



# City of Highland

## Building and Zoning

Combined Planning & Zoning Board Agenda  
Highland Area Senior Center – 187 Woodcrest Drive  
November 1, 2023 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:  
Approval of the September 6, 2023 Regular Meeting 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) Flax Meadow Townhomes II LP (524 W St. Charles, Villa Park, IL 60181) is applying for a preliminary and final plat to reconfigure 3 lots in the Prairie Trails Phase 3 subdivision. The subject property is currently zoned R-3 Multiple Family Residence and is subject to the terms and conditions of the Highland Flax Meadow II Planned Unit Development. (Subject PIN#s include: 02-2-18-28-13-301-022, 02-2-18-28-13-301-024, and 02-2-18-28-13-301-023)
7. Calendar
  - a. December 6, 2023– 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 Jackie Heimbarger, ADA Coordinator, at 618-654-9891.*



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

## PRELIMINARY PLAT APPLICATION

### PROCEDURES

The procedures for Preliminary Plat Review for the City of Highland are as follows:

1. Pre-Application Meeting: Before preparing a proposed subdivision plat for an area, the owner, developer, or their representatives should have a pre-application meeting with the Community Development and Public Works Departments approximately two and one-half months, (75 days) prior to the meeting date for submission of a preliminary plat to the Combined Planning and Zoning Board (CPZB).
2. Sketch proposal: During the pre-application meeting, the developer should provide a sketch plan for submission to the department of community development, in care of the community development director, for review and informal discussion with the city staff, to determine applicable ordinance standards which must be complied with. A sketch plan does not need to be prepared by an engineer or draftsman nor does it need to be on exact scale or precise dimensions. However, the following information must be provided in the sketch plan:
  - a. Tract boundaries;
  - b. Area in which land development is located;
  - c. North point;
  - d. Streets on and adjacent to the tract;
  - e. Significant topographical and physical features;
  - f. Proposed general street layout;
  - g. Proposed general lot layout.
3. Application and fees: All preliminary plat applications shall be filed with the Community Development Department and the \$100.00 plus \$10 per lot "Preliminary Plat Review fee" as required per Section 90.067 of the City's Zoning Code. An application shall not be scheduled for review by the Combined Planning and Zoning Board until the application form has been fully completed, the filing fee paid, and all required information submitted.
4. Submittal Requirements: The applicant shall submit eighteen (18) hard copies of the preliminary plat and one (1) electronic copy (PDF) in support of the completed application. All preliminary plats shall comply with the requirements and development standards pursuant to Sections 66-4-3 "Preliminary plat filing procedure," 66-4-4 "Information required – Preliminary plat," and 66-5-3 "General design standards" of the Land Development Code.
5. Variiances: If the proposed request requires any variances to the Zoning Code or Land Development Code, the applicant shall submit a variance application concurrently with the preliminary plat application.

6. Staff Review: Following application submittal, preliminary plat review shall be performed by the Administrative Official, or his designated appointee(s), and all other department heads and agencies having jurisdiction over the development site. Following the review, a staff report including a recommendation shall be submitted to the Combined Planning and Zoning Board for their review and approval. The staff report and recommendations shall be based on the following standards:
  - a. The extent to which the proposal conforms to this Chapter and the City's Comprehensive Plan;
  - b. The extent to which the development would be compatible with the surrounding area;
  - c. The extent to which the proposal conforms to the provisions of the City's Land Development Code;
  - d. The extent to which the proposal conforms to customary engineering standards used in the City; and
  - e. The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.
7. Review and Approval: The Combined Planning and Zoning Board shall perform their review at the next regularly scheduled meeting and will provide a recommendation to approve, approve with conditions, or deny the request. The CPZB's recommendation will then be forwarded to the City Council for review and approval.
8. Following Approval: Approval of a preliminary plat does not constitute the right to begin construction immediately. After a preliminary plat is approved, the developer is required to submit Improvement Plans for all public improvements to be reviewed and approved by the Community Development and Public Works Department.
9. Plat Duration and Phasing: The preliminary plat approval will remain in effect for one-year period from the day the city council approves the plat. The applicant may, during this period, submit all or part or parts of said preliminary plat for final approval. If the subdivision is being developed in stages, the applicant may, by written mutual agreement with the city council, have final approval of the last part of the plat delayed for a period not to exceed five years from the date of the preliminary plat approval. Any part of a subdivision, which is being developed in stages, shall contain a tract of land at least one block in area or five gross acres.

# MEMORANDUM

**To:** City of Highland Combined Planning & Zoning Board

**Meeting Date:** October 20, 2023

**From:** Emily Calderon, AICP, Moran Economic Development

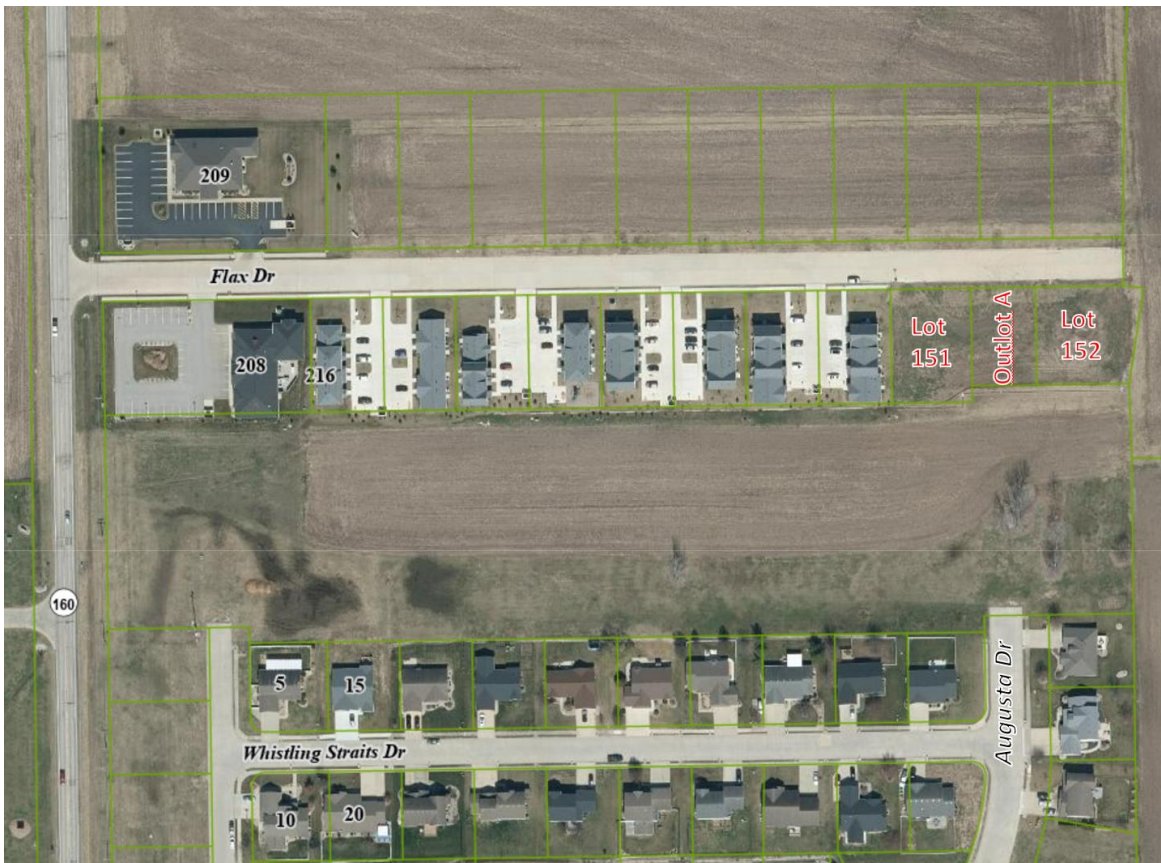
**Location:** PINs# 02-2-18-28-13-301-023, 02-2-18-28-13-301-024, and 02-2-18-28-13-301-022

