



City of Highland

Combined Planning & Zoning Board

2022 Meeting Dates & Submittal Deadlines

Meeting Date	Petition Submittal (12PM)	Submittal to Newspaper (5PM)	Pioneer Publication Date
1/5/2022	12/3/2021	12/10/2021	12/15/2021
2/2/2022	12/30/2022	1/7/2022	1/12/2022
3/2/2022	1/28/2022	2/4/2022	2/9/2022
4/6/2022	3/4/2022	3/11/2022	3/16/2022
5/4/2022	4/1/2022	4/8/2022	4/13/2022
6/1/2022	4/29/2022	5/6/2022	5/11/2022
7/6/2022	6/3/2022	6/10/2022	6/15/2022
8/3/2022	7/1/2022	7/8/2022	7/13/2022
9/7/2022	8/5/2022	8/12/2022	8/17/2022
10/5/2022	9/2/2022	9/9/2022	9/14/2022
11/2/2022	9/30/2022	10/7/2022	10/12/2022
12/7/2022	11/4/2022	11/10/2022	11/16/2022

Due to advertisement deadlines, these dates must be adhered to in order to conduct a thorough review of the petition.

Petitions must be received by 12PM in order to be placed on the agenda. Petitions received after the deadline will be placed on the following month's agenda.



City of Highland
Building and Zoning

To: Combined Planning & Zoning Board
From: Breann Vazquez, Director of Community Development
RE: 135 Poplar Street – Site Plan Review

I performed a site plan review on 135 Poplar Street for an expansion on the existing Kloss Warehouse. The existing building is approximately 28,800 sq ft. The proposed addition is approximately 54,160 sq ft.

Given that a parking variance was previously approved for this project, all items passed the site plan review. The lighting plan has not yet been submitted, so I have granted approval contingent upon the lighting plan passing review.



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
November 3, 2021 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the September 1, 2021 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) Stephanie Huelsmann (95 N. Porte Drive) is requesting a variance to Section 90-73 of the Municipal Code to allow for a pool to be 8 feet from the residence. PIN# 01-2-24-04-16-403-020
- b) The City of Highland is requesting a text amendment 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.
- c) The City of Highland is requesting a text amendment to Section 90-15 of the Municipal Code to provide a definition for truck stops.
- d) The City of Highland is requesting a text amendment to Section 90-201 Table 3.1.B of the Municipal Code to allow truck stops as a Special Use within the Industrial zoning district.
- e) The City of Highland is requesting text amendment to Section 90-223 Table 5.1 of the Municipal Code to create parking requirements for truck stops.
- f) 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 Central 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
- g) 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
- h) 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



City of Highland Building and Zoning

- i) 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.

7. Calendar

- a. December 1, 2021– Combined Planning and Zoning Board Meeting
- b. Adjournment

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

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



City of Highland Building and Zoning

Meeting Date:	November 3, 2021
From:	Breann Vazquez, Director of Community Development Gretchen Arnold, Community Development Intern
Location:	95 N. Porte Dr.
Zoning Request:	Pool Setback Variance
Description:	Variance to allow for a pool to be 10 ft. away from the home

Proposal Summary

The applicant and property owner is Stephanie Huelsmann. The applicant is requesting the following variance to Section 90-73 of the City of Highland Municipal Code:

- Stephanie Huelsmann (95 N. Porte Dr.) is requesting a variance to decrease the number of feet for an accessory structure from the principal building from ten feet to eight feet. (PIN# 01-2-24-04-16-403-020)

The purpose of the request is to allow for the property owner to have a pool 8 ft. from the principal structure due to a 10 ft. utility easement located on the rear of the lot. Per Section 90-73(5(a)) of the municipal code, no accessory structure shall be built closer than ten feet from the principal building.

In order for the applicants to be granted variance approval, the request must first be reviewed and approved by the CPZB as per 90-93 'Variances – Public hearing and notice requirements' of the Zoning Code.

Standards of Consideration

The Combined Planning and Zoning Board must utilize the following standards of consideration when determining whether to grant the variance:

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

The applicant is seeking a variance due to an easement on the structure. A pool may not be constructed within an easement.



City of Highland Building and Zoning

2. The proposed variance is consistent with the general purpose of this chapter, section 90-1.

It is consistent.

3. Strict application of this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application.

If a variance is not granted, the applicant would not be able to install their pool.

4. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property.

It is the minimum deviation.

5. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.

The applicant is seeking a variance as a result of a 10 ft. utility easement located on the property.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning).

A variance is the most appropriate remedy.

7. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this city's comprehensive plan.

The character of the area and comprehensive plan would not be affected.

In granting a variance, the board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.

Staff Discussion

A utility easement at the rear of the property makes this request necessary. Staff does not believe that allowing the pool to be 8 ft. from the home would pose a safety risk, and therefore supports this variance request.



Aerial Photograph



Site Photos



EXHIBIT "A"
Variance 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: 9/29/21
Filing Fees: _____
Date Paid: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: STEPHANIE HUELSMANN Phone: 314-749-2989
Address: 95 N. PORTE DR. Zip: 62249
Email Address: SHUELSMANN@HOTMAIL.COM
Owner: STEPHANIE HUELSMANN Phone: 314-749-2989
Address: 95 N. PORTE DR. Zip: 62249
Email Address: SHUELSMANN@HOTMAIL.COM

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 95 N. PORTE DR. ; 01-2-24-04-16-403-020
Present Use of Property: SINGLE FAMILY RESIDENTIAL
Proposed Use of Property: N-A adding pool
Variance Requested: DECREASE OF 10 FEET TO 8 FEET FOR AN ACCESSORY BUILDING FROM THE PRINCIPAL BUILDING
Code Section: 90-73

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>0431 - SINGLE FAMILY</u>	<u>RESIDENTIAL</u>
South	<u>0431 - SINGLE FAMILY</u>	<u>RESIDENTIAL</u>
East	<u>0431 - SINGLE FAMILY</u>	<u>RESIDENTIAL</u>
West	<u>0431 - SINGLE FAMILY</u>	<u>RESIDENTIAL</u>

The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:	Yes	No
1. Property Acquisition: The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	X	
2. Zoning Code Compliance: The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	X	
3. Hardship: Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;	X	
4. Minimal Deviation: The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	X	
5. Uniqueness: The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	X	
6. Public Interest: The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	X	
7. Comprehensive Plan Compliance: The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	X	

