

Combined Planning & Zoning Board Agenda  
City Hall – 1115 Broadway  
December 1, 2021 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the November 3, 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) 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.
- b) The City of Highland is requesting a text amendment to Section 90-15 of the Municipal Code to provide a definition for truck stops.
- c) 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.
- d) 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.
- e) 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
- f) 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
- g) 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
- h) 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. January 5, 2022– Combined Planning and Zoning Board Meeting

8. 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](mailto: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.*

Revisions to the November 3, 2021 Packet

Revisions to site layout.....pages 25-26  
Added renderings.....pages 27-31  
Added Carlyle location’s financial statement.....page 32  
Added petition submitted by applicant.....page 41-56

**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

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**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												<sup>*</sup> S			90-211

**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												S			

**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

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**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			

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

**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

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**Proposal Summary**

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

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

**Comprehensive Plan Consideration**

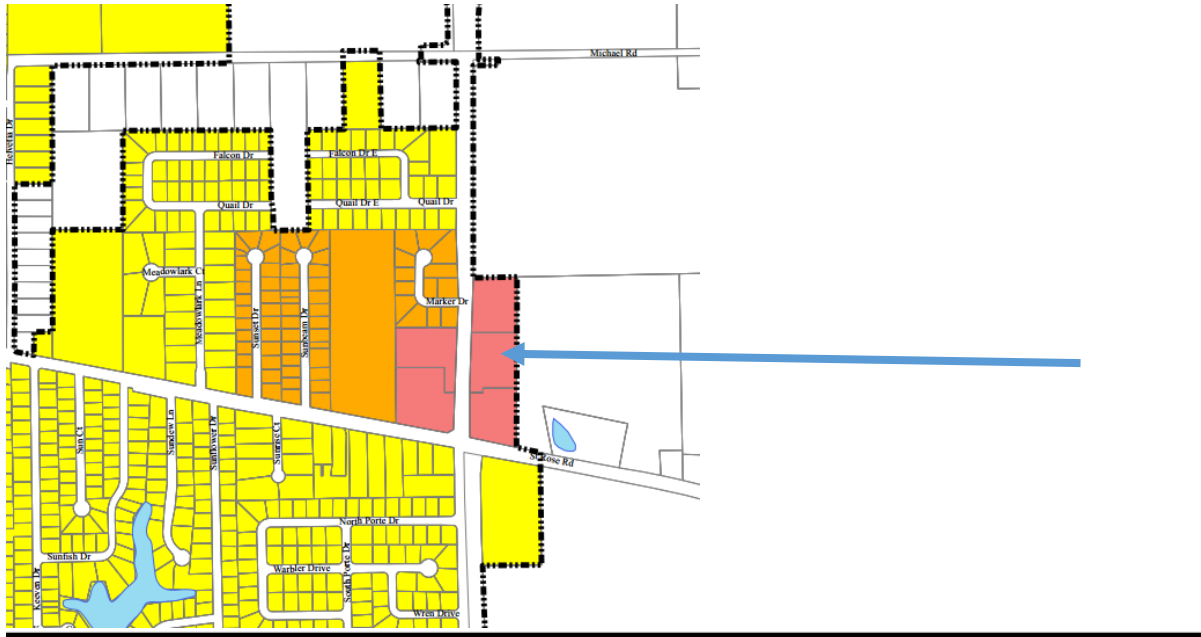
The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes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

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

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



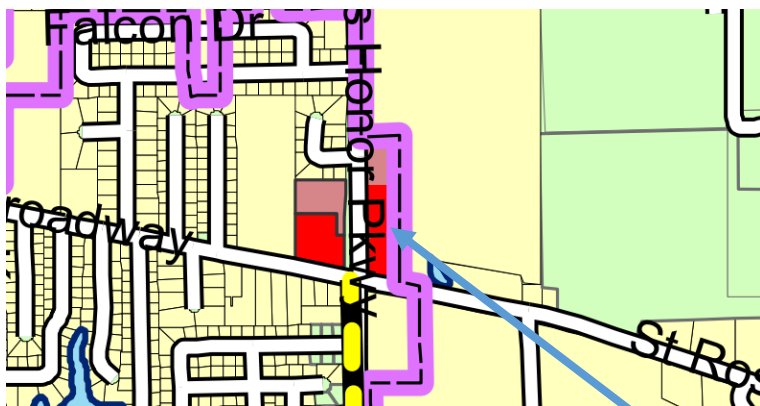
## Zoning Map



### Legend

- |  |  |
|--|--|
| Corporate Boundary                                 | R-3 - Multiple Family Residence 60 FT. Lot Width         |
| R-1-A - Single Family Residence 150 FT. Lot Width  | C-2 - Central Business District No Lot Width Requirement |
| R-1-B - Single Family Residence 100 FT. Lot Width  | C-3 - Highway Business District None                     |
| R-1-C - Single Family Residence 70 FT. Lot Width   | C-4 - Limited Business No Lot Width Requirement          |
| R-1-D - Single Family Residence 50 FT. Lot Width   | I - Industrial District No Lot Width Requirement         |
| R-2-A - Multiple Family Residence 70 FT. Lot Width | MX - Mixed Use   |
| R-2-B - Multiple Family Residence 70 FT. Lot Width | 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 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.

