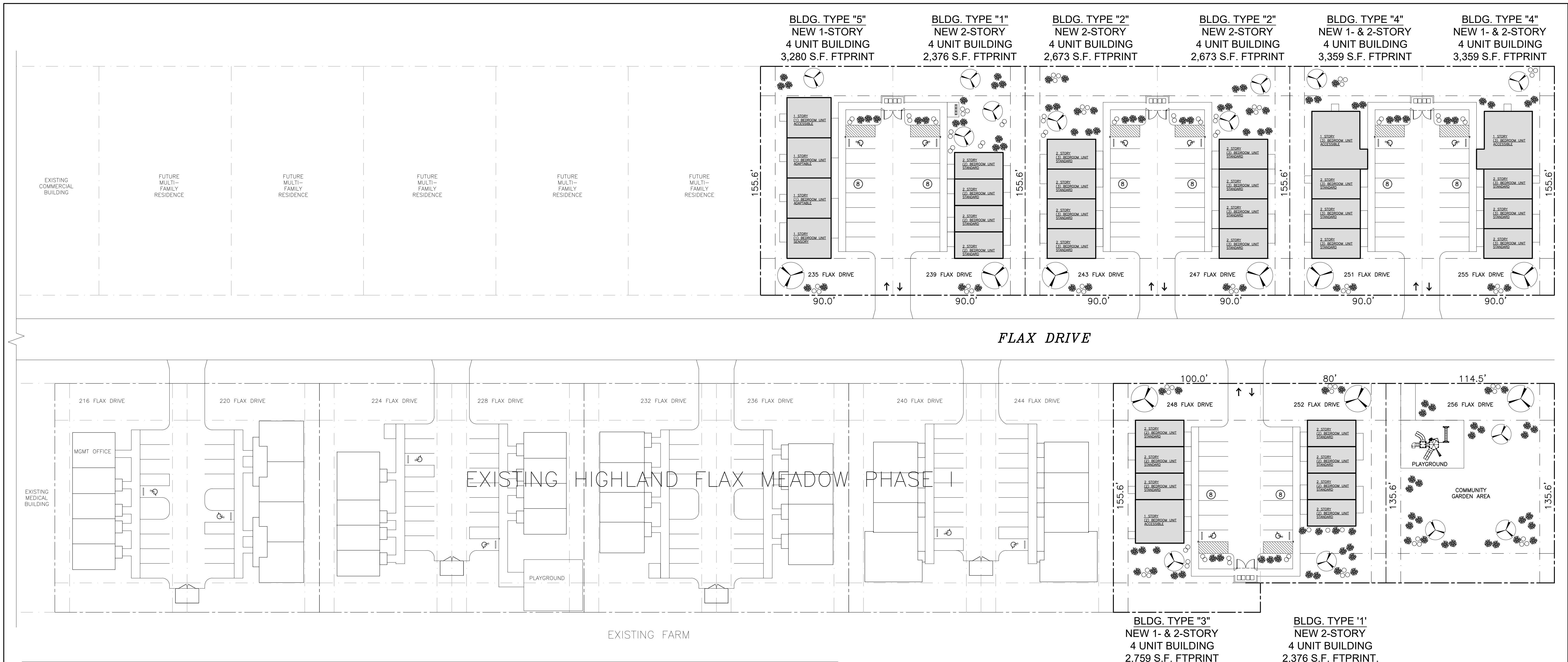
City of Highland Building and Zoning

Staff Discussion

This PUD has been made necessary due to unintended consequences of a text amendment to correct an error in the code. Staff supports the PUD and has completed the paperwork on behalf of the applicants.