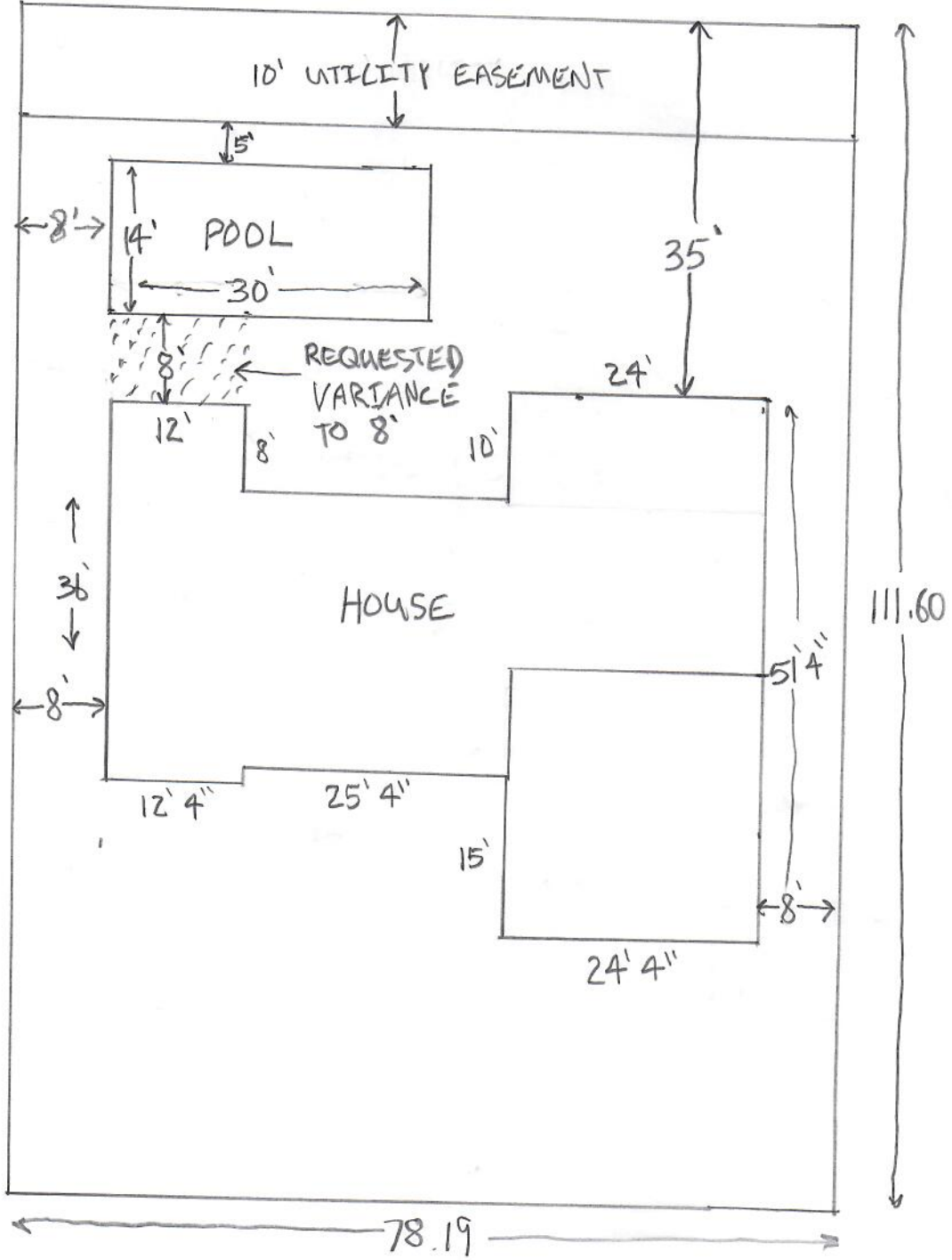
THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

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.

Stephanie Huelsmann
Applicant's Signature

9/28/2021
Date



STREET
95 N. PORTE DR.

Administrative Official

City of Highland

2610 Plaza Drive

Highland, IL 62249

To whom it may concern,

I am requesting a variance of the construction of an accessory structure, in this case a pool, be decreased from 10 feet to 8 feet from the principal building, in this case a single family residential improvement. My backyard is 35 feet in depth from the house to the rear property line. Within the 35 feet there is a 10 foot utility easement located in the northern 10 feet of the lot, diminishing the depth of the yard to 25 feet for any useable area for any accessory structure. For the pool and the standard 4 feet of surrounding concrete to be able to fit between the house and the easement with room to stay safely off of the southern line of the easement, I will need the variance from the house to the pool to be 8 feet.

This request will not change the land use, traffic conditions, nor will it affect the character of any surrounding properties. This will benefit the City of Highland through an increase on the assessed value of the property, which will generate a collection of additional revenue of Real Estate Taxes.

Thank you for your time and consideration

Stephanie Huelsmann



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			



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



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.

