



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Center – 187 Woodcrest Drive
December 6, 2023 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the November 1, 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) Warson Development LLC (2 North Meramec Ave 3rd floor St Louis MO 63105) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 1014 Laurel St. PIN# 01-2-24-05-06-104-035.
 - b) Duane and Melanie Steiner, on behalf of DSM Family LLC (3162 lakeside Dr., Highland, IL 62249) is requesting to rezone Parcels: 01-1-24-06-00-000-025.002, 01-1-24-07-00-000-002, 01-1-24-06-00-000-020, and 01-1-24-06-00-000-019.001 from R-1-C Single Family to Industrial pending Annexation.
 - c) Duane and Melanie Steiner, on behalf of DSM Family LLC (3162 lakeside Dr., Highland, IL 62249) is requesting a special use permit for a ground mount solar energy system within the Industrial District at Parcels: 01-1-24-06-00-000-025.002, 01-1-24-07-00-000-002, 01-1-24-06-00-000-020, and 01-1-24-06-00-000-019.001 pending Annexation.
7. Calendar
 - a. January 3, 2024 – 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 or submit it through our Citizen Request portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Jackie Heimbürger, ADA Coordinator, at 618-654-9891.



City of Highland
Building and Zoning

December 6, 2023

To: Combined Planning & Zoning Board

From: Mallord Hubbard, Economic Development Coordinator

RE: Agenda Items B and C

The following items are being pulled from the agenda at the request of the applicant's request.

- b) Duane and Melanie Steiner, on behalf of DSM Family LLC (3162 lakeside Dr., Highland, IL 62249) is requesting to rezone Parcels: 01-1-24-06-00-000-025.002, 01-1-24-07-00-000-002, 01-1-24-06-00-000-020, and 01-1-24-06-00-000-019.001 from R-1-C Single Family to Industrial pending Annexation.
- c) Duane and Melanie Steiner, on behalf of DSM Family LLC (3162 lakeside Dr., Highland, IL 62249) is requesting a special use permit for a ground mount solar energy system within the Industrial District at Parcels: 01-1-24-06-00-000-025.002, 01-1-24-07-00-000-002, 01-1-24-06-00-000-020, and 01-1-24-06-00-000-019.001 pending Annexation.



City of Highland Building and Zoning

Meeting Date: November 22, 2023

From: Mallord Hubbard, Economic Development Coordinator

Location: 1014 Laurel Street

Zoning Request: Special Use Permit

Description: SUP to allow for a short-term rental in the C-2 district

Proposal Summary

The applicant and property owner is Warson Development LLC. 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”):

- **Warson Development LLC (2 North Meramec Ave) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 1014 Laurel Street. (PIN# 01-2-24-05-06-104-035)**

The zoning matrix identifies “short term rental” as Special Use within the C-2 Central Business district.

Comprehensive Plan Consideration

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

Surrounding Uses

Direction	Land Use	Zoning
North	Voegele Photography Studio	C-2
South	Rogier Insurance Agency	C-2
East	Downtown Highland Square	C-2
West	Rear Parking Lot	C-2

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.



City of Highland Building and Zoning

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

The proposed short-term rental would not have an adverse effect on public utilities or traffic circulation on nearby streets. Off-street parking is provided.

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

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

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

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

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

The proposed Special Use will utilize public utilities and will not have a detrimental impact on said utilities.

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

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

Staff Discussion

In addition to the Review Criteria listed above, Section 90-216 ("Short-Term Rentals"), Subsection C, of the Zoning Code requires four additional review criteria:

1. The proposed short-term rental has complied with all provisions of subsection (b) of Section 90-216 (Short Term Rental Requirements).

The proposed short-term rental does comply with all requirements listed in Section 90-216(b) of the Zoning Code.

2. The proposed short-term rental will not cause a negative cumulative effect when considered in conjunction with the effect of other short-term rentals in the immediate neighborhood.

Staff believe that this short-term rental, in conjunction with other short-term rentals, will not have a negative cumulative effect on the neighborhood on the City as a whole.