Aerial Photograph





PROJECT DATA:

ADDRESS: 235 - 256 FLAX DRIVE

ZONING DISTRICT: R-2-B MULTIPLE FAMILY RESIDENCE

LOT SIZE: TOTAL (9 LOTS) = 125,964 SF
 LOT TYPE 1 = 14,004 SF X 6 LOTS = 84,024 SF
 LOT TYPE 2 = 15,560 SF
 LOT TYPE 3 = 10,848 SF
 LOT TYPE 4 = 15,532 SF

MIN. LOT AREA PER D.U.: 3,000 SF
 LOT AREA PER D.U. PROVIDED: 3,936 SF

PROPOSED BUILDING HEIGHT: 1 AND 2 STORY

GROSS FLOOR AREA: 38,745 SF

TOTAL DWELLING UNITS PROPOSED: 32
 INCLUDES: (4) ACCESSIBLE, (1) SENSORY AND (7) ADAPTABLE PER FHA

ONE BEDROOM UNITS: 4 (INCLUDES: 1 ACCESSIBLE & 1 SENSORY)

TWO BEDROOM UNITS: 12 (INCLUDES: 1 ACCESSIBLE)

THREE BEDROOM UNITS: 16 (INCLUDES : 2 ACCESSIBLE)

MIN. DISTANCE BETWEEN BUILDINGS: 20'-0"

MINIMUM SETBACKS:
 25' FRONT YARD, 10' SIDE YARD, 20' REAR YARD

PARKING: 64 SPACES (INCLUDES 6 ADA SPACES)
 2 SPACES PER DWELLING UNIT



 <p>NORTH ARROW ARCHITECTURE 28 EAST ST. CHARLES ROAD VILLA PARK, ILLINOIS 60181</p>	<p>HIGHLAND FLAX MEADOW II 235-256 FLAX DRIVE HIGHLAND, IL 62249</p>	DATE	SK-1
		09/30/2020	

I, John Cronin, am an authorized representative of Flax Meadow LP. I authorize the City of Highland to apply for a Rezoning and Planned Unit Development(s) consisting of the following eight (8) parcels on Flax Drive on the behalf of Flax Meadow LP.

- 216 Flax Drive
- 220 Flax Drive
- 224 Flax Drive
- 228 Flax Drive
- 232 Flax Drive
- 236 Flax Drive
- 240 Flax Drive
- 244 Flax Drive

PETITIONER:

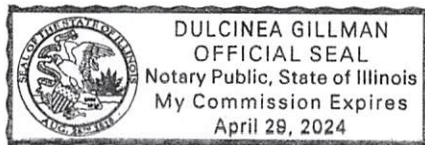
STATE OF ILLINOIS }

} SS

COUNTY OF DUPAGE)

I, a Notary Public, in and for said county and state aforesaid, DO HEREBY CERTIFY, that JOHN CRONIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27 day of OCT, 2020.

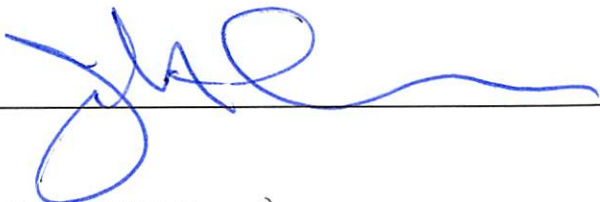


Notary Public

I, John Cronin, am an authorized representative of North Arrow Development. I authorize the City of Highland to apply for a Rezoning and Planned Unit Development(s) consisting of the following nine (9) parcels on Flax Drive on the behalf of North Arrow Development.

- 248 Flax Drive
- 252 Flax Drive
- 256 Flax Drive
- 257 Flax Drive
- 253 Flax Drive
- 249 Flax Drive
- 245 Flax Drive
- 241 Flax Drive
- 237 Flax Drive

PETITIONER:



STATE OF ILLINOIS |

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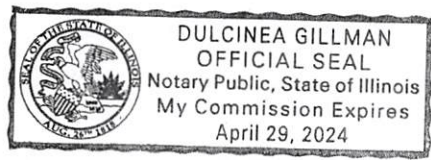
COUNTY OF DUPAGE |

I, a Notary Public, in and for said county and state aforesaid, DO HEREBY CERTIFY, that John Cronin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27 day of OCT, 2020.



Notary Public



I, William Drake, am an authorized representative of Grandview Farm LTD. I authorize the City of Highland to apply for a Rezoning and Planned Unit Development(s) consisting of parcels on Flax Drive on the behalf of Grandview Farm LTD.

PETITIONER:



STATE OF ILLINOIS)

 } SS

COUNTY OF MADISON)

I, a Notary Public, in and for said county and state aforesaid, DO HEREBY CERTIFY, that William K. Drake, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of October, 2020





Notary Public