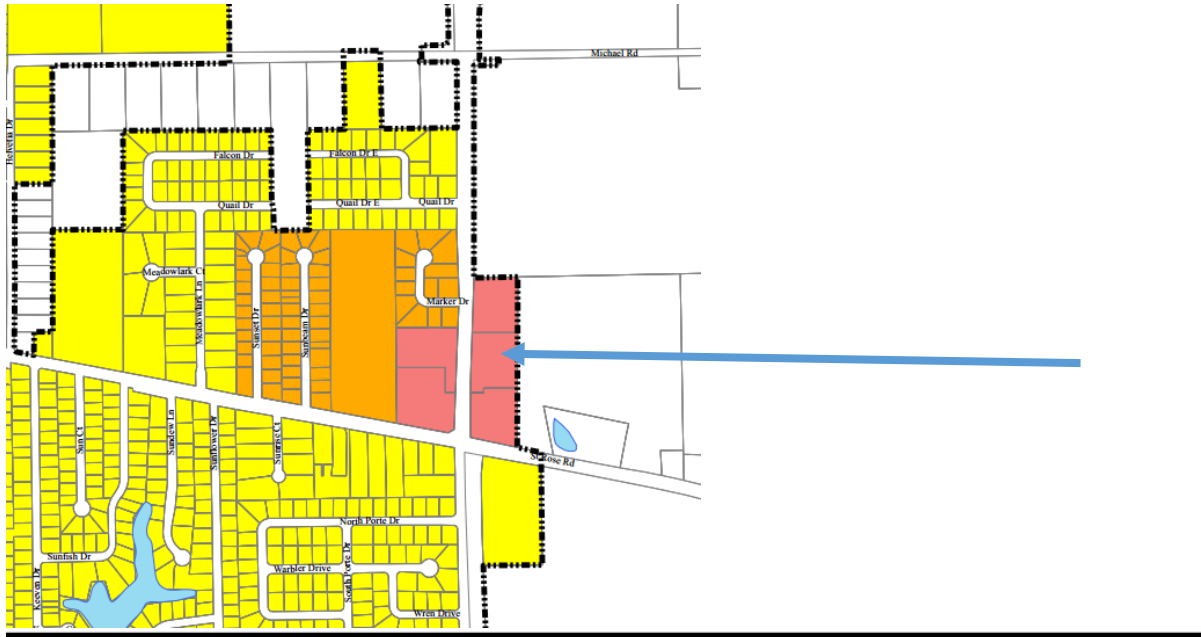
The north parcel, 2272 Veteran's Honor Parkway, is labeled as "Mixed Use" on the Future Land Use Map. The two parcels to the south, 2250 Veteran's Honor Parkway and 2210 Veteran's Honor Parkway, are labeled as "Commercial."

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."



City of Highland Building and Zoning

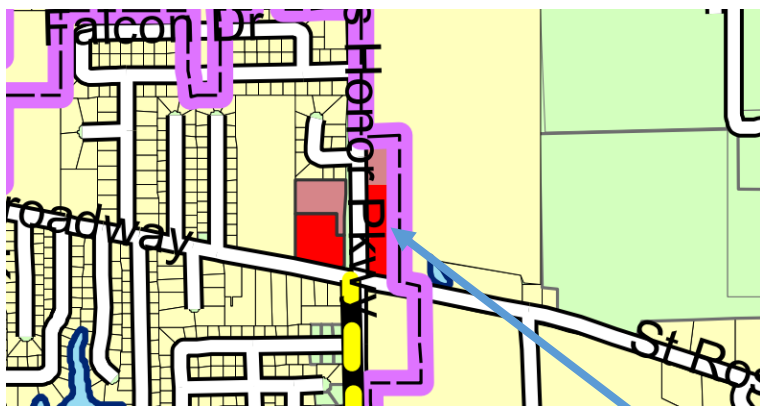
Zoning Map



Legend

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

Future Land Use Map



Future Land Use

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



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

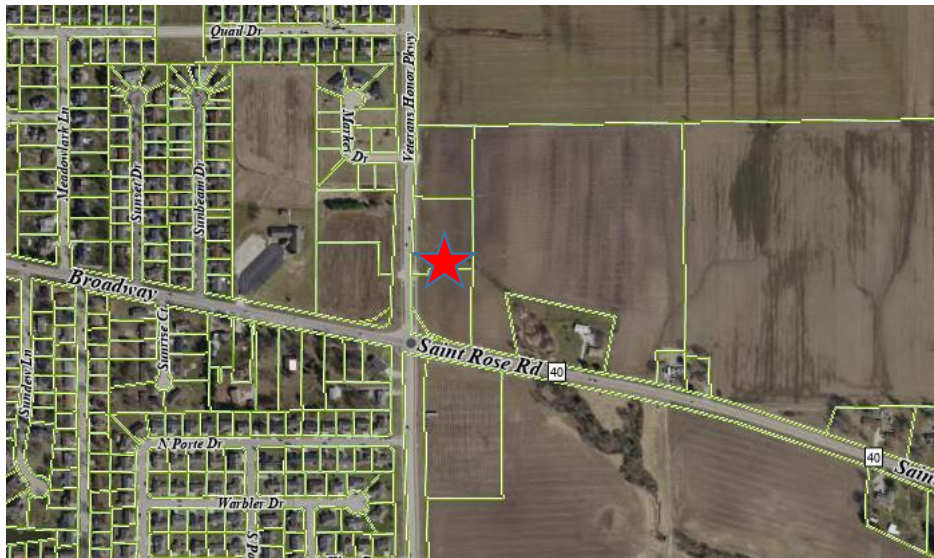


EXHIBIT "A"

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.
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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: 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



City of Highland Building and Zoning

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



City of Highland

Building and Zoning

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

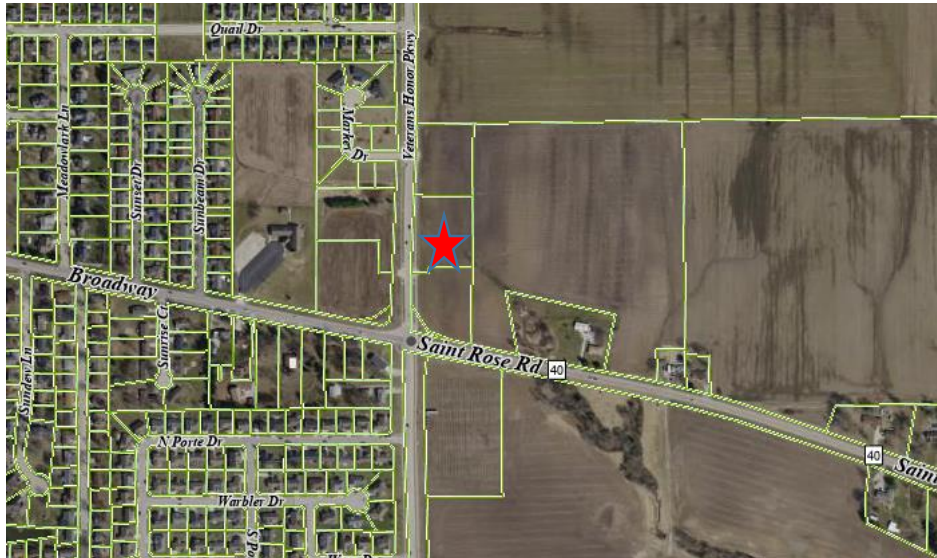


EXHIBIT "A"
Special Use Permit Application

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	<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>

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:

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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