**Proposal:** Preliminary and Final Plat

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## Project Description

The proposed Preliminary and Final Plat for Flax Meadow Townhomes II reconfigures the existing Lots 151, 152, and Outlot A of the Prairie Trails Phase 3 Subdivision. Outlot A was originally identified on the Prairie Trails Phase 3 Plat as a future right-of-way connection to Augusta Drive (in Augusta Estates Subdivision). Because this modification will impact traffic flow, both a preliminary and final plat are required.



### Comprehensive Plan and Zoning:

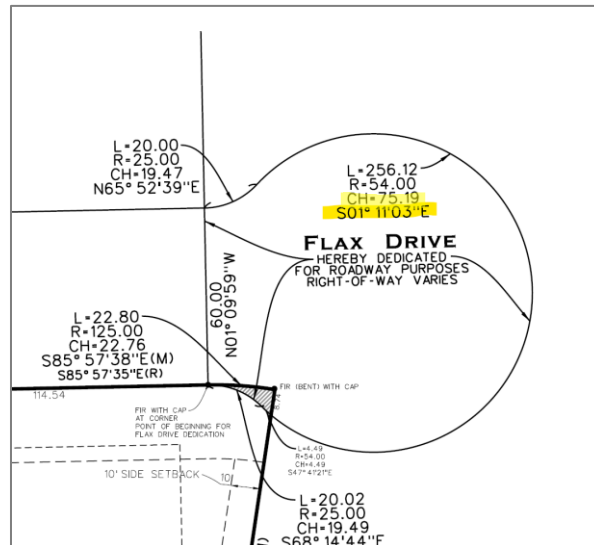
The Comprehensive Plan identifies the subject property as mixed-use and identifies compatible land uses as residential, commercial, or a mix of the two, often approved as a PUD.

The property in question is currently zoned R-3, Multiple-Family Residential and has a PUD overlay. The Highland Flax Meadow II PUD was approved in December 2020 and the corresponding Site Plan is attached to this report as Exhibit A.

### Plat Review:

A review of the preliminary and final plats is complete and concerns are identified below.

1. The legal description requires an amendment so that the highlighted text matches the highlighted callout.



**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 151, LOT 152, AND OUTLOT A, INCLUSIVE, OF PRAIRIE TRAILS – PHASE 3 FINAL PLAT, A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, AS SHOWN IN PLAT CABINET 65 AT PAGE 298 IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, EXCEPT COAL AND MINERALS UNDERLYING WITH THE RIGHT TO MINE AND REMOVE SAME, SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, PUBLIC AND UTILITY EASEMENTS, AND ZONING LAWS AND ORDINANCES.

AND ALSO, PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FLAX DRIVE AS DESCRIBED ON PRAIRIE TRAILS – PHASE 3 FINAL PLAT; THENCE NORTH 01 DEGREES 09 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID FLAX DRIVE A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID FLAX DRIVE; THENCE ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 25.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 52 MINUTES 39 SECONDS EAST AND A CHORD DISTANCE OF 19.47 FEET; THENCE ALONG A CURVE HAVING A RADIUS POINT TO THE SOUTH, A RADIAL DISTANCE OF 54.00 FEET, A CHORD BEARING OF SOUTH 03 DEGREES 33 MINUTES 58 SECONDS EAST AND A CHORD DISTANCE OF 78.35 FEET TO A POINT ON THE EASTERLY LINE OF LOT 152 IN PRAIRIE TRAILS – PHASE 3 FINAL PLAT; THENCE NORTH 08 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID EASTERLY LINE OF LOT 152 A DISTANCE OF 8.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 152; THENCE ALONG A NON TANGENT CURVE HAVING A RADIUS POINT TO THE SOUTH, A RADIAL DISTANCE OF 125.00 FEET, A CHORD BEARING OF NORTH 85 DEGREES 57 MINUTES 38 SECONDS WEST AND A CHORD DISTANCE OF 22.76 FEET TO THE POINT OF BEGINNING, ALL IN MADISON COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN DESCRIBED IS NOT WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WE 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 1½ 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. WE HEREBY CERTIFY THAT WE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
\_\_\_\_\_  
ILLINOIS REGISTERED NUMBER

2. The lot line originally dividing the cul-de-sac from the remainder of Flax Drive and Lot 151 from Outlot A should be shown in gray on the preliminary plat and eliminated completely on the Final Plat.
3. Dimensions of all lot lines are not provided consistently. A dimension is needed for the south property line of Lot 2. The north property line of Lot 1 should be shown as 180' (with the elimination of the old Lot A western property line). A dimension of 80' is needed on the south property line of Lot 1, east of where the lot jogs north.
4. Easements and setbacks along the south property line of Lots 1 and 2 should be shown using the same line. References to a 10' delineation should be removed since both easements and setbacks are required to be 20'.
5. Deed restrictions and/or covenants are required.

**Discussion:**

The land contained within this subdivision is subject to the terms and conditions of the Flax Meadow II PUD Site Plan (attached). This is simply a correction of lot lines and elimination of Outlot A, so that the underlying subdivision and lots correspond to the approved PUD.

Staff would prefer that developments of this size have a minimum of two points of ingress and egress to support public safety. This development originally was designed to meet those expectations with the platting of Outlot A for future ROW use. However, due to bankruptcy of the original developer, subsequent sale of the development and surrounding properties, and the two developments now being owned by separate entities, the likelihood of these developments ever being built out as originally designed are unlikely.

When dealing with bankruptcy, often concessions must be made to in order to prevent property from becoming stale and unusable. Therefore, while this plat amendment is not how Staff would prefer a new development be designed from scratch, Staff supports this Plat Amendment. It should be noted that:

- A. the cul-de-sac is of sufficient size and design to support access for the City's largest emergency response vehicles and apparatus, and
- B. The topography of the site was taken into consideration when considering two points of ingress and egress from a health and safety perspective. Based on the sightlines when entering and exiting Flax Drive and the improved surfaces of all roads in question, the City believes this to be adequate, though not ideal.

Improvement Plans are currently being developed by a different engineering firm for construction of the cul-de-sac. While the improvement plans undergo review and staff approval, it is recommended that the final plat be tabled until such time as the improvement plans are approved and a performance bond is submitted.