- The proposed short-term rental will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties.

The short-term rental will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties, especially because of its location within the downtown core.

- The proposed short-term rental will not have an adverse effect upon the public health, welfare, or safety of the community.

Staff believe that the proposed short-term rental will not have an adverse effect on the public health, welfare, or safety of the community.

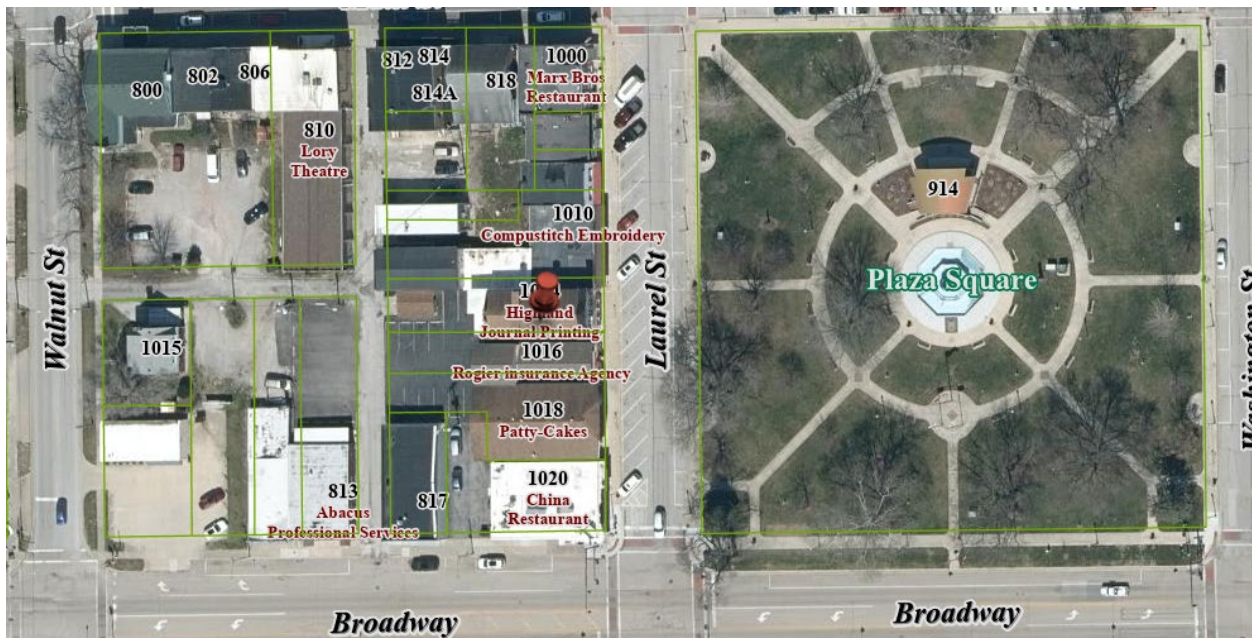
Staff sees a need for more hospitality businesses in Highland and a new short-term rental would help to meet this demand.

It should be noted that off-street parking is not required in the area enclosed by 12th Street, Walnut Street, 9th Street, and Pine Street, provided the site is located within 500 feet of a public parking lot or an alternative parking plan is approved. The subject property is located within 500 feet of a public parking lot and therefore no off-street parking is required.

Staff Recommendation

Staff recommend approval of the Special Use Permit.