EXHIBIT "A"
Special Use Permit Application

Return Form To:

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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: 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	

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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

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;	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	

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

BASES OF BEARING
 NUMBERS STATE PLANE WEST
 ZONE GRID BEARINGS
 HAD 83

SCALE: 1" = 40'
 0 20 40 60 80
 FEET



TOPOGRAPHIC LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE RIGHT OF WAY MARKER
- PROJECT CONTROL POINT - IRON PIN
- UTILITY POLE
- FIRE HYDRANT
- EX. STORM CULVERT (SIZE/TYPE AS INDICATED)
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC
- OPEN HEAD ELECTRIC LINE
- EX. OPEN DITCH FLOWLINE
- CONCRETE SURFACE (SIDEWALK/PAVEMENT, ETC.)
- BITUMINOUS (ASPHALT) SURFACED DRIVE/PARKING
- AGGREGATE DRIVE/SURFACE
- EXISTING FENCE
- EX. SON
- EX. SON GROUPUP
- RECORD DIMENSION
- EX. GROUND CONTOUR LINE (1 FT. INTERVAL)

DATUMS:
 HORIZONTAL: NAD 83
 VERTICAL: MAD 86

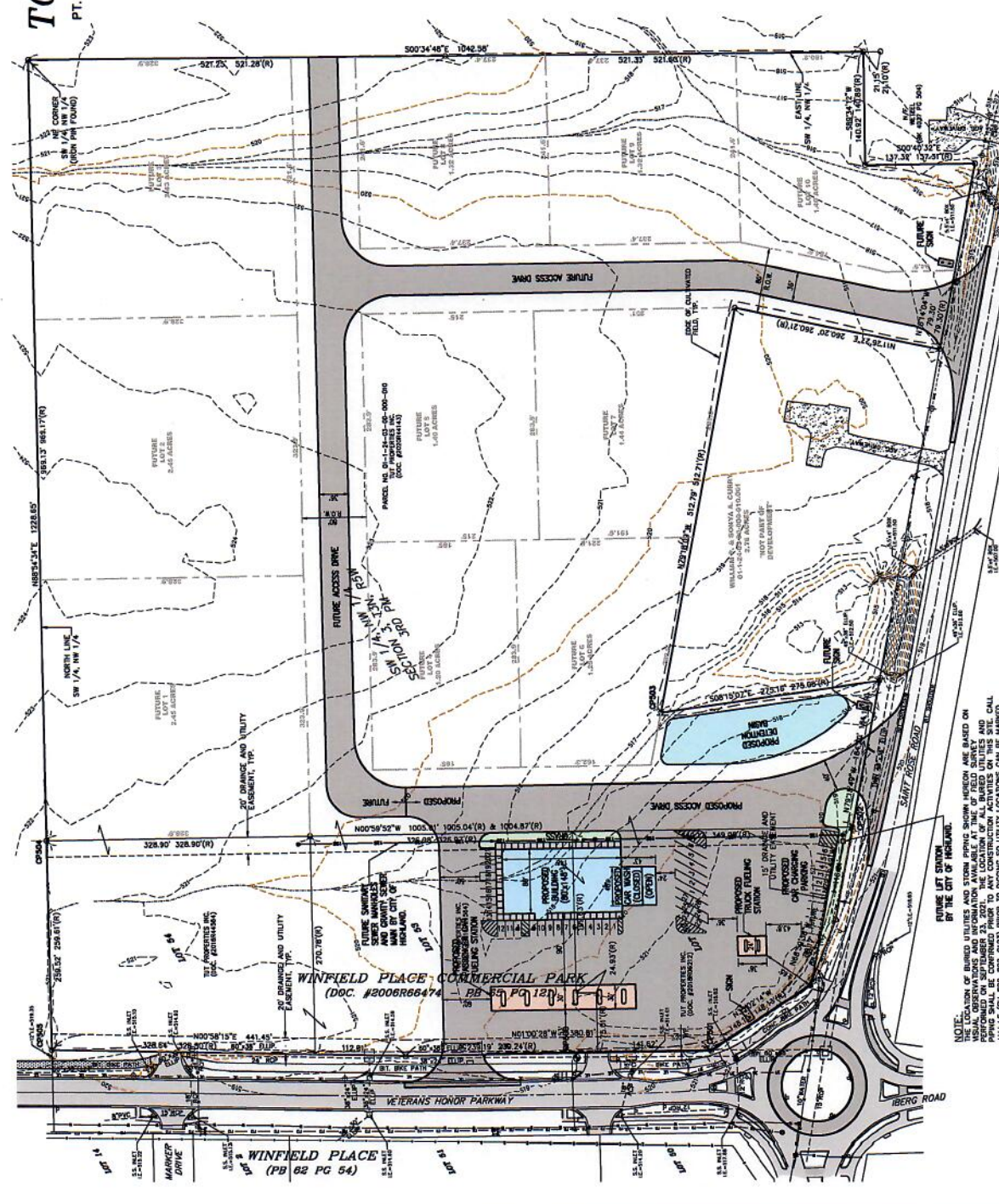
SITE ADDRESS:
 12555 BERG ROAD
 HIGHLAND, IL 62245

API SITE TOPOGRAPHY

TUT INDUSTRIAL PARK
 HIGHLAND, ILLINOIS



REVISION	DATE	SHEET
1	11/13/2021	1
2	11/13/2021	1
3	11/13/2021	1
4	11/13/2021	1
5	11/13/2021	1
6	11/13/2021	1
7	11/13/2021	1
8	11/13/2021	1
9	11/13/2021	1
10	11/13/2021	1



NOTE:
 THE LOCATION OF BURIED UTILITIES AND STORM DRAINAGE SHOWN ON THIS MAP IS BASED ON THE LOCATION OF BURIED UTILITIES AND STORM DRAINAGE SHOWN ON THE SURVEY PERFORMED ON SEPTEMBER 21, 2021. THE LOCATION OF ALL BURIED UTILITIES AND STORM DRAINAGE SHOWN ON THIS MAP IS SUBJECT TO THE LOCATION OF ALL BURIED UTILITIES AND STORM DRAINAGE SHOWN ON JULIE (PI 200-892-0123) PRIOR TO DOING SO UTILITY LOCATIONS CAN BE MARKED.