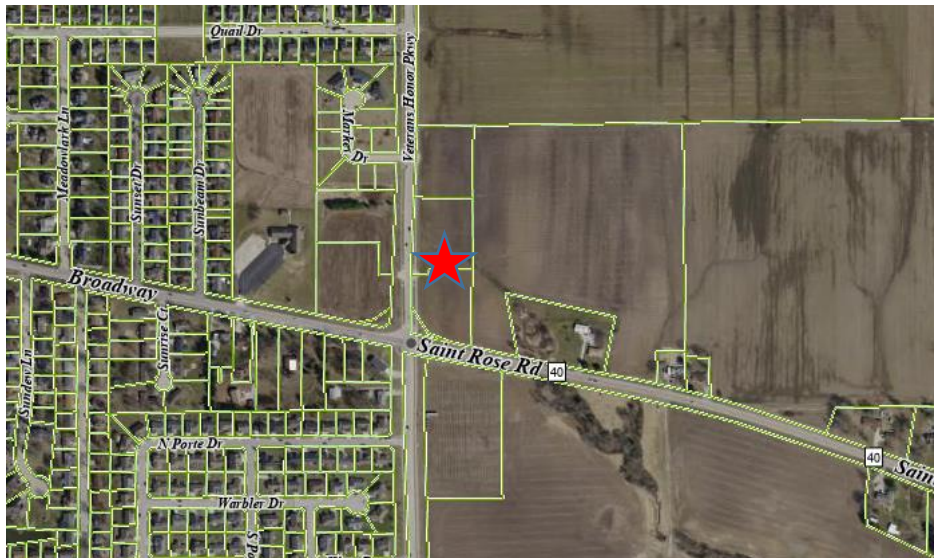
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

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 #: \_\_\_\_\_

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**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:**

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**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

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(618) 654-1901 (fax)

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Date Advertised: \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
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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  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  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:**

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- 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

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Address: 10 Winged Foot Drive, Highland, Illinois Zip: 62249  
Email Address: tut1313@yahoo.com

**PROPERTY INFORMATION:**

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

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

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

Present Use of Property: Vacant, Agriculture

**SURROUNDING LAND USE AND ZONING:**

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



**RELATIONSHIP TO EXISTING ZONING PATTERN:**

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

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

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

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

2. Is the proposed change consistent with the Future Land Use Map? Yes  No


**UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:**

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS

  
\_\_\_\_\_  
Applicant's Signature

10/21/21  
Date

## **TUT PROPERTIES INC.**

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

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

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

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

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

Thank you,



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Sunny Tut  
Tut Properties Inc.

**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

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**Proposal Summary**

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

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

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

**Comprehensive Plan Consideration**

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

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

**Surrounding Uses**

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

## Standards of Review for Special Use Permits

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

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

The proposed Special Use is consistent with the Comprehensive Plan.

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

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

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

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

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

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

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

The proposed Special Use will utilize public utilities.

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

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

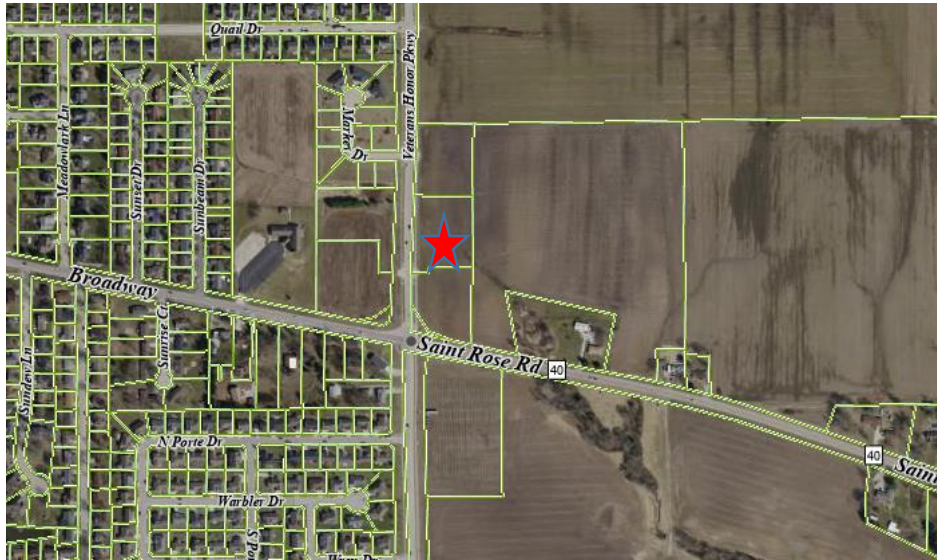
## Staff Discussion

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

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

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

### Aerial Photograph

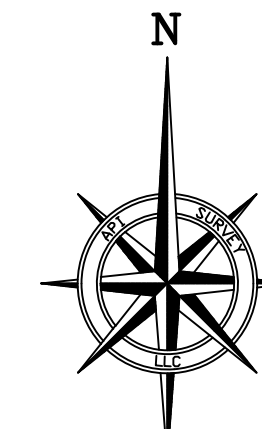


# TOPOGRAPHIC MAP

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



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



SCALE: 1" = 60'

