

**AGENDA  
REGULAR SESSION  
HIGHLAND CITY COUNCIL  
HIGHLAND AREA SENIOR CENTER  
187 WOODCREST DRIVE  
MONDAY, SEPTEMBER 18, 2023  
6:30 PM**

**NOTE:** This is an in person meeting. However, anyone wishing to monitor the meeting via phone may do so by following the instructions on [page 3](#) of this agenda.

**CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE:**

**ELECTION OF MAYOR PRO TEM:**

City Clerk Barbara Bellm will ask for a motion to elect one councilperson to serve as mayor pro tem during the temporary absence of Mayor Hemann. The mayor pro tem shall perform the duties and possess all the rights and powers of the mayor and shall vote in his/her capacity as councilperson only.

**MINUTES:**

- A. **MOTION** – Approve Minutes of September 5, 2023 Regular Session (attached)

**PROCLAMATION:**

- Mayor Hemann will read a document proclaiming the week of September 17 through 23, 2023 as Constitution Week.

**PUBLIC FORUM:**

- A. Citizens' Requests and Comments:
1. Veterans Day Parade – Special Event Application – Kenny Kapp, Representative (attached)
  2. St. Paul Catholic School Fall Festival – Special Event Application – Haidee Todora, Principal (attached)
  3. Treats on the Streets – Special Event Application – Marshall Rinderer, Representative (attached)
  4. HHS Homecoming Parade – Special Event Application – Clint Hamilton, Representative (attached)

**Anyone wishing to address the Council on any subject may do so at this time.  
Please come forward to the podium and state your name.**

- B. Requests of Council:

C. Staff Reports:

1. Safe Routes to School Survey (attached)

**NEW BUSINESS:**

- A. **Discussion** – Costs Associated with Building Redundancy into HCS' VTV Product

- B. **MOTION** – Approve Transfer of Ownership of Graves in City Cemetery (Chapman and Peters to Widman) (attached)

Continued

- C. **MOTION** – Bill #23-87/ORDINANCE Amending City Code Sections 2-261 and 2-262 Pertaining to the Highland Ambulance Service, the Type of Services to be Rendered, the Area to be Served, and the Charges to be Made for the Highland Ambulance Service (attached)
- D. **MOTION** – Bill #23-88/ORDINANCE Amending an Economic Development Agreement with Eagle Inn Highland, LLC, and Approving and Authorizing the City Manager to Execute the Second Amended Economic Development Agreement, Pursuant to 65 ILCS 5/8-1-2.5, and Other Actions Related Thereto (attached)
- E. **MOTION** – Bill #23-89/ORDINANCE Amending the City Code of Ordinances, Chapter 90 – Zoning, Article III. – Districts and Zoning Map, Section 90-201, Table 3.1.C, and Article IV. – Supplemental Regulations, Section 90-217, Regarding Ground Mounted Solar Energy Systems (attached)
- F. **MOTION** – Bill #23-90/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit for A Ground Mounted Solar Energy System within the R-1-C Single Family Residential Zone at 2813 State Route 160 PIN# 02-1-18-29-00-000-012 (attached)
- G. **MOTION** – Bill #23-91/ORDINANCE Granting a Special Use Permit to Highland Community Unit School District No. 5, to Allow a Ground Mounted Solar Energy System within the R-1-C Single Family Residential Zone at 2813 State Route 160 PIN# 02-1-18-29-00-000-012 (attached)
- H. **MOTION** – Bill #23-92/ORDINANCE Amending Zoning Classification of 100 Faith Drive from “R-1-C” Single Family Residential to “R-3” Multifamily Residential PIN# 01-1-24-08-00-000-002.005 (attached)
- I. **MOTION** – Bill #23-93/RESOLUTION Making Separate Statement of Findings of Fact in Connection With an Ordinance Granting a Special Use Permit for a Planned Unit Development Within the R-3 Zoning District (attached)
- J. **MOTION** – Bill #23-94/ORDINANCE Granting a Special Use Permit for a Planned Unit Development to Well Care Home NFP Inc., for Convalescent Care within an R-3 Zoning District PIN# 01-1-24-08-00-000-002.005 (attached)


**REPORTS:**

- A. **MOTION** – Accepting Expenditures Report #1250 for September 2, 2023 through September 15, 2023 (attached)

**EXECUTIVE SESSION:**

The City Council may conduct an Executive Session pursuant to the Illinois Open Meetings Act, only after citing exemptions allowing such meeting.