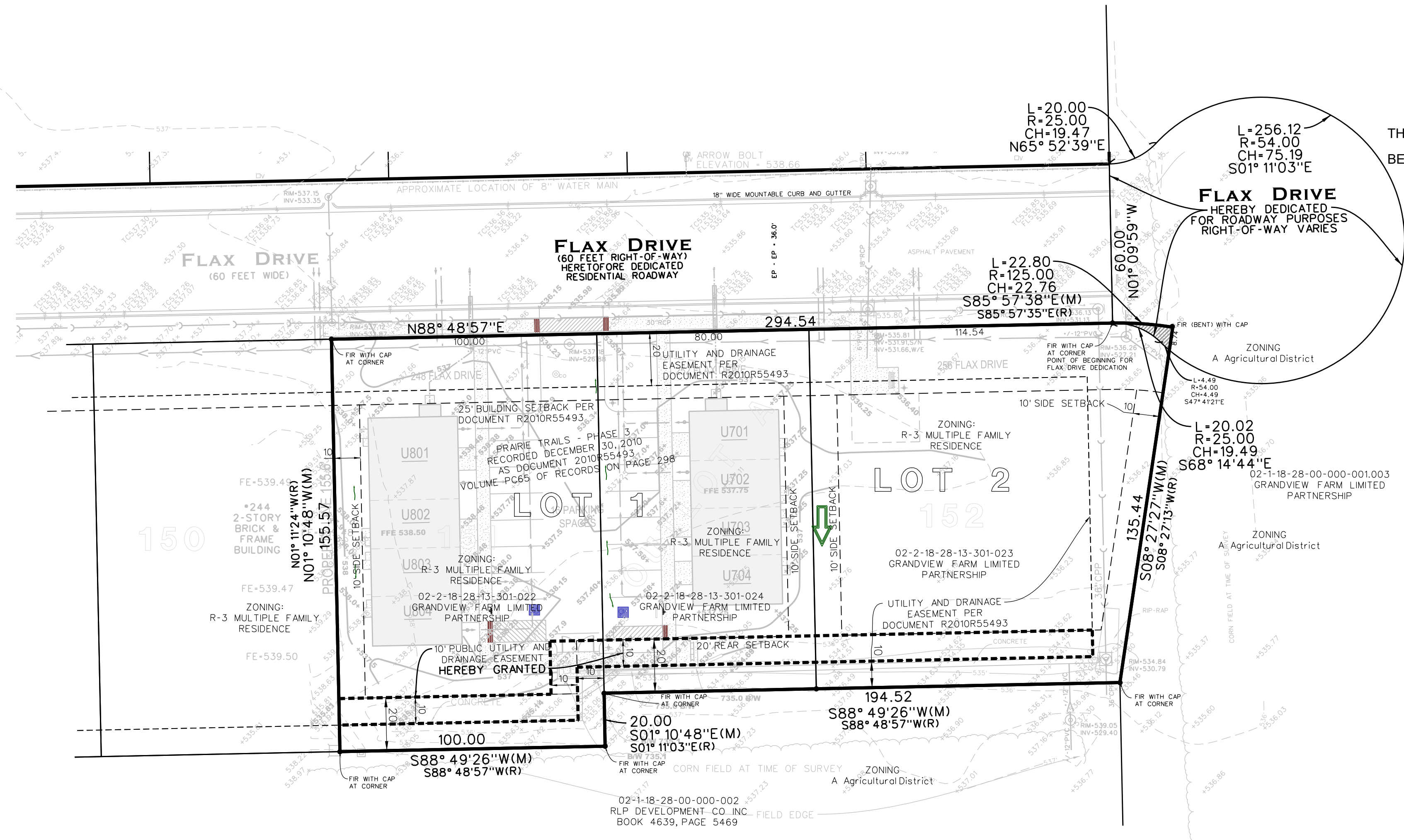
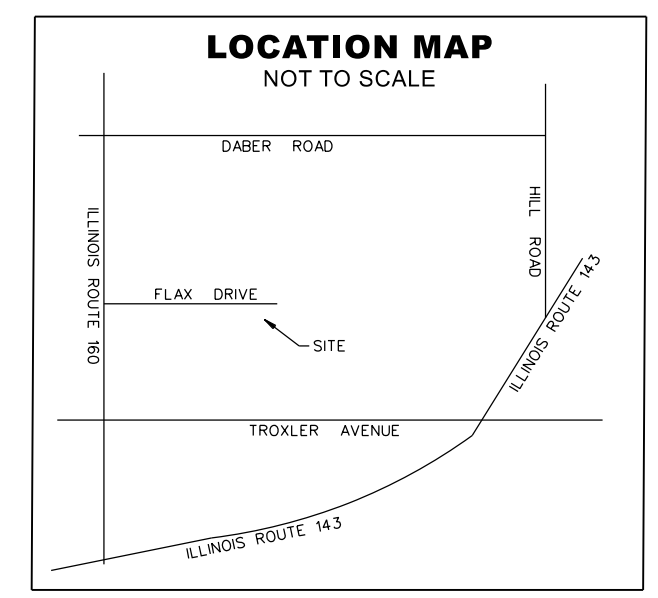
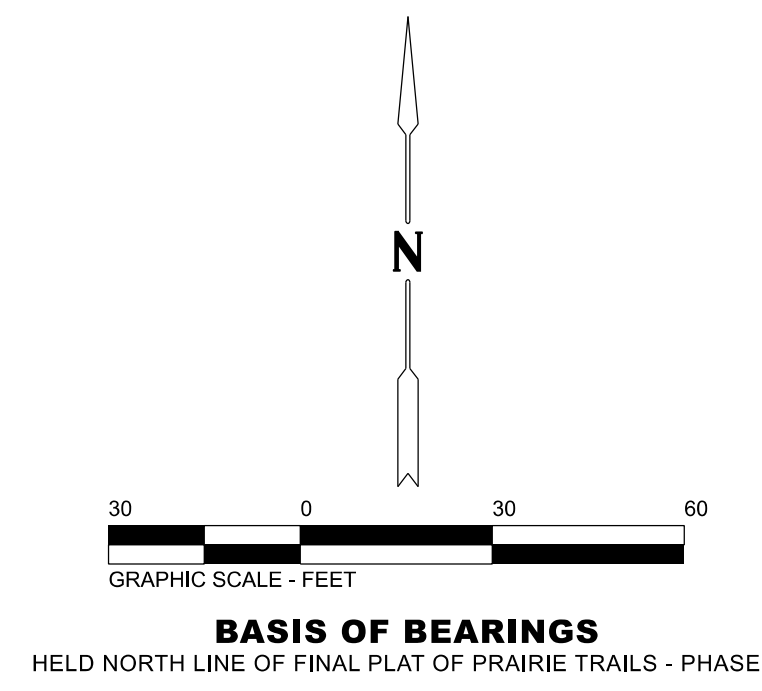
The only way of ensuring the construction of the cul-de-sac with this subdivision is to hold the final plat until such time as the improvement plans are approved and a performance bond is provided to the City.

**Staff Recommendation:**

In consideration of the information presented herein, it is recommended that the Preliminary Plat be approved with the condition that Plat Review items 1-5 are addressed prior to City Council. It is also recommended that the Final Plat be tabled until the cul-de-sac Improvement Plans are approved.

# PRELIMINARY PLAT OF FLAX MEADOW TOWNHOMES II

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS



THE CUL DE SAC SHALL BE COMPLETED BY OTHERS.