### TOPOGRAPHIC LEGEND

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

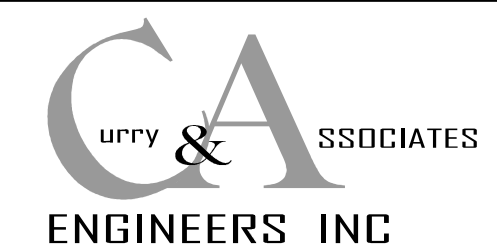
**DATUMS:**  
HORIZONTAL: NAD 83  
VERTICAL: NAVD 88

**SITE ADDRESS:**  
2250 VETERANS HONOR PARKWAY  
HIGHLAND, IL 62249

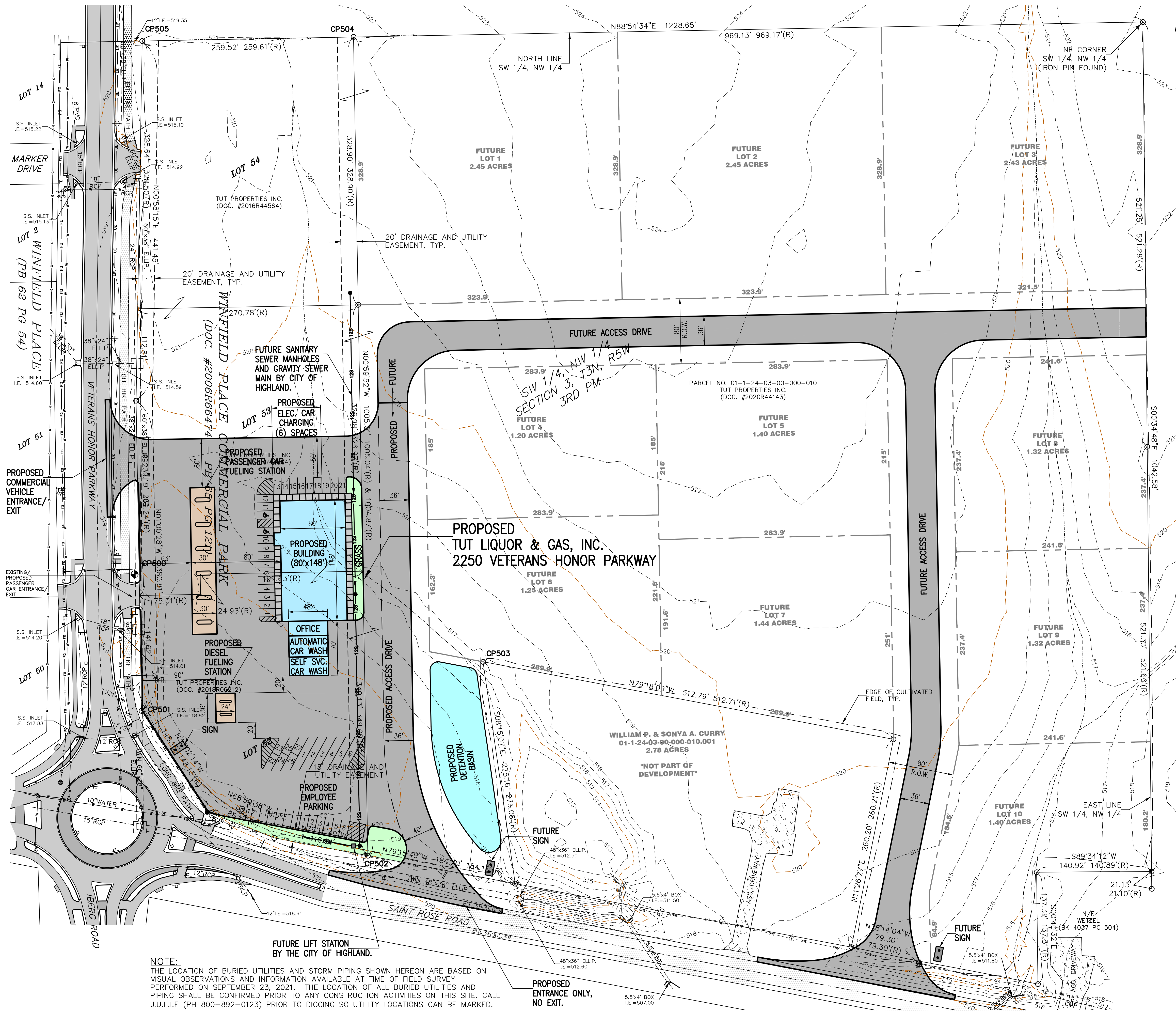
### API SITE TOPOGRAPHY

TUT INDUSTRIAL PARK  
HIGHLAND, ILLINOIS

CONCEPTUAL  
SITE LAYOUT  
RENDERING

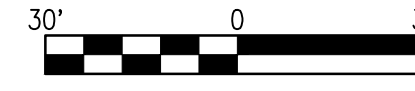


Revisions	Survey	SHEET <b>1</b> OF
	Design	
	Drawn	
	Checked	
Layout	Plot Date	Job No.
11-15-2021		2021.83
Dwg File	Date	
2183-SITE	JULY 2021	



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

PROPOSED  
ENTRANCE ONLY,  
NO EXIT.