**GAS STATION CONVENIENCE STORE ESTIMATE PROJECTIONS
HIGHLAND IL**

	YEARLY	SALE TAX
Total Estimate Sale	\$6,500,000.00	\$542,750.00


10/21/21

OPEN year 12/31/20 11:56:05 PM
CLOSE year PENDING

Till 10/15/21
Start selling gas
4/15/21

SUMMARY REPORT

ALL REGISTERS

SUMMARY	
MOP SALES	6061335.40
MOP CANCEL/REFUNDS	(11247.96)
NET SALES TOTAL	6050087.44
PAYMENT OUT	(5017.72)
PAYMENT IN	1.02
TOTAL TO ACCOUNT FOR	6045070.74

Carlisle
Lakeside Liquor

TOTALS	
TOTAL FUEL SALES	4529204.51
TOTAL MERCH SALES	1435325.58

TAX REPORT

NAME	TAX-RATE	ACT-RATE
	TAXABLE-SALES	TAXES
	NON-TAX SALES	
HIGH TAX	6.750%	6.747%
	1259924.24 -	85008.94
	4704664.87 -	
LOW TAX	1.250%	1.216%
	37441.95	455.45
	5927147.16	
REFUND TAXES		-99.02
SALES TAXES		85563.41
TOTAL SALES TAX		85464.39

PRODUCT TOTALS

REGULAR	107806	1333909.91	4017871.90	-
PLUS	1626	17839.669	60784.99	-
PREMIUM	2661	26216.366	98135.22	-
PLUS2	2549	25215.411	97447.30	-
DIESEL 2	3010	52989.140	170716.11	- AUTO
DIESEL 2	940	25997.431	82924.87	- Turck
DEF	76	396.069	1262.74	
TOTAL	118668	1482564.00	4529143.13	