**ADJOURNMENT:**

	Anyone requiring accommodations, provided for in the Americans with Disabilities Act (ADA), to attend this public meeting, please contact Jackie Heimburger, ADA Coordinator, by 9:00 AM on Monday, September 18, 2023.
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**BE ADVISED** this is a public meeting conducted in accordance with Illinois state law and may be recorded for audio and video content. City reserves the right to broadcast or re-broadcast the content of this meeting at City's sole discretion. City is not responsible for the content, video quality, or audio quality of any City meeting broadcast or re-broadcast.

**Directions for Public Monitoring of Highland City Council Meetings:**

The City of Highland is providing the following phone number for use by citizens to call in just before the start of this meeting:

**618-882-5625**

Once connected, you will be prompted to enter a conference ID number.

**Conference ID #: 867900**

This will allow a member of the public to hear the city council meeting.

**Note:** This is for audio monitoring of the meeting, only. Anyone dialing in will not be able make comments.

Anyone wishing to address the city council on any subject during the Public Forum portion of the meeting may submit their questions/comments in advance via email to [lhediger@highlandil.gov](mailto:lhediger@highlandil.gov) or, by using the citizens' portal on the city's website found here: [https://www.highlandil.gov/citizen\\_request\\_center\\_app/index.php](https://www.highlandil.gov/citizen_request_center_app/index.php).

Any comments received prior to 3:00 PM on the day of the meeting, will be read into the record.

# PROCLAMATION

**WHEREAS**, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

**WHEREAS**, September 17, 2023, marks the two hundred and thirty-sixth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS**, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to patriotic celebrations which will commemorate it; and

**WHEREAS**, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

**NOW, THEREFORE I**, Peggy Bellm by virtue of the authority vested in me as Mayor Pro Tem of the City of Highland, Illinois, do hereby proclaim the week of September 17 through 23 as

## CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Highland to be affixed this 18<sup>th</sup> day of September in the year of our Lord Two Thousand and Twenty-Three.

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Peggy Bellm, Mayor Pro Tem  
City of Highland, Illinois



# CITY OF HIGHLAND

## SPECIAL EVENT APPLICATION

Authorized under City Ordinance Sec. 64-3-1

**PURPOSE:** The City of Highland supports various community activities and festivals throughout the year. Establishing public safety and coordinating needs between the events and the city are the overall goals of this process. It is the responsibility of the specific event Sponsors to obtain, complete, and follow through the application process for city approval.

**SPECIAL EVENT:** A "Special Event" is defined as: (1) any event, race, gathering, demonstration, or service; (2) that occurs partially or completely within the jurisdiction of the City of Highland; (3) is expected to draw crowds in excess of one hundred fifty (150) attendees; and (4) is expected to or could disrupt normal daily functions within the City of Highland including but not limited to traffic congestion and excess noise; or could create a public health/safety concern without proper precautions or prior planning. Specific examples would include (but are not limited to): The Kirchenfest, Schweizerfest, 5K runs, parades, Art in the Park, Fourth of July Festivities, Madison County Fair, etc. The City Manager will make the final determination as to whether an event qualifies. This will be based upon the totality of the circumstances presented.

### **PROCEDURE:**

1. All Requests will be directed to Highland City Hall, to the attention of the Deputy City Clerk.
2. Applications will be available at Highland City Hall, Monday-Friday, 8:00 am to 5:00 pm or online through the City's web site.
3. Applications will be completed by the Event Sponsor and submitted at least 60 days prior to the event. The application must be signed by the Event Sponsor Responsible Party. Incomplete applications will not be accepted. If an application is accepted and later determined to be incomplete, the applicant will be notified by the Deputy Clerk. Failure to provide information will result in denial of application.
4. The Deputy City Clerk will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: Veterans Day Parade

Type/Purpose of Event:  Festival  Race  Other Fundraiser  Service  Parade  
 Demonstration  Other (please specify): \_\_\_\_\_

Location of Event: City Square (Parade starting at Olive & Main St.)