# WINFIELD PLACE (PB 62 PG 54)

IBERG ROAD

VETERANS HONOR PARKWAY

SAINT ROSE ROAD

EXISTING/  
PROPOSED  
PASSENGER  
CAR ENTRANCE/  
EXIT

PROPOSED  
COMMERCIAL  
VEHICLE  
ENTRANCE/  
EXIT

FUTURE LIFT STATION  
BY THE CITY OF HIGHLAND.

PROPOSED  
ENTRANCE ONLY,  
NO EXIT.

FUTURE  
SIGN

PROPOSED  
DIESEL  
FUELING  
STATION

SELF SVC.  
CAR WASH  
AUTOMATIC  
CAR WASH  
OFFICE

PROPOSED  
BUILDING  
(80'x148')

PROPOSED  
PASSENGER CAR  
FUELING STATION

PROPOSED  
ELEC. CAR  
CHARGING  
(6) SPACES

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

PROPOSED  
DETENTION  
BASIN

PROPOSED ACCESS DRIVE

20' DRAINAGE  
AND UTILITY  
EASEMENT, TYP.

20' DRAINAGE AND UTILITY  
EASEMENT, TYP.

TUT PROPERTIES INC.  
(DOC. #2016R44564)

API SITE TOPOGRAPHY

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

ENLARGED  
SITE LAYOUT



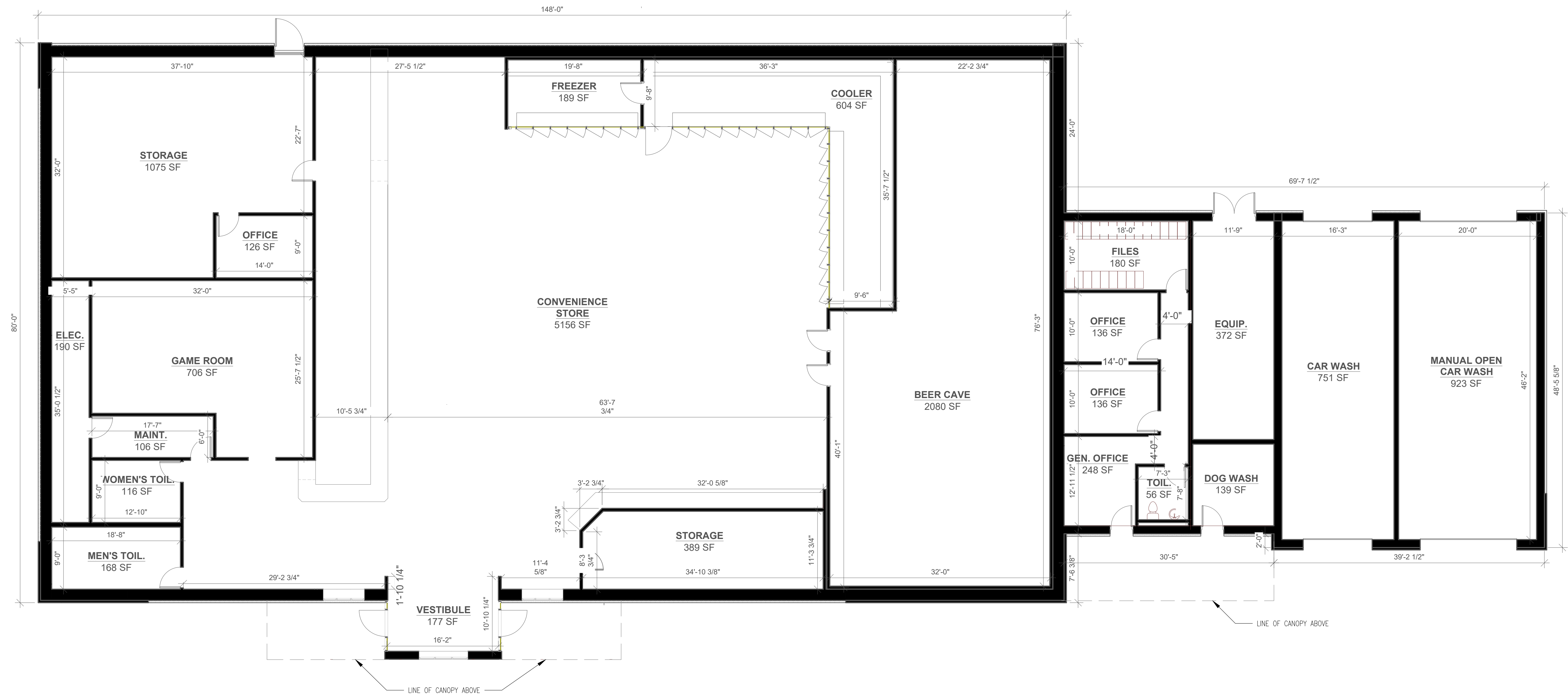
Revisions	Survey	SHEET
	Design	
	MRB	
	Drawn	
	REJ, ALH	
	Checked	
	Date	
	JULY 2021	
	Job No.	
	2021.83	