Aerial Photograph



Site Photos





City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

SPECIAL USE PERMIT APPLICATION

Certain uses, because of their special operational or physical characteristics, may or may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation, and other factors. Such special uses require careful case-by-case review, and may be allowed only pursuant to the following requirements and procedures.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for Special Use Permit pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning district amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. Additionally, any proposal to construct a non-residential structure greater than 2,500 square feet shall comply with the Site Plan Review Procedures contained in Article 13 herein. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. Public Notice - City: The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. Notice to Neighbors - City: It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. Combined Planning and Zoning Board Recommendation: The Administrator shall prepare an advisory report on every request for a special use permit and present said report to the Combined Planning and Zoning Board at the next regular Combined Planning and Zoning Board meeting. The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. In order to recommend approval or disapproval of a proposed special use permit, the Combined Planning and Zoning Board shall consider the following matters:
 - a. Whether the proposed amendment or special use is consistent with the City's comprehensive plan;
 - b. The effect the proposed amendment or special use would have on public utilities and on traffic circulation;

- c. 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;
 - d. The effect the proposed special use would have on the value of neighboring property and on this City's overall tax base;
 - e. The effect the proposed special use would have on public utilities; and
 - f. Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.
7. Decision by Council: The City Council shall act on every request for a special use permit at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board's advisory report. Without further public hearing, the Council may grant a special use permit by an ordinance passed by simple majority vote of all members. In a separate statement accompanying any such ordinance, the Council shall state their findings of fact, and indicate their reasons for approving, with or without conditions, or denying the request for a special use permit.

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: _____
Filing Fee: _____
Date Paid: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: _____ Phone: _____
Address: _____ Zip: _____
Email Address: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: _____

Property is Located In (Legal Description): _____

Present Zoning Classification: _____ Acreage: _____

Present Use of Property: _____

Proposed Land Use: _____

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

SURROUNDING LAND USE AND ZONING:

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

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

If Yes, what length of time? _____

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	<input type="checkbox"/>	<input type="checkbox"/>
B. Is the proposed special use consistent with this City's Comprehensive Plan;	<input type="checkbox"/>	<input type="checkbox"/>
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	<input type="checkbox"/>	<input type="checkbox"/>
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	<input type="checkbox"/>	<input type="checkbox"/>
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	<input type="checkbox"/>	<input type="checkbox"/>

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. 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

Date

November 7, 2023

TO: **Mallord Hubbard**
Economic Development Coordinator
City of Highland, Illinois

FROM: **David Schlafly**
Warson Development LLC
2 North Meramec Ave 3rd floor
St Louis MO 631025

RE: **Special Use Permit Application for 1014 Laurel Street, Highland IL 62249**
Supplement information.

Dear Mr. Hubbard,
Please find enclosed additional information pursuant to the application for the property located at 1014 Laurel Street, Highland IL.

Legal Description of the property.

Thirty-three (33) feet off of the entire North side of Lot Numbered Seven (7) in Block Numbered Twenty-four (24) in the City of Highland, as the same appears from plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 4 Page 40 and recopied in Plat Book 15 on Page 20.

Warranty Deed.

See attached.



Statement describing the impact of the proposed change, purpose of the request, any traffic conditions that may result, how the proposed change will benefit the City Highland.

- **Impact of the proposed change of use to allow the 2nd floor apartments to include Airbnb / Vacation rental.**

The second floor of 1014 Laurel Street existing condition and use is residential apartments. The second floor has been entirely gutted and rebuilt with new, thoroughly modern two – 2 bedroom apartments with stylistic cues of the building’s historic newspaper past- The Journal building.

Therefore, the requested additional use is not a change in zoning classification or utilization, rather it is an enhancement of the residential zoning to permit the residential units to be rented as fully fixtures apartments to guests of Highland families and businesses for shorter stays. There is no additional impact on City services or parking. The use will add guests to the city downtown district to shop and dine.

- **Change in traffic conditions.**

The present zoning permits two residential apartments, and the proposed change of use will remain two residential apartments, therefore there is no change to the traffic condition of the subject area.