### SURVEYOR'S DESIGNATION OF RECORDING

I, COLLIN C. GRAVES, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK, OR AN EMPLOYEE THEREOF, OF THE CITY OF HIGHLAND TO RECORD THIS PLAT OF SUBDIVISION WITH THE MADISON COUNTY CLERK OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

DATE \_\_\_\_\_  
REGISTERED LAND SURVEYOR

### PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF MADISON) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_

OWNER (PRINT) SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

OWNER (PRINT) SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

### NOTARY CERTIFICATE OF PROPERTY OWNER

STATE OF ILLINOIS  
COUNTY OF MADISON) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_ AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC (SEAL) \_\_\_\_\_

### PROPERTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF DUPAGE) SS

I, \_\_\_\_\_, "REGISTERED ILLINOIS PROFESSIONAL ENGINEER" DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER AND DEVELOPER HAVE THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_

REGISTERED ILLINOIS PROFESSIONAL ENGINEER

NO. \_\_\_\_\_ (SEAL)

### AREA TABLE

LOT 1 = 26,405 SQUARE FEET, OR 0.606 ACRES, MORE OR LESS.  
LOT 2 = 17,073 SQUARE FEET, OR 0.392 ACRES, MORE OR LESS.  
TOTAL AREA = 43,478 SQUARE FEET, OR 0.998 ACRES, MORE OR LESS.

### GENERAL NOTES

IMPROVEMENTS NOT SHOWN HEREON

ALL PERIMETER CORNERS HAVE BEEN MONUMENTED PRIOR TO THE RECORDING OF THIS SUBDIVISION

LAST DATE OF FIELD WORK 8/2/2023

THE DEVELOPER IS AWARE OF THE RESPONSIBILITY TO INSTALL STREET SIGNS.

PRE AND POST DEVELOPMENT DIRECTION OF FLOW

### ABBREVIATIONS

POB = POINT OF BEGINNING  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
FIP = FOUND IRON PIPE  
FCC = FOUND CUT CROSS  
L = LENGTH  
R = RADIUS  
CH = CHORD  
(R) = RECORD  
(M) = MEASURED

### LINE LEGEND

— = BOUNDARY LINE  
- - - = LOT LINE  
- - - - - = SETBACK LINE  
- - - - - = EASEMENT LINE  
- - - - - = SECTION LINE

### SURVEYOR CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF DUPAGE) SS

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AND ALSO, PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:  
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AS SHOWN BY THE ANNEXED PLAT, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

WEBSTER, McGRATH AND AHLBERG, LTD.



BY: \_\_\_\_\_  
ILL. PROF. LAND SURVEYOR NO. \_\_\_\_\_  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024  
2100 MANCHESTER ROAD, SUITE 203  
WHEATON, ILLINOIS 60187  
(630) 668-7803

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHT-OF-WAYS, FEMA FLOOD ZONES, ENCROACHMENTS, BUILDING LOCATIONS, OCCUPATION LINES, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED, REVIEWED, AND UPON REQUEST, ADDITIONAL INFORMATION CAN BE INCLUDED ON THIS PLAT.

Ref.	Date	Description	By
1	10/18/23	CITY OF HIGHLAND COMMENTS	CCG

LOCATION: FLAX DRIVE HIGHLAND, ILLINOIS

PREPARED FOR: NORTH ARROW PARTNERS  
524 ST. CHARLES RD.  
VILLA PARK, ILLINOIS

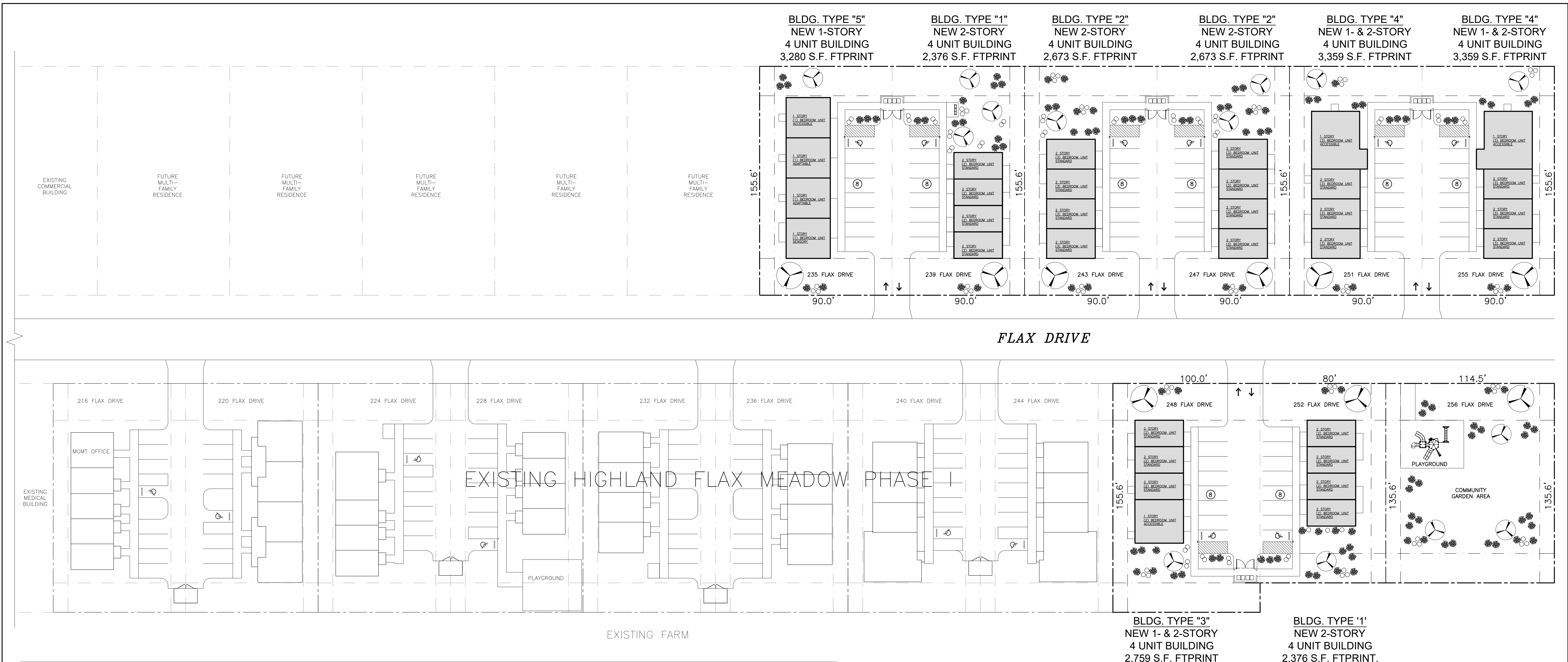
JOB #: 44143 DATE: 9-28-2023 SCALE: 1"=30'

SURV: CCG DRAWN: CCG DESIGN:

FILE #: 28-IN-SW MADISON COUNTY SHEET #: 1 of 1

**WEBSTER, McGRATH & AHLBERG LTD.**  
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
Over a Century of Service to our Clients  
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187  
ph: (630) 668-7803 web: www.wmaatl.com  
Design Firm License No. 184-002101