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

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

FUTURE  
LOT 6  
1.25 ACRES

FUTURE  
LOT 4  
1.20 ACRES

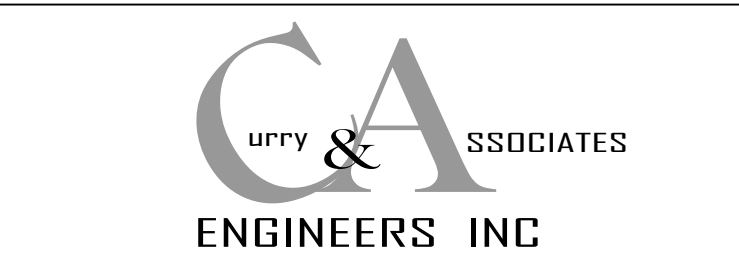


SEAL:

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

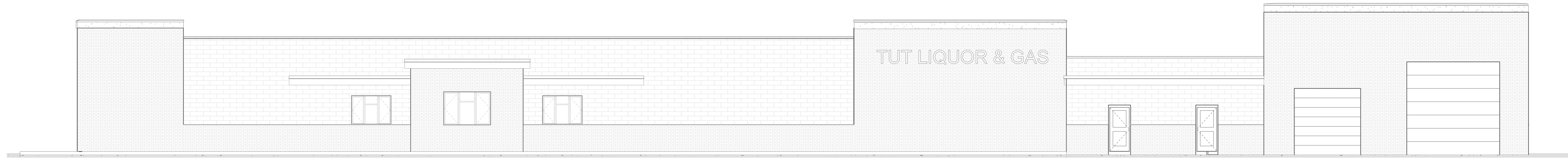
TUT PROPERTIES  
 TUT LIQUOR & GAS INC.

FLOOR PLAN



Revisions	Survey	SHEET
	Design	
	Drawn	
	Checked	OF
	Date	Job No.





SEAL:

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

TUT PROPERTIES  
 TUT LIQUOR & GAS INC.