- **Purpose of the request.**

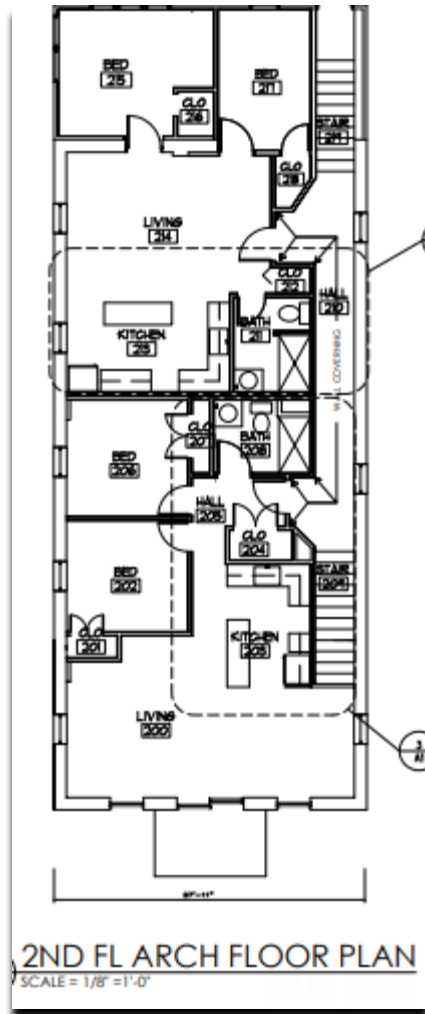
The purpose of the request is to allow the future use of the second floor residential apartment units as Airbnb and short term vacation rentals in compliance with City of Highland zoning codes.

- **How the change of use will benefit the City of Highland.**

The new stylistic apartments bring much needed short term residential options to guests of Highland families and businesses.

There is a scarcity of hotels, and fully fixture residential units for visitors to the City of Highland. Guests come to Highland for many reasons, to attend weddings, anniversaries, festivals, or business meetings.

The beautiful apartments being built at 1014 Laurel Street on Highland Square will complement the experience of guests to Highland with beautiful modern residential environment within a historic brick building on the Square. The City of Highland residents will benefit from the addition of residential options for guests and increasing dining and shopping activity on the Square.



Inspirational – old Newsroom

Highland Air B&B Finishes

Wallpaper in hallway/ tenant entry doors

Magnolia Home by Joanna Gaines
The Daily Paper Strippable Roll Wallpaper (Covers 56 sq. ft.)
★★★★☆ (3 v. Questions & Answers (2))