**PROJECT DATA:**

ADDRESS: 235 - 256 FLAX DRIVE  
 ZONING DISTRICT: R-2-B MULTIPLE FAMILY RESIDENCE  
 LOT SIZE: TOTAL (9 LOTS) = 125,964 SF  
 LOT TYPE 1 = 14,004 SF X 6 LOTS = 84,024 SF  
 LOT TYPE 2 = 15,560 SF  
 LOT TYPE 3 = 10,848 SF  
 LOT TYPE 4 = 15,532 SF  
 MIN. LOT AREA PER D.U.: 3,000 SF  
 LOT AREA PER D.U. PROVIDED: 3,936 SF  
 PROPOSED BUILDING HEIGHT: 1 AND 2 STORY  
 GROSS FLOOR AREA: 38,745 SF

TOTAL DWELLING UNITS PROPOSED: 32  
 INCLUDES: (4) ACCESSIBLE, (1) SENSORY AND (7) ADAPTABLE PER FHA  
 ONE BEDROOM UNITS: 4 (INCLUDES: 1 ACCESSIBLE & 1 SENSORY)  
 TWO BEDROOM UNITS: 12 (INCLUDES: 1 ACCESSIBLE)  
 THREE BEDROOM UNITS: 16 (INCLUDES : 2 ACCESSIBLE)  
 MIN. DISTANCE BETWEEN BUILDINGS: 20'-0"  
 MINIMUM SETBACKS:  
 25' FRONT YARD, 10' SIDE YARD, 20' REAR YARD  
 PARKING: 64 SPACES (INCLUDES 6 ADA SPACES)  
 2 SPACES PER DWELLING UNIT



**NORTH ARROW ARCHITECTURE**  
 28 EAST ST. CHARLES ROAD  
 VILLA PARK, ILLINOIS 60181

**HIGHLAND FLAX MEADOW II**  
 235-256 FLAX DRIVE  
 HIGHLAND, IL 62249

DATE	<b>SK-1</b>
09/30/2020	

**EXHIBIT "A"**  
**CITY OF HIGHLAND**  
**Preliminary Plat Application**

Return Form To:

Administrative Official  
City of Highland 12990  
Troxler Rd  
Highland, IL 62249  
(618) 654-7115 (618)  
654-5570(fax)

For Office Use Only

Date Submitted: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Date Advertised: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_

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**APPLICANT INFORMATION:**

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**ENGINEER/ DESIGN PROFESSIONAL INFORMATION:**

Name of Firm: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Project Manager: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**PROPERTY INFORMATION:**

Location of Property: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present Zoning Classification: \_\_\_\_\_ Acreage: \_\_\_\_\_  
Present Use of Property: \_\_\_\_\_  
\_\_\_\_\_

Proposed Number of lots: \_\_\_\_\_  
\_\_\_\_\_

Description of proposed use of Development: \_\_\_\_\_

**ADJACENT ZONING AND LAND USE:**

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

<b><i>Does the proposed Subdivision Development meet the following standards? If not, attach a separate sheet explaining why.</i></b>	Yes	No
A. The extent to which the proposed development is consistent with the City's comprehensive plan and with the purposes of this Article and of all other applicable codes and ordinances.	<input type="checkbox"/>	<input type="checkbox"/>
B. The extent to which the proposed development deviates from the regulations that are generally applicable to the property (including, but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said	<input type="checkbox"/>	<input type="checkbox"/>
C. Whether the proposed design of the Subdivision makes adequate provisions for vehicular and pedestrian circulation, off-street parking, green space, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.	<input type="checkbox"/>	<input type="checkbox"/>
D. The compatibility of the proposed Subdivision with adjacent properties and surrounding area; and	<input type="checkbox"/>	<input type="checkbox"/>
E. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.	<input type="checkbox"/>	<input type="checkbox"/>

**ATTACHMENTS REQUIRED:**

1. Completed application.
2. Completed Preliminary Plat Checklist
3. Application fee of \$100 plus \$10 for each lot.
4. Eighteen (18) folded copies of the signed and sealed plat.
5. All utilities shall be shown on the plat, including water, sewer, electric, gas, and cable.
6. Copy of current deed.
7. Copy of subdivision covenants.



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

\_\_\_\_\_  
Date

## Exhibit 2. - Checklist for Preliminary Plat

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

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

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 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:

- \_\_\_ 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.
- \_\_\_ 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.
- \_\_\_ 3. Proposed name of the subdivision, location given by township, range, section, or other legal description.
- \_\_\_ 4. Title Block must include the wording Preliminary Plat
- \_\_\_ 5. Zoning district classification of the tract to be subdivided, and of the adjacent land.
- \_\_\_ 6. If the plat is shown on two or more sheets, an index shall be provided on each sheet alone with corresponding "match lines".
- \_\_\_ 7. North arrow, graphic scale, and date of map.
- \_\_\_ 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
- \_\_\_ 9. All lot lines adjacent to and abutting the subdivision.
  - \_\_\_ a. Ownership of the surrounding land.
  - \_\_\_ b. Alignment of existing streets and rights-of-way.
  - \_\_\_ c. Section and corporate limit lines.
- \_\_\_ 10. Tract boundary lines showing dimensions, bearings, and references to known land lines.
- \_\_\_ 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.

- \_\_\_ 12. Delineation of pre-development drainage basins showing directions of flow and downstream receiving facility.
- \_\_\_ 13. Delineation of post-development drainage basins showing directions of flow and downstream receiving facility.
- \_\_\_ 14. Any proposed alteration, adjustment or change in the elevation or topography of any area.
- \_\_\_ 15. Locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, permanent structures, buildings, etc.
- \_\_\_ 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.
- \_\_\_ 17. A copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table.
- \_\_\_ 18. Locations, widths, and purposes of all existing and proposed easements.
- \_\_\_ 19. A copy of the description of all proposed deed restrictions and covenants.
- \_\_\_ 20. Location and size of existing and proposed sanitary sewers, storm sewers and potable water lines.
- \_\_\_ 21. Locations, types, and approximate sizes of all other existing and proposed utilities.
- \_\_\_ 22. Front building setback or front yard lines and dimensions.
- \_\_\_ 23. Locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, and other public purposes.
- \_\_\_ 24. Locations, dimension, and areas of all proposed or existing lots within the subdivision.
- \_\_\_ 25. Indication on drawing, or by certificate, that the developer is aware of the responsibility for installation of street signs.
- \_\_\_ 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: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

## FINAL PLAT APPLICATION

### PROCEDURES

The procedures for Final Plats Plans review for the City of Highland are as follows:

1. Submittal Requirements: The following shall be submitted by the developer to the city department of community development approximately six weeks prior to the planned scheduled meeting date of the city council:
  - a. A letter requesting review and approval of the final plat, giving the name, address and telephone number of the person to who notice of public meeting by the city council shall be sent;
  - b. The final plat must contain signatures of the developer, owners, engineer of record, surveyor, and Madison County 911 Coordinator, before submittal to the City of Highland Department of Community Development;
  - c. The owner/developer shall submit ten (10) copies of the final plat with assigned addresses, the original, which shall be drawn in permanent ink on permanent reproducible material equal to the standards required by the county recorder for the city council's review and approval, and an electronic file (PDF format) shall be emailed to the department of community development at [highlandzoning@highlandil.gov](mailto:highlandzoning@highlandil.gov);
  - d. The completed final plat checklist;
  - e. Final Plat review fee of \$50.
2. Final Plat Requirements: Subdivision final plats shall be prepared by a professional land surveyor and consist of black or blue line prints not larger than 24 inches by 36 inches and include an electronic submittal in a format compatible with the city. The plan scale shall be legible. The final plat and supporting data shall portray/provide all of the following information:
  - a. Plat has been submitted within one year after the approval of the preliminary plat;
  - b. Small key map showing the proposed subdivision in relation to section or U.S. survey lines;
  - c. North arrow, graphic scale and date;
  - d. Name of owner/developer, subdivision, identification of the portion of the public lands survey in which the subdivision is located;
  - e. The wording "final plat" must appear in a minimum of one-inch bold lettering directly above the name of the subdivision;