**CA**  
 Curry & ASSOCIATES  
 ENGINEERS INC

WEST ELEVATION

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







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

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

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

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

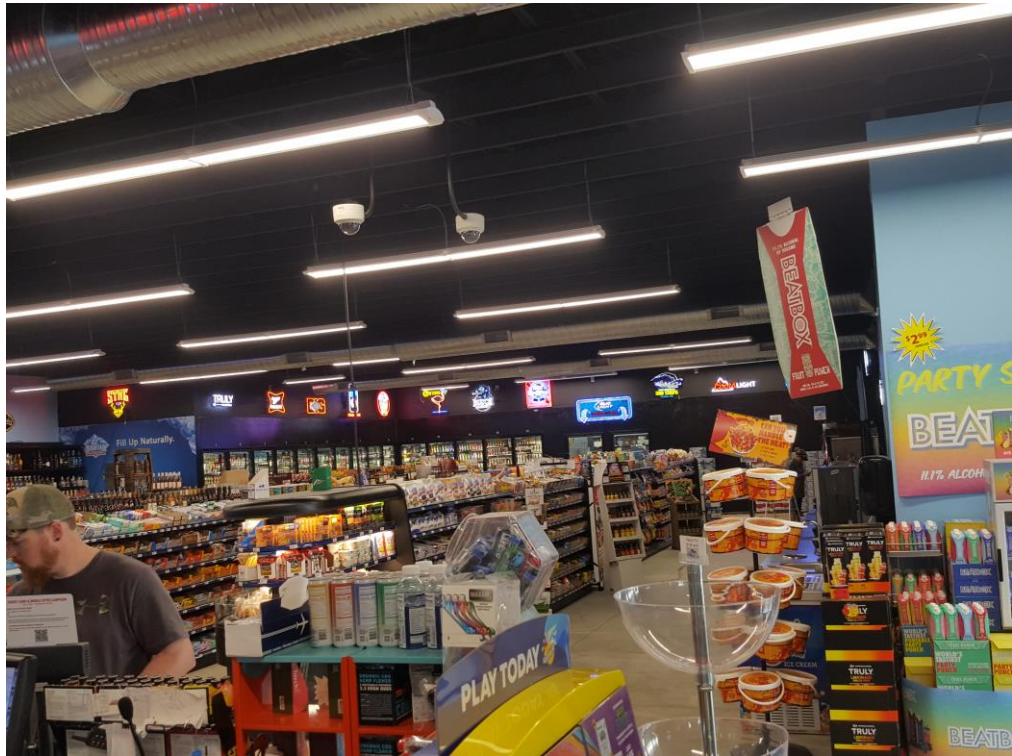


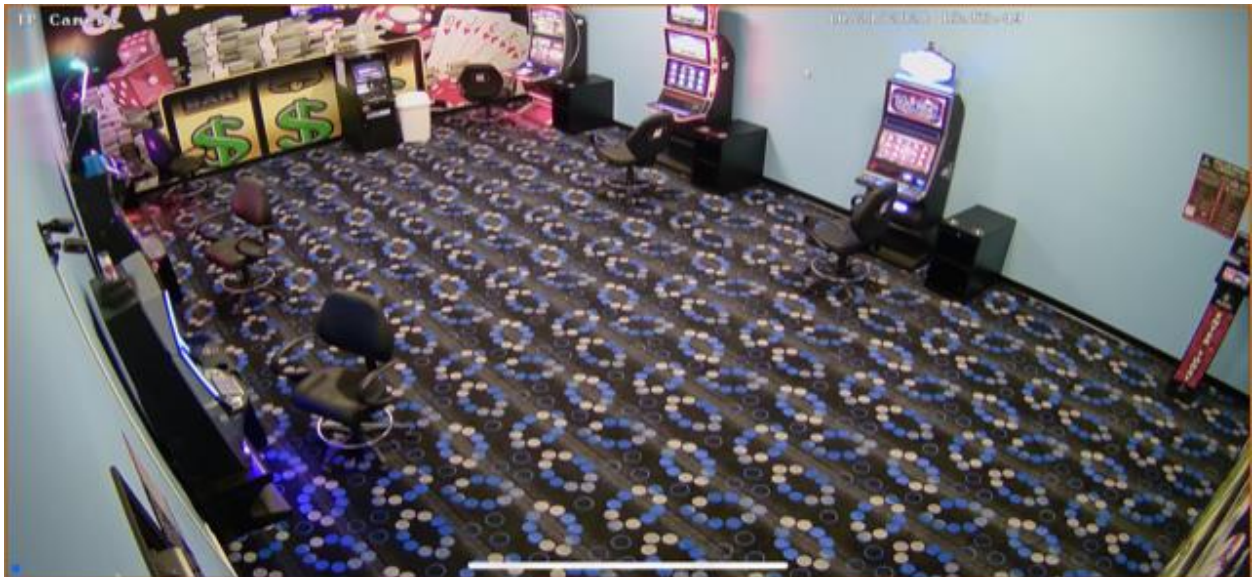














City of Highland  
**Police Department**

Charlie Becherer, Chief of Police

**To:** Breann Vazquez

**From:** Chief Becherer

**Date:** 10/20/21

**Re:** Truck Stop

---

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

Chief C. Becherer

Mayor Hemann and Highland City Council Members,

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

Any question or concerns please contact me.

Respectfully,

**Chief | Phil Decker |**

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

| [hpfd@wisperhome.com](mailto:hpfd@wisperhome.com) | [publicworks@grantforkil.gov](mailto:publicworks@grantforkil.gov)

12611 Iberg Road | Highland | IL | 62249

**PETITION to City of Highland Building and Zoning**

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

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

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




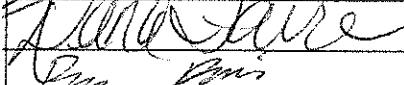
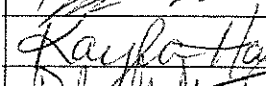
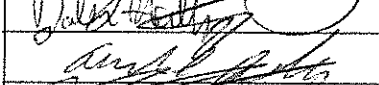
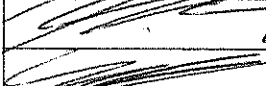

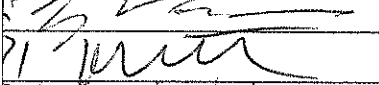

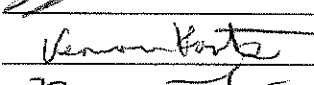
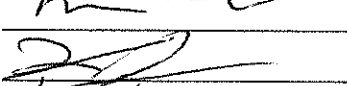
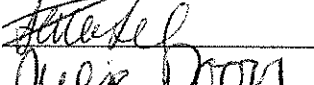
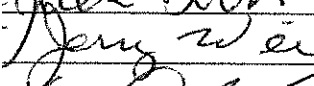
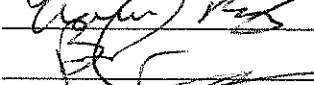
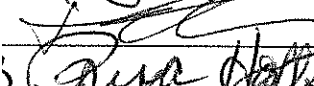
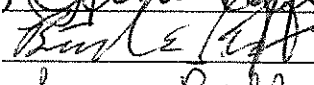
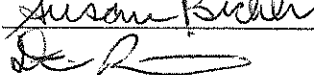