Wall Sconce at tenant doors

5 Panel doors

Foyer ceiling mount lights in hallway

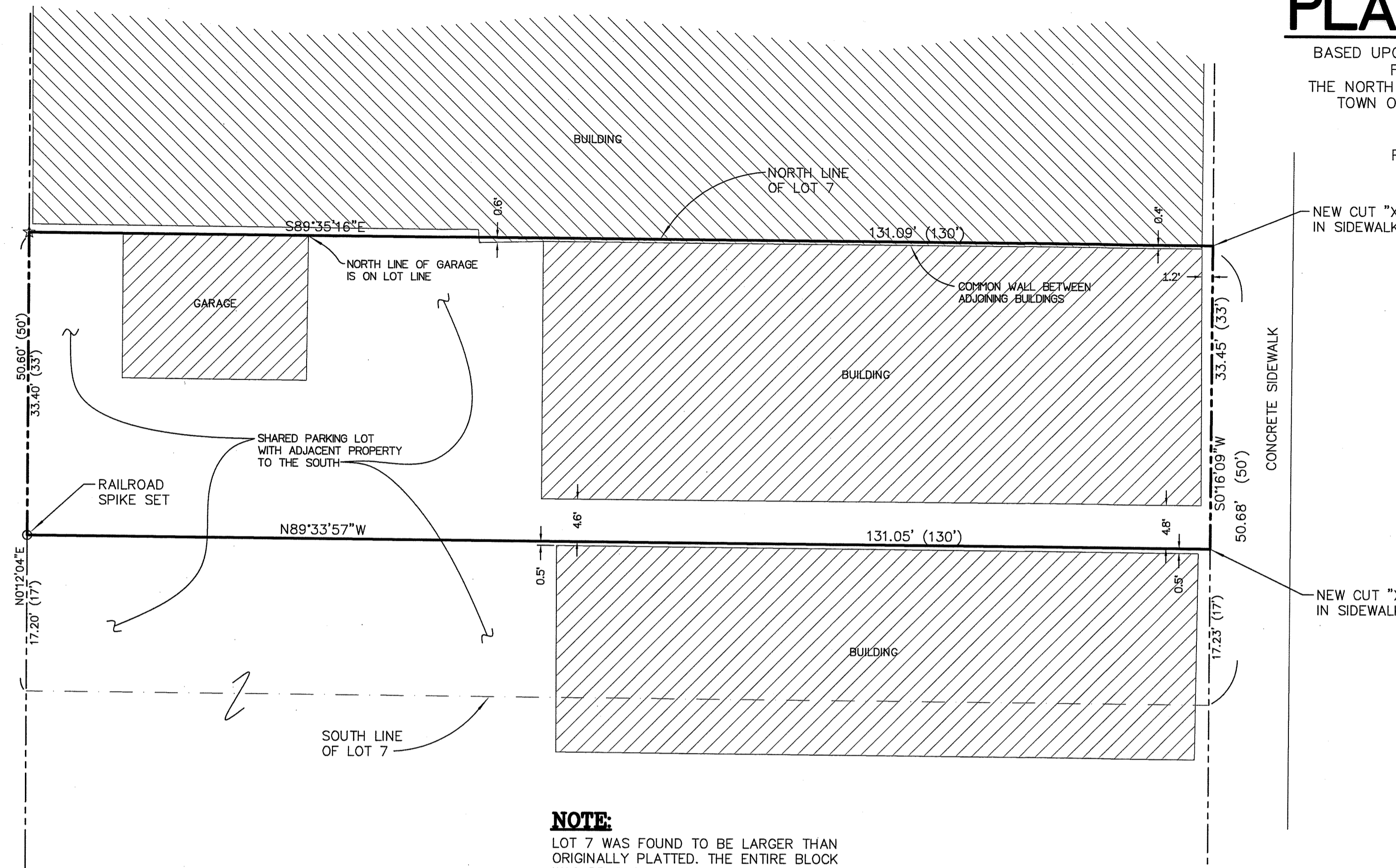
Hover Image to Zoom

PLAT OF SURVEY

BASED UPON FIELD SURVEYS COMPLETED 4-21-2022
FOR WARSON DEVELOPMENT L.L.C.
THE NORTH 33' OF LOT 7, BLOCK 28 IN THE ORIGINAL
TOWN OF HIGHLAND, MADISON COUNTY, ILLINOIS

MADISON COUNTY
P.I.N. 01-2-24-05-06-104-035

ALLEY (20')



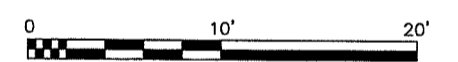
LAUREL STREET (60')

LEGEND

- IRON PIN OR PIPE FND.
- IRON PIN SET
- CONC. MON. FND.
- CONC. MON. SET
- ▲ STONE FOUND
- ☆ IRON PIN W/ CAP SET
- ★ IRON PIN W/ CAP FND.
- () RECORD DIMENSION



SCALE: 1"=10'



NOTE:

LOT 7 WAS FOUND TO BE LARGER THAN ORIGINALLY PLATTED. THE ENTIRE BLOCK WAS PRORATED, INCLUDING THOSE PARTS OF LOT 7 AS SHOWN

IF UNDERGROUND UTILITIES ARE SHOWN ON THIS DOCUMENT, THE INFORMATION OFFERED AS TO THE SIZE, LOCATION, CONDITION, OWNERSHIP AND USE IS TENTATIVE AND SHOULD BE VERIFIED. IF A JULIE LOCATION NUMBER IS NOTED, THE LOCATIONS OF THE VARIOUS UTILITIES ARE SHOWN USING THE DATA AS MARKED IN THE FIELD.

IT IS NOT WARRANTED THAT THIS DOCUMENT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, BUILDING LINES OR OTHER ENCUMBRANCES. FOR MORE INFORMATION, A TITLE OPINION OR COMMITMENT SHOULD BE OBTAINED.