Sponsoring Organization/Individual: Highland Moose Lodge #2479

Event Responsible Party: Highland Moose Lodge #2479

Address: Lenny Gall 1121 18th St. Highland

Phone(s): 314-791-7061

Email: lennygall@yahoo.com

Secondary Contact: \_\_\_\_\_

Address: Ken Kapp

Phone(s): 618-781-2004

Email: KKapp2479@hotmail.com

Date(s) of Set-up: Sunday November 12, 2023

Event Date(s) / Times: Sunday November 12th from 1 p.m. to 3:30 p.m.

Date(s) of Tear-down: November 12, 2003

Expected Attendance: 200 - 300 people

Alcohol License Required:  Yes  No  
If yes, application received:  Yes  No

Sound Amplification System utilized:  Yes  No  
If yes, hours of operation: \_\_\_\_\_

Funding request of the Council:  Yes  No  
Amount requested and purpose: \_\_\_\_\_

**City Services Requested – Please attach additional documents (maps, detailed information), where needed. Write “Not applicable” if no services requested.**

(Directors must initial behind requests)

**Street Dept:** Signage, Barricades, Street Closures (Specify): **Public Works Director:** \_\_\_\_\_  
*Signage for "No Parking" along parade route from Olive & Main to town square*

**Electric Dept:** Electrical Service, Lighting (Specify): **Electric Dept. Director:** \_\_\_\_\_  
*Electrical service at outlets on North side of square & gazebo.*

**Public Safety:** Security, First Aid, Traffic Control (Specify): **Public Safety Director:** \_\_\_\_\_  
*N/A*

**HCS Services:** Wi-Fi or other technological needs (Specify): **HCS Director:** \_\_\_\_\_  
*N/A*

**Other City Services:** Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):  
**Department:** \_\_\_\_\_

### **Application Checklist (Attachments):**

Deputy Clerk Initial  
Upon receipt or waiver:

- Certificate of Insurance: (attached)** \_\_\_\_\_
  - Must be General liability
  - \$1 Million per occurrence/\$2 million aggregate
  - City named as “additional insured” If Event is on city property.
  
- Site Plan Rendering** \_\_\_\_\_

Evacuation Plan \_\_\_\_\_

Fire Plan \_\_\_\_\_

Parking Plan \_\_\_\_\_

Schedule City Council Meeting for announcement \_\_\_\_\_

o **Date:** Sept. 17<sup>th</sup>, 2023

Application Submittal (60+ days) \_\_\_\_\_

Highland Moose Lodge # 2479 Sept. 9, 2023  
Event Sponsor Responsible Party Date  
Lenny Gall + Ken Kapp Chairmen

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date





# CITY OF HIGHLAND

## SPECIAL EVENT APPLICATION

Authorized under City Ordinance Sec. 64-3-1

**PURPOSE:** The City of Highland supports various community activities and festivals throughout the year. Establishing public safety and coordinating needs between the events and the city are the overall goals of this process. It is the responsibility of the specific event Sponsors to obtain, complete, and follow through the application process for city approval.

**SPECIAL EVENT:** A "Special Event" is defined as: (1) any event, race, gathering, demonstration, or service; (2) that occurs partially or completely within the jurisdiction of the City of Highland; (3) is expected to draw crowds in excess of one hundred fifty (150) attendees; and (4) is expected to or could disrupt normal daily functions within the City of Highland including but not limited to traffic congestion and excess noise; or could create a public health/safety concern without proper precautions or prior planning. Specific examples would include (but are not limited to): The Kirchenfest, Schweizerfest, 5K runs, parades, Art in the Park, Fourth of July Festivities, Madison County Fair, etc. The City Manager will make the final determination as to whether an event qualifies. This will be based upon the totality of the circumstances presented.