- f. Accurate metes and bounds or other adequate legal description of the tract, and the included area of the subdivision to the nearest 1/100 of an acre, (where discrepancies occur, both recorded and surveyed bearings and dimensions shall be included);
- g. Accurate boundary lines with dimensions and bearings which provide a survey of the tract, closing with an error of closure of not more than one foot in 10,000 feet;
- h. All dimensions shall be shown in feet and decimals of a foot;
- i. Reference to recorded plats of adjoining platted land within 300 feet, by record name, plat book and page number;
- j. Accurate locations and names of all existing streets intersecting the boundaries of the subdivision;
- k. Right-of-way lines of all streets, other rights-of-way, easements, and lot lines with accurate dimensions, or bearings and curve data, including radii, arcs or chords, points of tangency, and central angles;
- l. Name and right-of-way width of every proposed street;
- m. Locations, dimensions and purpose of any existing or proposed easement(s);
- n. Number of each lot, lot dimensions, and (in a separate list) lot areas;
- o. Purpose for which sites, other than private lots, are reserved;
- p. Front setback lines with accurate dimensions;
- q. Restrictions of all types which will run with the land, and become covenants in the deeds of lots;
- r. Certification of ownership and dedication of all public areas;
- s. Accurate distances and bearings to the nearest section or subdivision corner; reference corners shall be accurately described on the final plat;
- t. Reference to known and permanent monuments and benchmarks from which future surveys may be made together with elevations of any benchmarks. The surveyor must, at the time of making his survey, establish permanent monuments, as defined in Section 66-5-5 of the Land Development Code, and set in such a manner that they will not be moved by frost, which mark the external boundaries of the tract to be divided or subdivided and must designate upon the plat the locations where they may be found. External boundaries of new plats shall be marked (have monuments set) at every change in line direction and at every point of curvature;
- u. Location, type, material and size of all monuments and lot markers;
- v. Variance items granted by the city council; and
- w. All required certificates as listed in Section 66-4-22 of the Land Development Code.

3. Review Process: 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 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.
4. Recording: The owner/developer shall cause to be filed the approved final plat with the county recorder of deeds within 30 days after the city council has approved the plat, and the mayor has affixed his signature thereto. The final plat shall be returned to the department of community development's office by the county recorder bearing the official stamp of the county recorder attesting its recording. No subdivision plat or replat shall be filed for record or recorded in the office of the county recorder of deeds, unless and until the approval of the city is endorsed thereon. No lot shall be sold for such subdivision plat or replat until it has been approved by the city council and filed for record in the office of the county recorder of deeds as required by the state statutes. Upon receipt of the recorded plat, three copies shall be furnished to the city. If the city does not received the required copies of the recorded plat, then no building permits will be issued for the subdivision. The owner/developer is responsible for all fees incurred in the recording of their final plat with the county recorder of deeds.
5. Maintenance Bond: At the time of dedication of subdivision improvements by the owner/developer to the city, (at the time of city council action), the owner/developer shall post a maintenance bond with the city clerk. The initial term of any maintenance bond or escrow agreement is required to be issued for a two-year period. The city will only accept one maintenance bond for all required improvements for each phase of subdivision development (all required improvements shall be installed prior to the requested dedication and the providing of a maintenance bond). The maintenance bond shall be in the form of:
  - a. Cash; or
  - b. An irrevocable letter of credit or commitment from a lending institution guaranteeing this city the availability of the escrow funds upon timely demand; or
  - c. Certificates of deposit, treasury bills, or other readily negotiable instruments approved by the city council, and made payable to this city; or
  - d. Subdivision lot/parcel of land lien together with the right to collect all attorney fees, title check fees, court costs, and all other lien enforcement expenses as part of such lien.
6. Amount of bond or deposit: The bond shall be 50 percent of the total improvement costs conditioned upon the satisfactory condition of the required improvements for a period of two years from the date of their acceptance and dedication by city council resolution. If at any time during the two-year period the improvements are found to be defective, they shall be repaired/replaced at the owner/developer's expense. If the owner/developer fails or refuses to pay such costs within 90 days after demand is made upon him by the director of community development, the city shall demand and enforce payment from the issuer of the maintenance bond to make the necessary repairs/replacement. If the cost of repairs/replacement exceeds



the bond amount, the owner or developer shall be liable for the excess. At the end of the two-year period, the maintenance bond shall be released, unless the city council opted to allow a one-year extension.

7. Term of assurance extension: The initial term of any maintenance bond or escrow agreement is required to be issued for two years from the date of their acceptance and dedication by city council resolution. If all the required improvements have not been maintained by the end of the two-year period, the city council may, at the request of:
  - a. The principal and surety of such bond;
  - b. The escrow depositor; or
  - c. The issuer of the letter of credit, extend bond/escrow agreement for one-time one-year period only, or proceed as per Item 12 below, Failure to maintain improvements.”
8. Failure to maintain improvements: If at any time during the two-year period the improvements are found to be defective, they shall be repaired/replaced at the owner/developer's expense. If all the repairs to the required improvements have not been completed within 90 days after demand is made to the owner/developer, the administrator, with the assistance of the city attorney, may:
  - a. Require the principal and surety to perform on the bond, and to pay to this city an equal amount to the cost of completing the repairs to the required improvements or the amount of the bond not theretofore released, whichever is less;
  - b. Require the owner/developer to submit a new maintenance bond/escrow deposit in an amount sufficient to cover any increase in the cost of repairing the required improvements; or
  - c. Demand and enforce payment from the issuer of the letter of credit in an amount equal to the cost of repairing the required improvements, or an amount equal to the amount of such credit before released, whichever is less

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

CITY COUNCIL'S CERTIFICATE

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

MAYOR

CITY CLERK

HIGHWAY ENGINEER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTES (765 ILCS 205/2). A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT FOR ANY FUTURE CHANGES TO ACCESS.

DEPUTY DIRECTOR OF HIGHWAYS, REGION 5 ENGINEER

DATE

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

PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF MADISON) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS DAY OF AD 20

OWNER (PRINT) SIGNATURE

ADDRESS

OWNER (PRINT) SIGNATURE

ADDRESS

NOTARY PUBLIC CERTIFICATE OF PROPERTY OWNER

STATE OF ILLINOIS  
COUNTY OF MADISON) SS

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET

FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS DAY OF

AD 20 AT ILLINOIS.