I, THE UNDERSIGNED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED. THE AREA WITHIN THE BOLD LINES IS SITUATED WITHIN AN INCORPORATED MUNICIPALITY AND IS SITUATED WITHIN 1.5 MILES OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE. THIS AREA IS NOT BORDERED BY OR PART OF ANY PUBLIC WATERS OF THE STATE OF ILLINOIS. THIS AREA IS NOT SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALL INFORMATION OFFERED ON THIS DOCUMENT, OR IN THIS FILE AS THE CASE MAY BE, IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED. ANY UNAUTHORIZED USE, COPY, OR FACSIMILE OF ANY OR ALL OF THE INFORMATION OFFERED, IN ANY MANNER, VOIDS ANY CERTIFICATION OR DECLARATION. THIS PROFESSIONAL SERVICE, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ILLINOIS, EFFECTIVE 11-10-04.

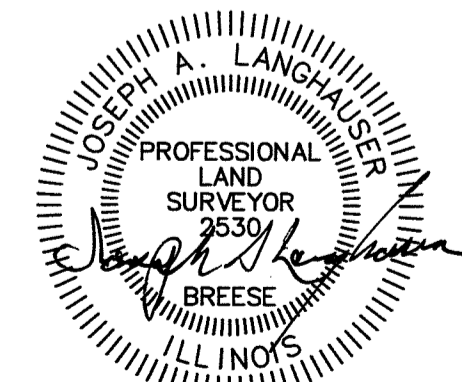
Joseph A. Langhauser

ABACUS PROFESSIONAL SERVICES
BY JOSEPH A. LANGHAUSER
ILLINOIS PROFESSIONAL LAND SURVEYOR #2530

REFERENCE:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
ALTA UNIVERSAL I.D. 0004715
HIGHLAND COMMUNITY TITLE OFFICE FILE NUMBER
H220351
SURVEY RELATED B-II ITEMS:

9. BLANKET EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE CO. (SEE DOCUMENT FOR FURTHER DETAILS)
10. BLANKET EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY (SEE DOCUMENT FOR FURTHER DETAILS)