Date	Printed Name	Contact #	Signature
11-11-21	LISA RIEDEL		Lisa Riedel
11-11-21	Kelly Seton		Kelly Seton
11-11-21	IRISH HAWKE		Irish Hawke
11-11-21	Tom Keller		Tom Keller
11-11-21	DENSER GETZ		Denser Getz
11/12/21	Candi Starvo		Candi Starvo
11-11	AMY VAZ		Amy Vaz
11-11	Sean Engala		Sean Engala
11-11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



**PETITION to City of Highland Building and Zoning**

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

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

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

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

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

**PETITION to City of Highland Building and Zoning**

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

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

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

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



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

**PETITION to City of Highland Building and Zoning**

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

**PETITION to City of Highland Building and Zoning**

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

**PETITION to City of Highland Building and Zoning**

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

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

**PETITION to City of Highland Building and Zoning**

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

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

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**Proposal Summary**

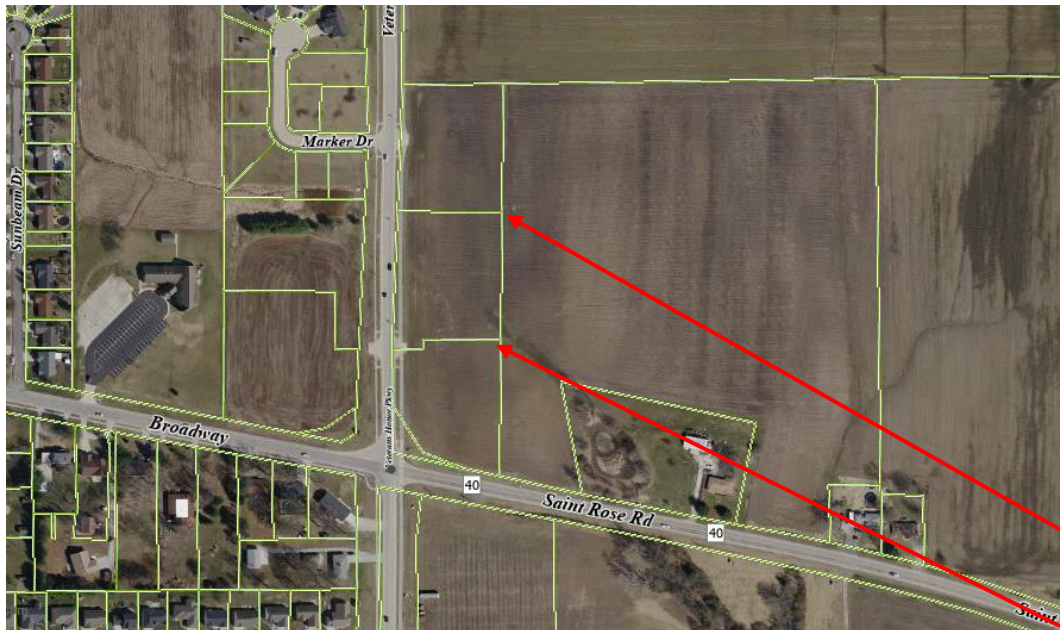
Tut Properties Inc. (10 Winged Foot Drive) is the applicant and property owner. Tut Properties Inc. is requesting approval of a preliminary plat for Tut Industrial Park at 2210 Veteran’s Honor Parkway, 2250 Veteran’s Honor Parkway, and 2272 Veteran’s Honor Parkway. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030,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



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

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

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

Exhibit 2. - Checklist for Preliminary Plat

Name of subdivision: TUT INDUSTRIAL PARK

Date of submission: 10-8-2021

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

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

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

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



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

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

Property Subd. Previously

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

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

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

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

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

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

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

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

Completed by:

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

Exhibit 3. - Checklist for Improvement Plans

Name of subdivision: \_\_\_\_\_

Date of submission: \_\_\_\_\_

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

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

**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

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### **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.