NOTARY PUBLIC (SEAL)

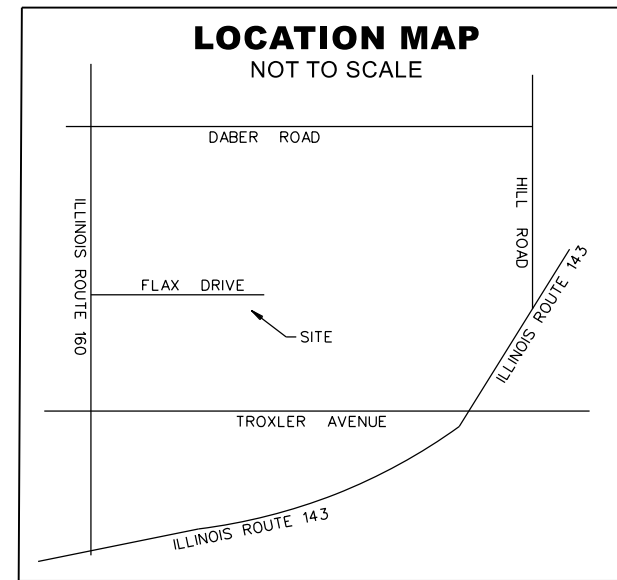
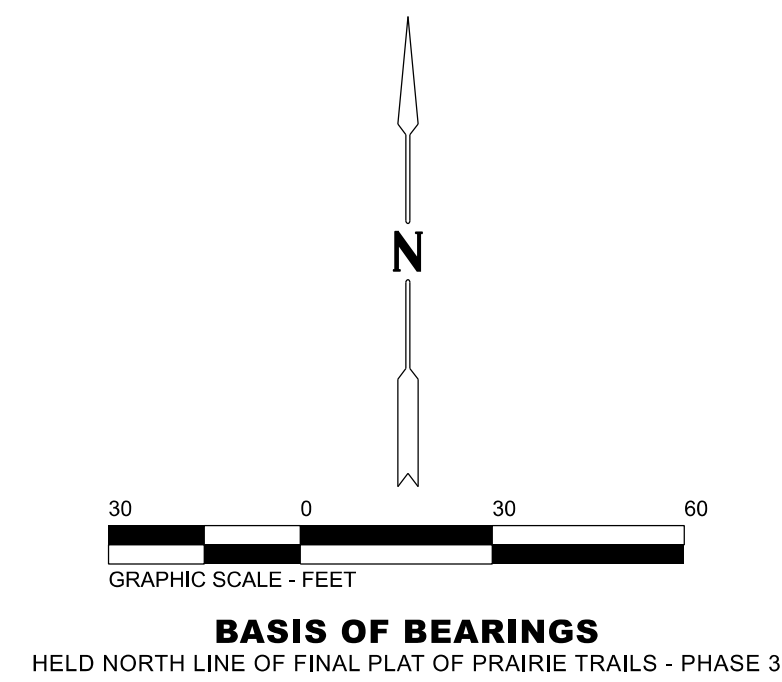
PROPERTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF DUPAGE) SS

I, REGISTERED ILLINOIS PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER AND DEVELOPER HAVE THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

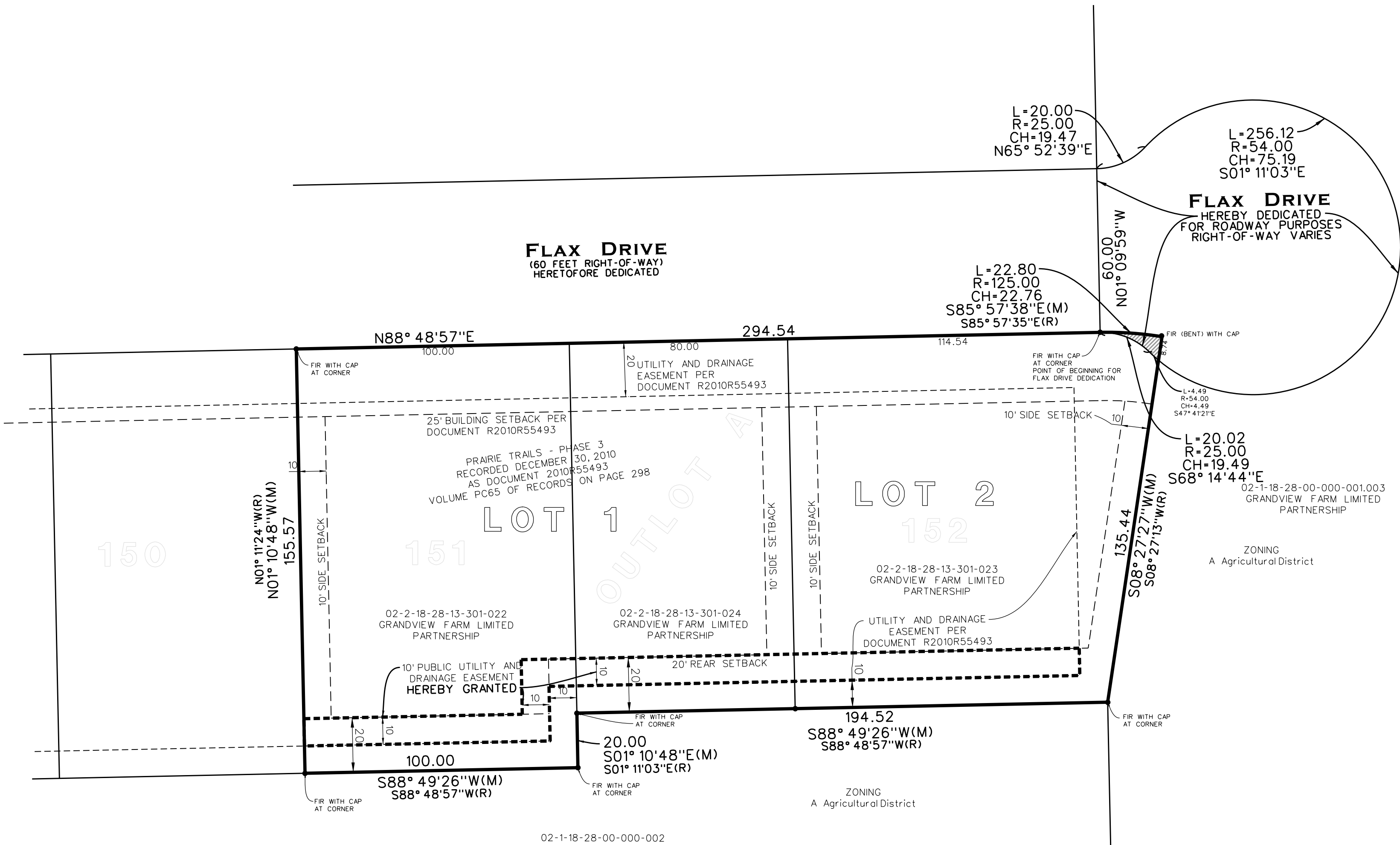
DATED AT ILLINOIS, THIS DAY OF AD 20 REGISTERED ILLINOIS PROFESSIONAL ENGINEER

NO. (SEAL)



# FINAL PLAT OF FLAX MEADOW TOWNHOMES II

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS



SURVEYOR'S DESIGNATION OF RECORDING

I, COLLIN C. GRAVES, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK, OR AN EMPLOYEE THEREOF, OF THE CITY OF HIGHLAND TO RECORD THIS PLAT OF SUBDIVISION WITH THE MADISON COUNTY CLERK OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

DATE

REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 151, LOT 152, AND OUTLOT A, INCLUSIVE, OF PRAIRIE TRAILS - PHASE 3 FINAL PLAT, A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, AS SHOWN IN PLAT CABINET 65 AT PAGE 298 IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, EXCEPT COAL AND MINERALS UNDERLYING WITH THE RIGHT TO MINE AND REMOVE SAME, SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, PUBLIC AND UTILITY EASEMENTS, AND ZONING LAWS AND ORDINANCES.