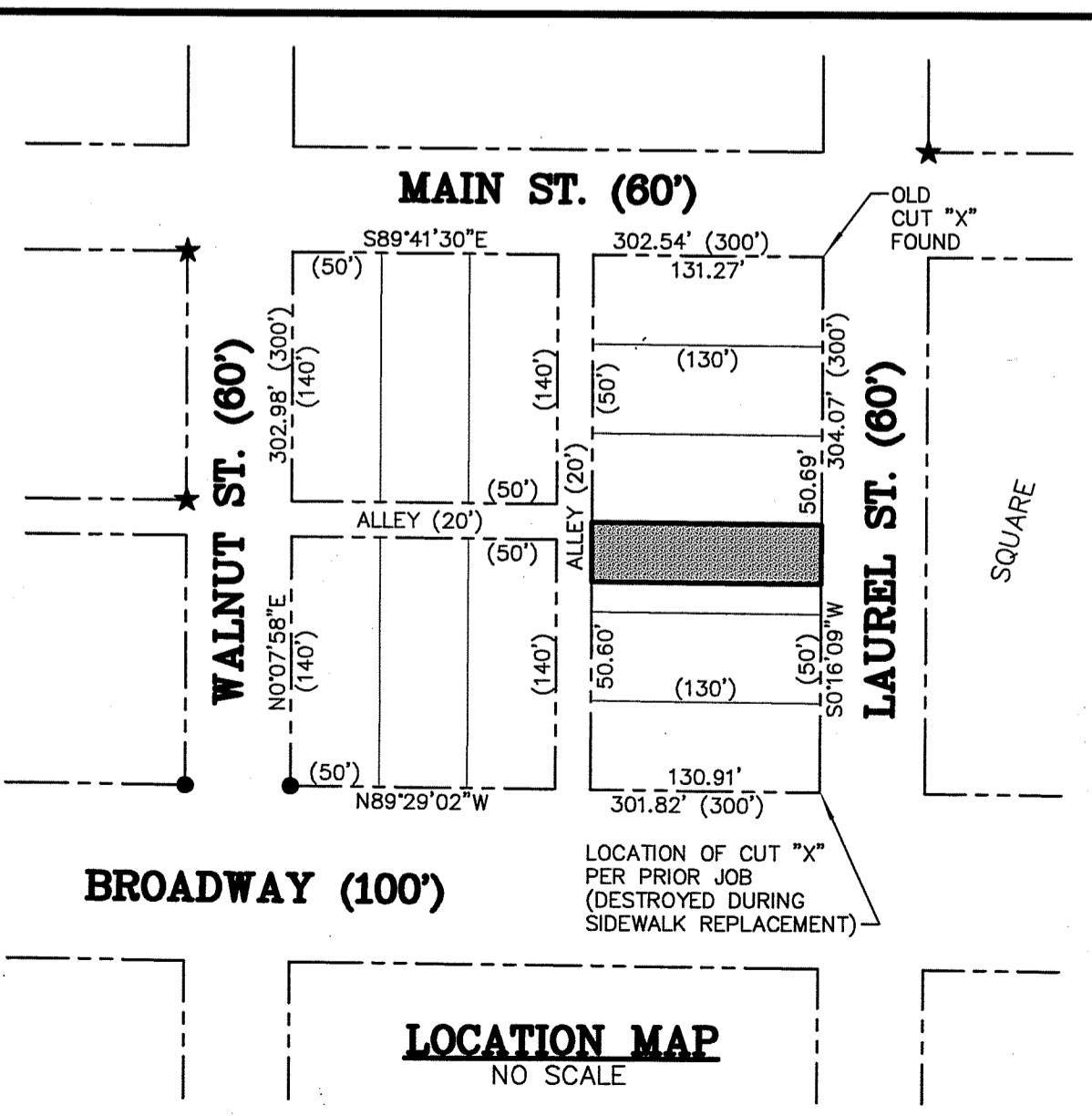


DATE: 5-5-2022
LICENSE RENEWAL DATE: 12/01/22



ABACUS
PROFESSIONAL SERVICES
LAND SURVEYING AND CONSULTING
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE # 184-002806
1155 N. 4TH, P.O. BOX #5
BREESE, IL. 62230
PHONE (618) 526-4277
abacuspros@yahoo.com

5-4-2022 DLW/JAL 5758-S-22



LOCATION MAP
NO SCALE

Charge & Return To:
Community Title
901 Main St.
Highland, IL 62249

PTAX-033106

2022R18554
STATE OF ILLINOIS
MADISON COUNTY
06/01/2022 11:03 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 51.00
CO STAMP FEE: 25.00
ST STAMP FEE: 50.00
RHSPS FEE: 9.00
OF PAGES: 4

H220351

THE ABOVE SPACE FOR RECORDER'S USE ONLY

CORPORATION WARRANTY DEED

THIS INDENTURE WITNESSETH, That the

Grantor:

Highland Journal Printing, Inc., an Illinois corporation

a corporation duly organized and existing under and by virtue of the laws of the State of **Illinois**, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Grantee:

Warson Development, LLC, a Missouri limited liability company

whose address is: **2 N. Meramec Ave. 3rd floor, St. Louis, MO 63105**

the following described real estate commonly known as **1014 Laurel St., Highland See Exhibit A for Legal Description**

situated in the County of **Madison** in the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed hereto, and has caused its name to be signed by the parties below on this 27th day of May, 20 22.

Highland Journal Printing, Inc., an Illinois corporation

Attested to By: Keith A. Federer

By: Pamela R. Schmitt

Keith A. Federer, President

Pamela R. Schmitt, Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that **Keith A. Federer**, and **Pamela R. Schmitt**, of said corporation, to me known to be the person(s) described in and who executed the foregoing instrument, appeared before me this day in person and severally acknowledged that in their respective positions as **President** and **Secretary** they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of May, 20 22.