### **PROCEDURE:**

1. All Requests will be directed to Highland City Hall, to the attention of the Deputy City Clerk.
2. Applications will be available at Highland City Hall, Monday-Friday, 8:00 am to 5:00 pm or online through the City's web site.
3. Applications will be completed by the Event Sponsor and submitted at least 60 days prior to the event. The application must be signed by the Event Sponsor Responsible Party. Incomplete applications will not be accepted. If an application is accepted and later determined to be incomplete, the applicant will be notified by the Deputy Clerk. Failure to provide information will result in denial of application.
4. The Deputy City Clerk will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

# CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: St.Paul Catholic School Fall Festival

Type/Purpose of Event:  Festival  Race  Other Fundraiser  Service  Parade  
 Demonstration  Other (please specify): \_\_\_\_\_

Location of Event: 1416 Main Street, Highland, IL 62249

Sponsoring Organization/Individual: St. Paul School Viking Ambassadors

Event Responsible Party: Principal Haidee Todora

Address: 1416 Main Street, Highland, IL 62249

Phone(s): 618-654-7525

Email: htodora@stpaulhighland.org

Secondary Contact: \_\_\_\_\_

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

Phone(s): \_\_\_\_\_

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

Date(s) of Set-up: Friday, October 20, 2023

Event Date(s) / Times: \_\_\_\_\_

Friday, October 20, 2023: 4:30 - 8 p.m.

Date(s) of Tear-down: Friday, October 20, 2023

Expected Attendance: 150

Alcohol License Required:  Yes  No

If yes, application received:  Yes  No

Sound Amplification System utilized:  Yes  No

If yes, hours of operation: \_\_\_\_\_

Funding request of the Council:  Yes  No

Amount requested and purpose: \_\_\_\_\_

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

**City Services Requested – Please attach additional documents (maps, detailed information), where needed. Write “Not applicable” if no services requested.**

(Directors must initial behind requests)

**Street Dept:** Signage, Barricades, Street Closures (Specify): **Public Works Director:** \_\_\_\_\_

Barricades on block of Main Street between Olive and Lemon Street

**Electric Dept:** Electrical Service, Lighting (Specify): **Electric Dept. Director:** \_\_\_\_\_

**Public Safety:** Security, First Aid, Traffic Control (Specify): **Public Safety Director:** \_\_\_\_\_

**HCS Services:** Wi-Fi or other technological needs (Specify): **HCS Director:** \_\_\_\_\_

**Other City Services:** Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):  
**Department:** \_\_\_\_\_

### **Application Checklist (Attachments):**

Deputy Clerk Initial  
Upon receipt or waiver:

**Certificate of Insurance: (attached)** \_\_\_\_\_

- Must be General liability
- \$1 Million per occurrence/\$2 million aggregate
- City named as “additional insured” If Event is on city property.

**Site Plan Rendering** \_\_\_\_\_

Evacuation Plan \_\_\_\_\_

Fire Plan \_\_\_\_\_

Parking Plan \_\_\_\_\_

Schedule City Council Meeting for announcement \_\_\_\_\_

**Date:** <sup>October 2, 2023</sup> \_\_\_\_\_

Application Submittal (60+ days) \_\_\_\_\_

*Saidlee Todora*

8/30/23

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Event Sponsor Responsible Party

Date

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City Manager

Date



# CITY OF HIGHLAND

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# CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: \_\_\_\_\_

Type/Purpose of Event:  Festival  Race  Other Fundraiser  Service  Parade  
 Demonstration  Other (please specify): \_\_\_\_\_

Location of Event: \_\_\_\_\_

Sponsoring Organization/Individual: \_\_\_\_\_

Event Responsible Party: \_\_\_\_\_

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

Phone(s): \_\_\_\_\_

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

Secondary Contact: \_\_\_\_\_

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

Phone(s): \_\_\_\_\_

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

Date(s) of Set-up: \_\_\_\_\_

Event Date(s) / Times:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date(s) of Tear-down: \_\_\_\_\_

Expected Attendance: \_\_\_\_\_

Alcohol License Required:  Yes  No

If yes, application received:  Yes  No

Sound Amplification System utilized:  Yes  No

If yes, hours of operation: \_\_\_\_\_

Funding request of the Council:  Yes  No

Amount requested and purpose: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**City Services Requested – Please attach additional documents (maps, detailed information), where needed. Write “Not applicable” if no services requested.**

(Directors must initial behind requests)

**Street Dept:** Signage, Barricades, Street Closures (Specify): **Public Works Director:** \_\_\_\_\_

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**Electric Dept:** Electrical Service, Lighting (Specify): **Electric Dept. Director:** \_\_\_\_\_

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**Public Safety:** Security, First Aid, Traffic Control (Specify): **Public Safety Director:** \_\_\_\_\_

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**HCS Services:** Wi-Fi or other technological needs (Specify): **HCS Director:** \_\_\_\_\_

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**Other City Services:** Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):  
**Department:** \_\_\_\_\_

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### **Application Checklist (Attachments):**

**Deputy Clerk Initial  
Upon receipt or waiver:**

- Certificate of Insurance: (attached)** \_\_\_\_\_
  - Must be General liability
  - \$1 Million per occurrence/\$2 million aggregate
  - City named as “additional insured” If Event is on city property.
  