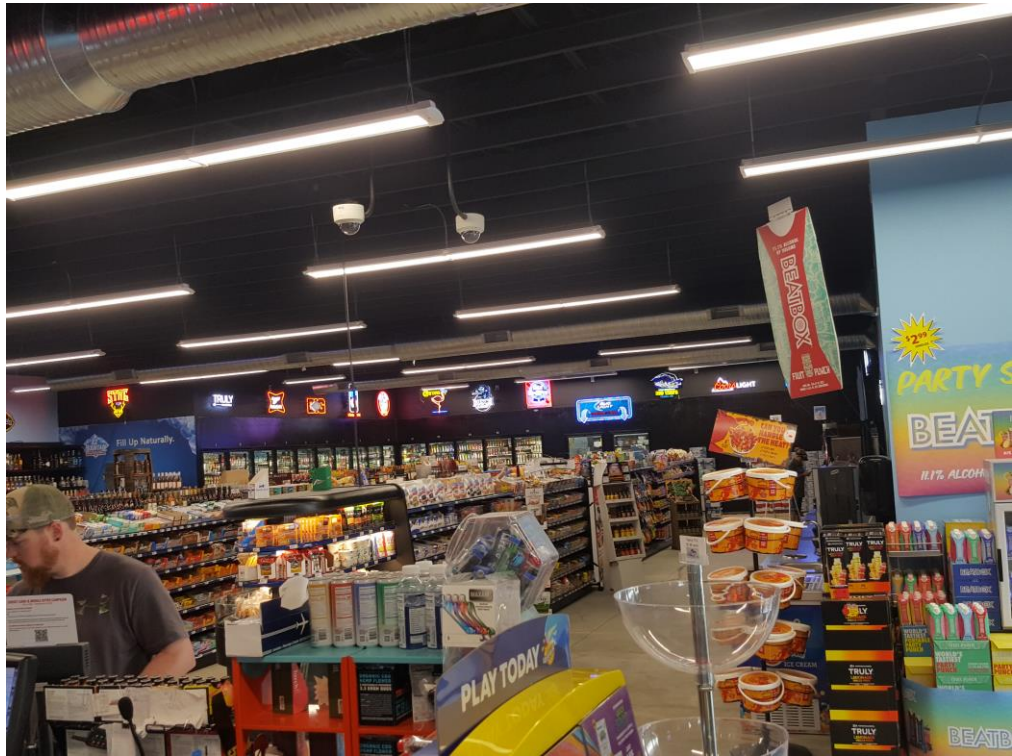

10/21/21

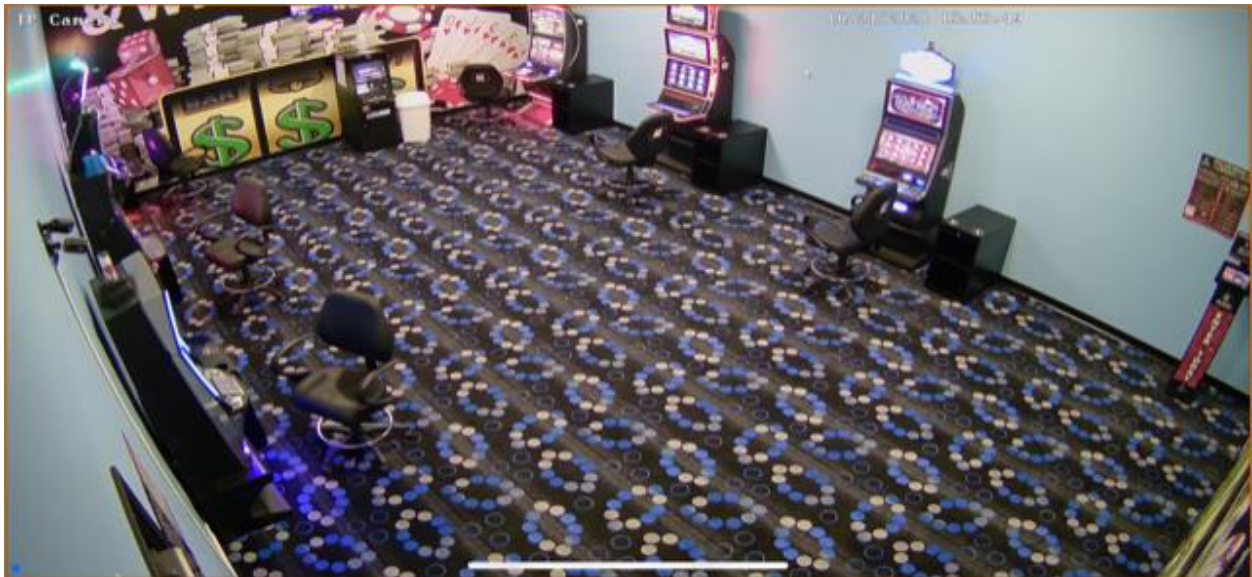
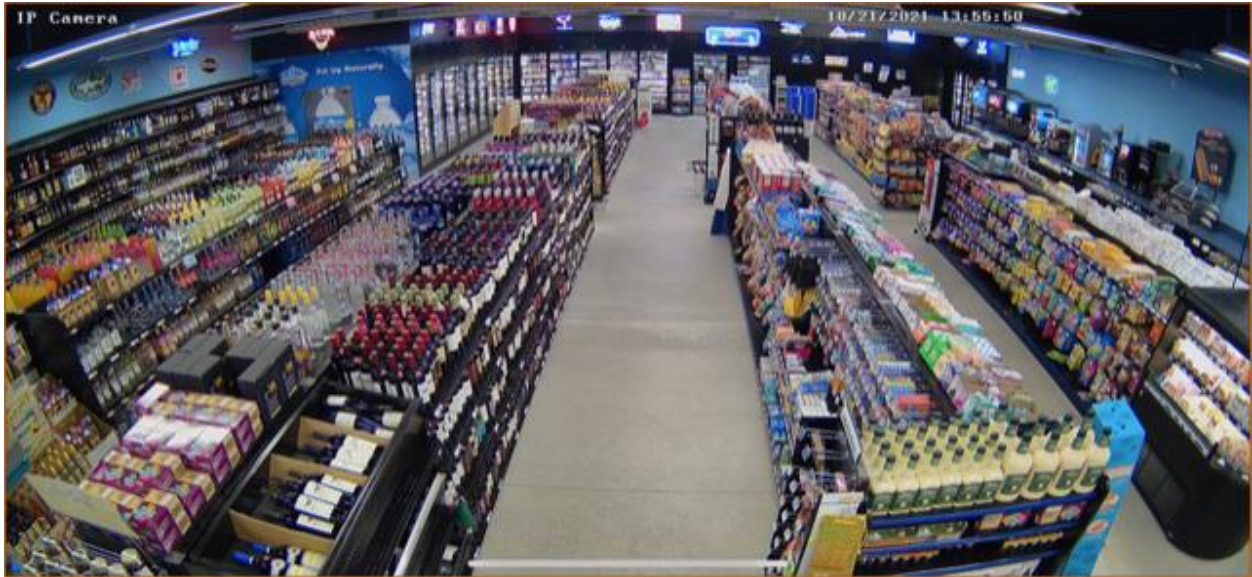














City of Highland
Police Department

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



City of Highland

Building and Zoning

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

Proposal Summary

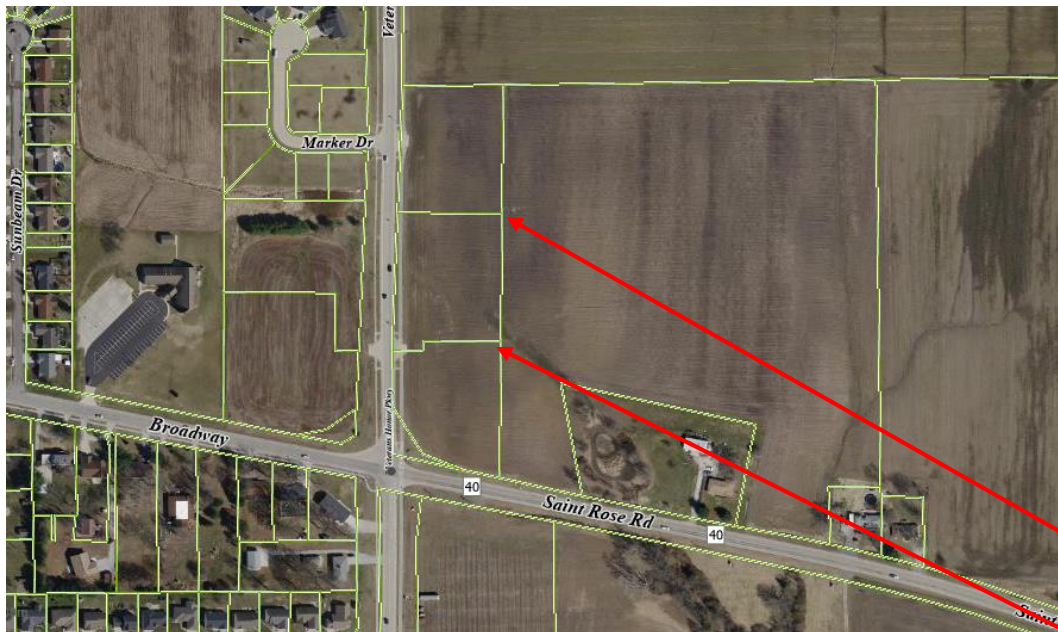
Tut Properties Inc. (10 Winged Foot Drive) is the applicant and property owner. Tut Properties Inc. is requesting approval of a preliminary plat for Tut Industrial Park at 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030,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



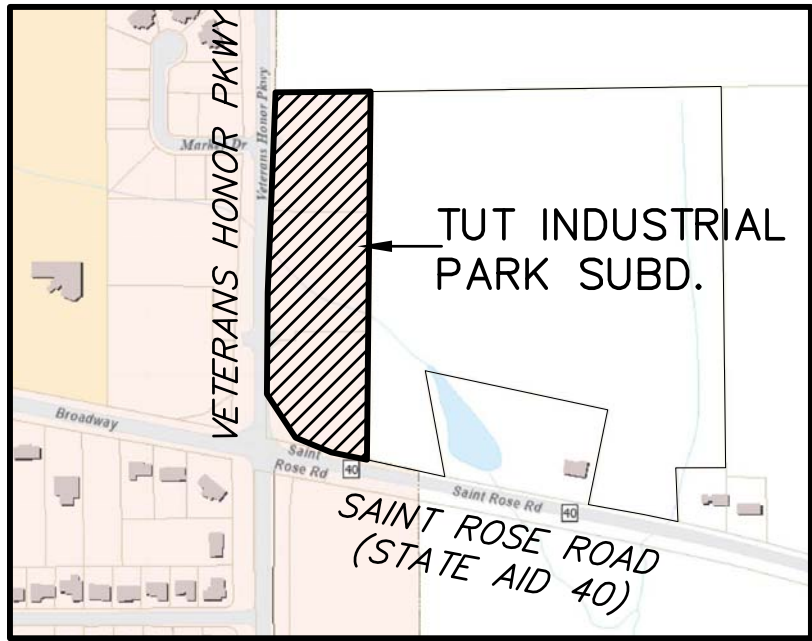
Lot lines to be removed

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. MADISON 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 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.