My commission expires:



Kelli R. Hanebrink
Notary Public

<p>THIS INSTRUMENT PREPARED BY Mottaz Law Office 2600 D. State Street Alton, IL 62002</p>	<p>FUTURE TAX BILLS should be sent to: Warson Development, LLC, a Missouri limited liability company 2 N. Meramec Ave. 3rd floor St. Louis, MO 63105</p>
--	---

PLEASE RETURN THIS DOCUMENT TO:

Re: H220351

Highland Community Title, LLC
901 Main Street
Highland, IL 62249

Exhibit A

Thirty-three (33) feet off of the entire North side of Lot Numbered Seven (7) in Block Numbered Twenty-four (24) in the City of Highland, as the same appears from plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 4 Page 40 and recopied in Plat Book 15 on Page 20.

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.

Situated in Madison County, Illinois

PPN: 01-2-24-05-06-104-035

IDENT: 3143 1512



THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
AFFIDAVIT TO COMPLY WITH PLAT ACT AND TRACT
SURVEY REQUIREMENTS

Affiant is (agent for) (an officer of) (one of) the grantor(s) in a (deed) (lease) (contract) transferring interest in the real estate described in the accompanying document. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

- (X) A. NOT A DIVISION OF LAND (parcel lines unchanged)
() C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)
() B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT.
1 A DIVISION OR SUBDIVISION OF LAND INTO TRACTS OF 5 ACRES OR MORE NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS WITH A MINIMUM OF FIVE (5) ACRES RESIDUE OR GRANDFATHERED UNDER PRIOR APPROVED PLAT BY LAND USE COMMITTEE.
2 A DIVISION OR LOTS OR BLOCKS OF LESS THAN 1 ACRE IN A RECORDED SUBDIVISION NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS.
3 A SALE OR EXCHANGE OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND.
4 A CONVEYANCE OF LAND FOR USE AS A RIGHT OF WAY FOR PUBLIC UTILITIES AND OTHER PIPELINES NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS.
5 A CONVEYANCE OF LAND OWNED BY A PUBLIC UTILITY NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS.
6 A CONVEYANCE OF LAND FOR HIGHWAY OR OTHER PUBLIC PURPOSE OR RELATING TO A DEDICATION OF LAND FOR OR VACATION OF LAND SUBJECT TO A PUBLIC USE.
7 A CONVEYANCE TO CORRECT DESCRIPTION IN PRIOR CONVEYANCE.
8 THE SALE OR EXCHANGE OF PARCELS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN 2 PARTS OF A PARCEL EXISTING ON 7/17/59 AND INVOLVING NO NEW STREETS OR EASEMENTS OF ACCESS.
9 THE SALE OF A SINGLE LOT/TRACT LESS THAN 5 ACRES FROM A LARGER TRACT (EXCEPTION ONLY APPLIES TO THE 1ST LOT CONVEYED UNDER 5 ACRES FROM A LARGER TRACT AS IT EXISTED ON 10/1/73) (THE SINGLE TRACT OF LESS THAN 5 ACRES MUST HAVE BEEN SURVEYED BY AN ILLINOIS REGISTERED LAND SURVEYOR WHOSE SURVEY MUST HAVE BEEN RECORDED OR ACCOMPANY THE DEED)

IF "A" IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF "B OR C" IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under penalties of perjury I swear that the statements contained here are true and correct.

Highland Journal Printing, Inc., an
Illinois corporation

Ashley Call X By: Pam Schmidt Date: 5/27/22

H220351

Subscribed and sworn to before me:

[Signature]
Notary Public



All divisions of less than 2 acres within the County jurisdiction must be reviewed by the Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) Please Check One () Municipality Jurisdiction () County Jurisdiction

Municipality(s) With Jurisdiction

Municipal Planning Officials Signature Print Name Date

Municipal Planning Officials Signature Print Name Date