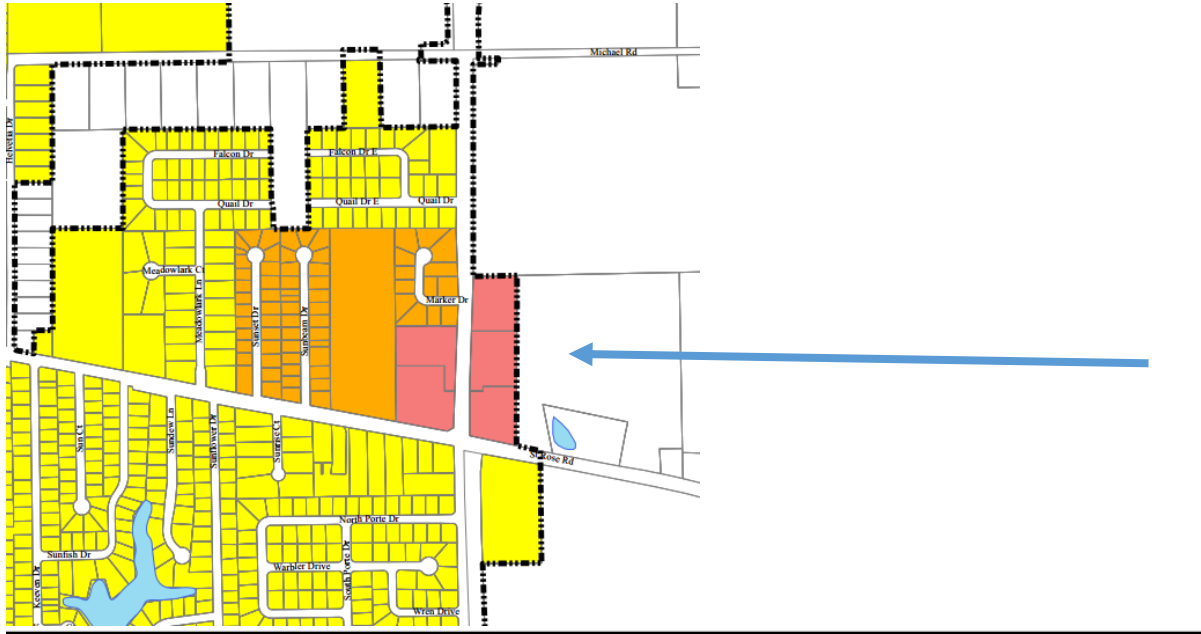
The default zoning for properties annexed into the City of Highland is R-1-C. The rezoning from R-1-C to Industrial is pending annexation of the property.

### **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.

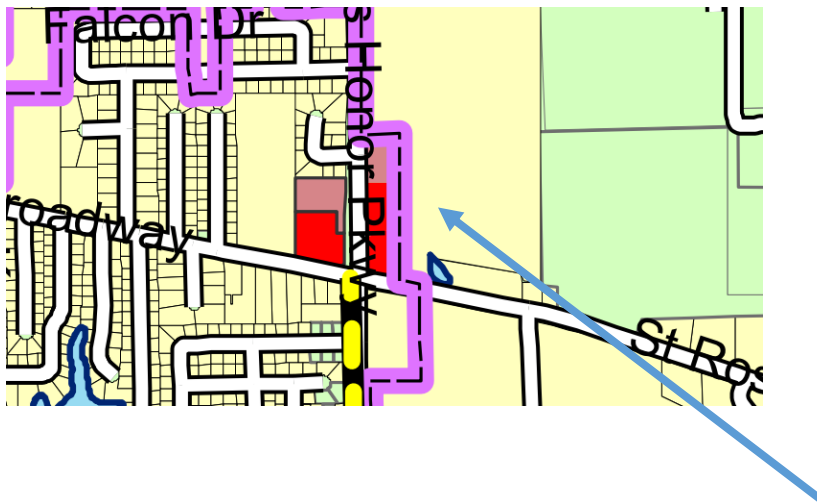
## Zoning Map



### 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



**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.

- 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

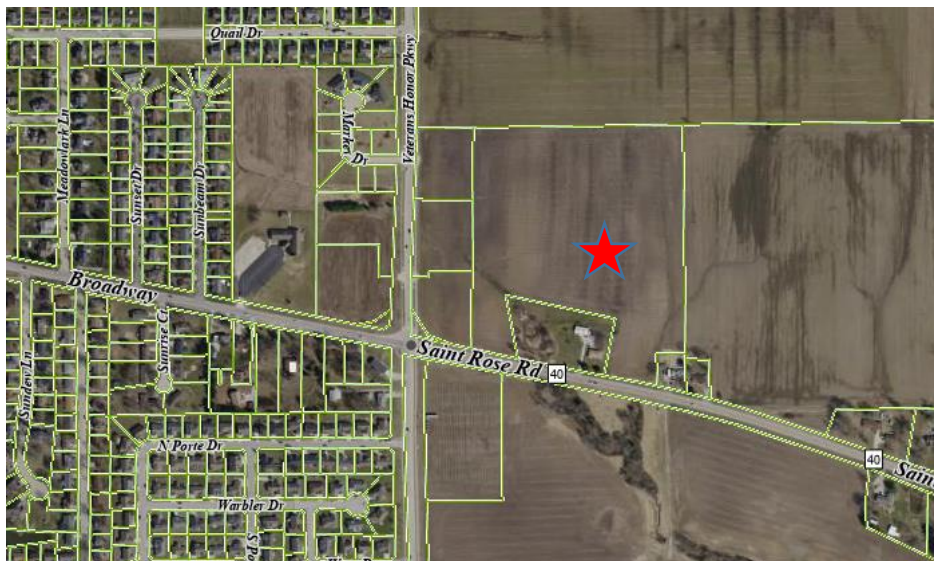


EXHIBIT "A"

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

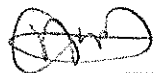
2. Is the proposed change consistent with the Future Land Use Map? Yes  No

**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,



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Sunny Tut  
Tut Properties Inc.