AND ALSO, PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FLAX DRIVE AS DESCRIBED ON PRAIRIE TRAILS - PHASE 3 FINAL PLAT; THENCE NORTH 01 DEGREES 09 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID FLAX DRIVE A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID FLAX DRIVE; THENCE ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 25.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 52 MINUTES 39 SECONDS EAST AND A CHORD DISTANCE OF 19.47 FEET; THENCE ALONG A CURVE HAVING A RADIUS POINT TO THE SOUTH, A RADIAL DISTANCE OF 54.00 FEET, A CHORD BEARING OF SOUTH 03 DEGREES 33 MINUTES 58 SECONDS EAST AND A CHORD DISTANCE OF 78.35 FEET TO A POINT ON THE EASTERLY LINE OF LOT 152 IN PRAIRIE TRAILS - PHASE 3 FINAL PLAT; THENCE NORTH 08 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID EASTERLY LINE OF LOT 152 A DISTANCE OF 8.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 152; THENCE ALONG A NON TANGENT CURVE HAVING A RADIUS POINT TO THE SOUTH, A RADIAL DISTANCE OF 125.00 FEET, A CHORD BEARING OF NORTH 85 DEGREES 57 MINUTES 38 SECONDS WEST AND A CHORD DISTANCE OF 22.76 FEET TO THE POINT OF BEGINNING, ALL IN MADISON COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN DESCRIBED IS NOT WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. WE 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. WE HEREBY CERTIFY THAT WE 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 DAY OF

PROFESSIONAL LAND SURVEYOR

ILLINOIS REGISTERED NUMBER

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: IL PROF. LAND SURVEYOR NO. LICENSE EXPIRATION DATE: NOVEMBER 30, 2024

2100 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 (630) 968-7603



IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHT-OF-WAYS, FEMA FLOOD ZONES, ENCROACHMENTS, BUILDING LOCATIONS, OCCUPATION LINES, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED, REVIEWED, AND UPON REQUEST, ADDITIONAL INFORMATION CAN BE INCLUDED ON THIS PLAT.

AREA TABLE with columns for Lot No., Area, and Description. Includes details for Lot 1 (151), Lot 2 (152), and the Flax Drive right-of-way.

GENERAL NOTES

IMPROVEMENTS NOT SHOWN HEREON ALL PERIMETER CORNERS HAVE BEEN MONUMENTED PRIOR TO THE RECORDING OF THIS SUBDIVISION LAST DATE OF FIELD WORK 8/2/2023 THE DEVELOPER IS AWARE OF THE RESPONSIBILITY TO INSTALL STREET SIGNS.

ABBREVIATIONS

POB = POINT OF BEGINNING N = NORTH S = SOUTH E = EAST W = WEST FIP = FOUND IRON PIPE FCC = FOUND CUT CROSS L = LENGTH R = RADIUS CH = CHORD (R) = RECORD (M) = MEASURED

LINE LEGEND

--- = BOUNDARY LINE --- = LOT LINE - - - - - = SETBACK LINE - . - . - . = EASEMENT LINE - - - - - = SECTION LINE

Final Plat of Subdivision table with columns for Date, Description, By, and Location. Includes project details for Webster, McGrath & Ahlberg Ltd.

**EXHIBIT "A"**  
**CITY OF HIGHLAND**  
**Final Plat Application**

Return Form To:

Administrative Official City of  
Highland City of Highland  
12990 Troxler Rd  
Highland, IL 62249  
(618) 654-7115  
(618) 654-1901(fax)

For Office Use Only

Date Submitted \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
City Council Date: \_\_\_\_\_

---

**APPLICANT INFORMATION:**

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**ENGINEER/ DESIGN PROFESSIONAL INFORMATION:**

Name of Firm: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Project Manager: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**ATTACHMENTS REQUIRED:**

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

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

\_\_\_\_\_  
Date

## Exhibit 2. - Checklist for Final Plats

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

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

Ten (10) copies of the final plat shall be submitted. To properly execute this checklist, the subdivider, or engineer, shall:

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

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

- \_\_\_ 1. Plat has been submitted within one (1) year after the approval of the preliminary plat.
- \_\_\_ 2. Small key map showing the proposed subdivision in relation to section or U.S. Survey lines.
- \_\_\_ 3. North arrow, graphic scale, and date.
- \_\_\_ 4. Name of subdivider, subdivision, identification of the portion of the public lands survey in which the subdivision is located.
- \_\_\_ 5. The wording Final Plat must appear in a minimum of 1 inch Bold Lettering directly above the name of the subdivision.
- \_\_\_ 6. Accurate metes and bounds or other adequate legal description of the tract, and the included area of the subdivision to the nearest 1/100 of an acre, (where discrepancies occur, both recorded and surveyed bearings and dimensions shall be included).
- \_\_\_ 7. Accurate boundary lines with dimensions and bearings which provide a survey of the tract, closing with an error of closure of not more than one foot in 10,000 feet.
- \_\_\_ 8. All dimensions shall be shown in feet and decimals of a foot.
- \_\_\_ 9. Reference to recorded plats of adjoining platted land within 300 feet, by record name, plat book, and page number.
- \_\_\_ 10. Accurate locations and names of all existing streets intersecting the boundaries of the subdivision.

- \_\_\_ 11. Right-of-way lines of all streets, other rights-of-way, easements, and lot lines with accurate dimensions, or bearings and curve data, including radii, arcs or chords, points of tangency, and central angles.
  - \_\_\_ 12. Name and right-of-way width of every proposed street.
  - \_\_\_ 13. Locations, dimensions and purpose of any existing or proposed easement(s).
  - \_\_\_ 14. Number of each lot, lot dimensions, and (in a separate list) lot areas.
  - \_\_\_ 15. Purpose for which sites, other than private lots, are reserved.
  - \_\_\_ 16. Front setback lines with accurate dimensions.
  - \_\_\_ 17. Restrictions of all types which will run with the land, and become covenants in the deeds of lots.
  - \_\_\_ 18. Certification of ownership and dedication of all public areas.
  - \_\_\_ 19. Accurate distances and bearings to the nearest section or subdivision corner; reference corners shall be accurately described on the final plat.
  - \_\_\_ 20. Reference to known and permanent monuments and benchmarks from which future surveys may be made together with elevations of any benchmarks. The surveyor must, at the time of making his survey, establish permanent monuments, as defined in section 66-5-5 and set in such a manner that they will not be moved by frost, which mark the external boundaries of the tract to be divided or subdivided and must designate upon the plat the locations where they may be found. External boundaries of new plats shall be marked (have monuments set) at every change in line direction and at every point of curvature.
  - \_\_\_ 21. Location, type, material and size of all monuments and lot markers.
  - \_\_\_ 22. Variance items granted by the City Council.
  - \_\_\_ 23. All required certificates.
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**Completed by:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_