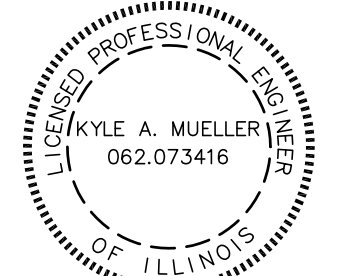
SURJIT TUT, SECRETARY
TUT PROPERTIES, INC.

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

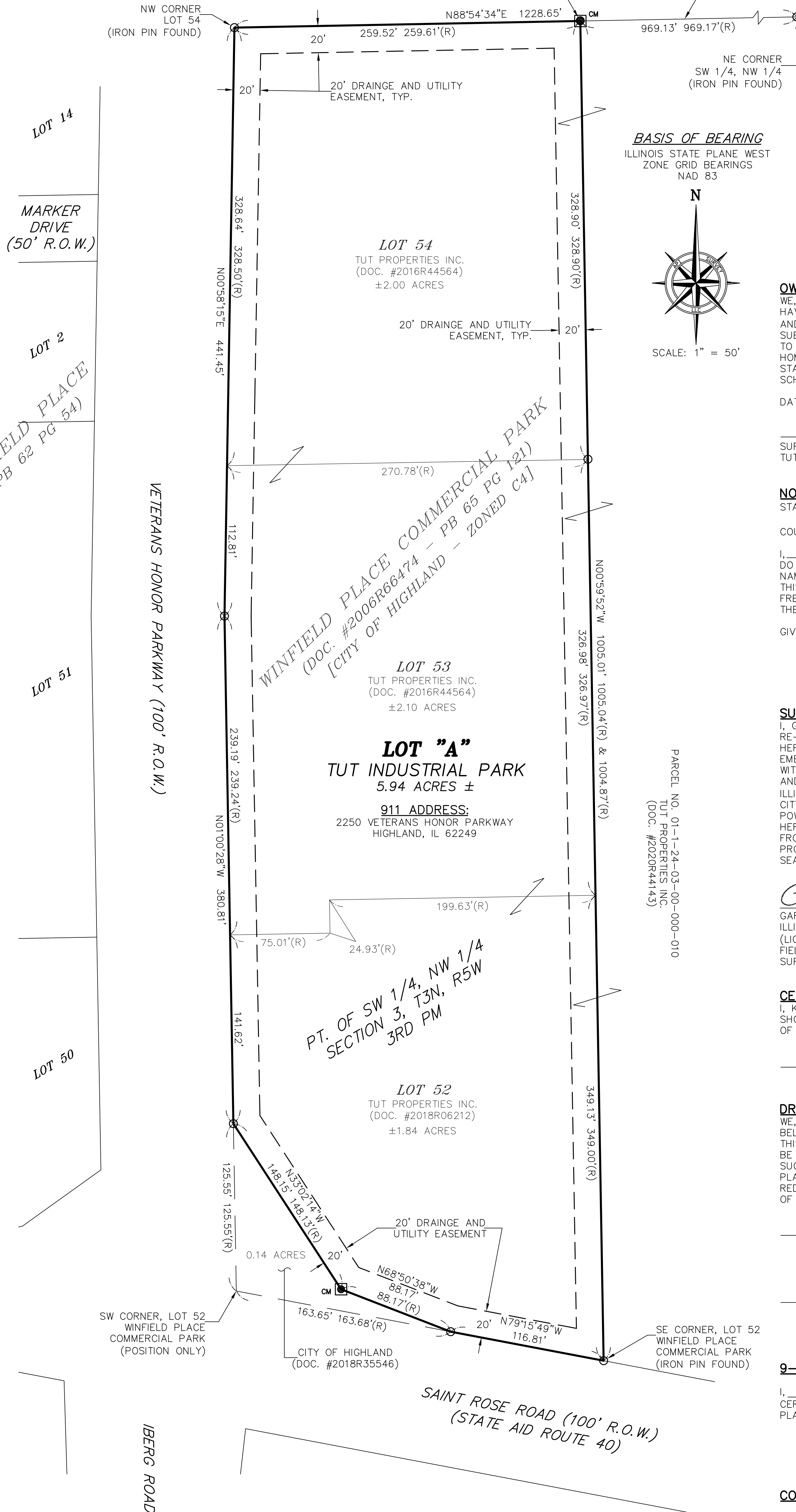
COUNTY CLERK'S CERTIFICATE

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

PLAT PLOT DATE: 10-20-2021



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)

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

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.

- CA 3. Proposed name of the subdivision, location given by township, range, section, or other legal description.
- CA 4. Title Block must include the wording Preliminary Plat
- CA 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".
- CA 7. North arrow, graphic scale, and date of map.
- CA 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
- CA 9. All lot lines adjacent to and abutting the subdivision.
 - CA a. Ownership of the surrounding land.
 - CA b. Alignment of existing streets and rights-of-way.
 - CA c. Section and corporate limit lines.
- CA 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 Building and Zoning

Meeting Date: November 3, 2021

From: Breann Vazquez, Director of Community Development

Location: Approximately 21.21 acres North of St. Rose Rd. PIN# 01-1-24-03-00-000-010

Zoning Request: Rezoning

Description: Rezoning from R-1-C to Industrial, pending annexation

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 PIN# 01-1-24-03-00-000-010 from R-1-C single-family residential to Industrial, pending annexation.

The default zoning for properties annexed into the City of Highland is R-1-C. The rezoning from R-1-C to Industrial is pending annexation of the property.

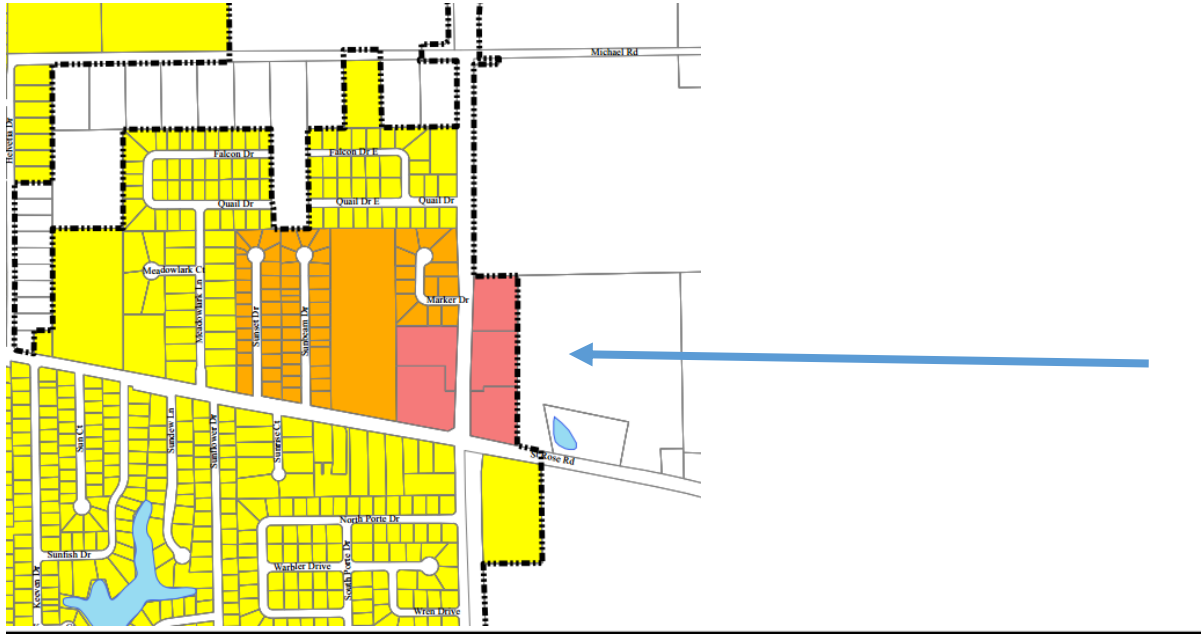
Comprehensive Plan Consideration

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 property is labeled as "Residential" on the Future Land Use Map. At the time of the Future Land Use Map creation, development along the southern peripheral route was not clearly defined. Staff will be recommending designating this parcel as "Industrial" at the time of the next Future Land Use Map update.



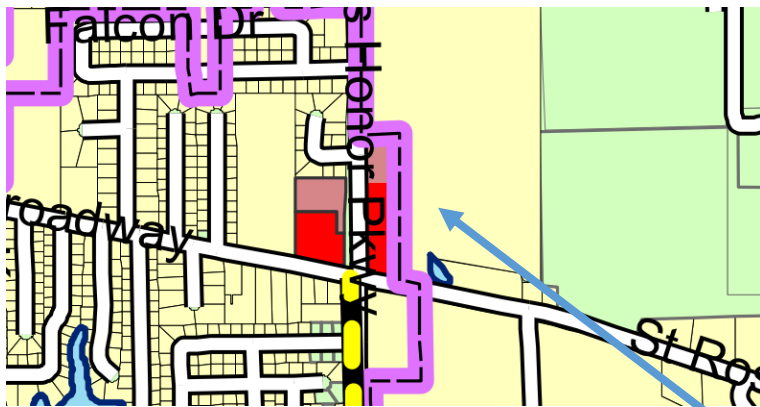
Zoning Map



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



City of Highland Building and Zoning

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 Madison County Agricultural. It will default to R-1-C zoning upon annexation.

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	Farm Land/Single-Family Residences	Madison County Agricultural
East	Farm Land	Madison County Agricultural
West	Farm Land	C-4 (proposed Industrial)

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.

This property will not be used for residential purposes in the foreseeable future. Therefore, R-1-C is not the most suitable zoning for this property.

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

The property is suitable for industrial zoning. There are no proposed uses at this time.

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 to the west of this property, which will be zoned Industrial. Rezoning this parcel would allow for future developments to go along the southern peripheral route. The City supports annexation of this parcel and R-1-C upon annexation is not an appropriate classification in order to support development.

Aerial Photograph

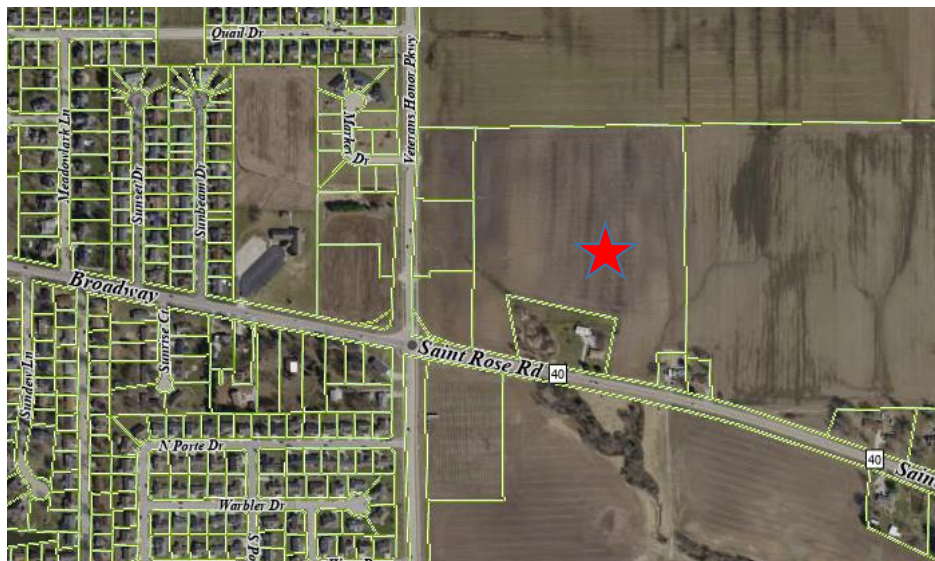


EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

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

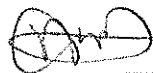
1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes No
2. Is the proposed change consistent with the Future Land Use Map? Yes No

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.