- Site Plan Rendering** \_\_\_\_\_

- Evacuation Plan \_\_\_\_\_
- Fire Plan \_\_\_\_\_
- Parking Plan \_\_\_\_\_
- Schedule City Council Meeting for announcement \_\_\_\_\_
- Date:** \_\_\_\_\_
- Application Submittal (60+ days) \_\_\_\_\_

*Marshall Rinderer*

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Event Sponsor Responsible Party

Date

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City Manager

Date





# CITY OF HIGHLAND

## SPECIAL EVENT APPLICATION

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4. The Deputy City Clerk will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

# CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: Highland High School Homecoming Parade

Type/Purpose of Event:  Festival  Race  Other Fundraiser  Service  Parade  
 Demonstration  Other (please specify): \_\_\_\_\_

Location of Event: City Streets and Highland Square

Sponsoring Organization/Individual: Highland High School

Event Responsible Party: Highland High School Athletics

Address: 12760 Troxler Avenue

Phone(s): 618-654-7131

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

Secondary Contact: Chris Becker

Address: 12760 Troxler Ave

Phone(s): 618-654-7131

Email: cbecker@highlandcusd5.org

Date(s) of Set-up: Wednesday, September 20, 2023

Event Date(s) / Times:

Wednesday, September 20, 2023 4:30, Parade from 6pm-7pm

Date(s) of Tear-down: Wednesday, September 21, 7:30pm

Expected Attendance: 1000

Alcohol License Required:  Yes  No  
If yes, application received:  Yes  No

Sound Amplification System utilized:  Yes  No  
If yes, hours of operation: At the Gazebo from 6pm-10pm

Funding request of the Council:  Yes  No  
Amount requested and purpose: \_\_\_\_\_

**City Services Requested – Please attach additional documents (maps, detailed information), where needed. Write “Not applicable” if no services requested.**

(Directors must initial behind requests)

**Street Dept:** Signage, Barricades, Street Closures (Specify): **Public Works Director:** \_\_\_\_\_

Street Closures: 5pm-7pm for parade lineup between Spruce and Poplar; 6-7pm Parade Route.

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**Electric Dept:** Electrical Service, Lighting (Specify): **Electric Dept. Director:** \_\_\_\_\_

Electric needed for lighting and sound at teh Gazebo on the square for the pep rally after the parade.

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**Public Safety:** Security, First Aid, Traffic Control (Specify): **Public Safety Director:** \_\_\_\_\_

Need 32 vest for parade route volunteers.

Police escort for th parade, fire trucks and ambulance for the parade

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**HCS Services:** Wi-Fi or other technological needs (Specify): **HCS Director:** \_\_\_\_\_

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**Other City Services:** Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):

**Department:** \_\_\_\_\_

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## **Application Checklist (Attachments):**

Deputy Clerk Initial  
Upon receipt or waiver:

Certificate of Insurance: (attached) \_\_\_\_\_

- Must be General liability
- \$1 Million per occurrence/\$2 million aggregate
- City named as “additional insured” If Event is on city property.

*will email*

Site Plan Rendering \_\_\_\_\_

Evacuation Plan \_\_\_\_\_

Fire Plan \_\_\_\_\_

Parking Plan \_\_\_\_\_

Schedule City Council Meeting for announcement \_\_\_\_\_

o **Date:** \_\_\_\_\_

Application Submittal (60+ days) \_\_\_\_\_

*Clint Hamilton*

*9/14/23*

Event Sponsor Responsible Party

Date

City Manager

Date

Homecoming Parade Route 9/20/23:

- Start at Highland Elementary
- West down Lindenthal to Washington
- Turn Right on Washington
- Continue through Broadway to Main
- Turn left on Main - Parade ends at Laurel Street on the Square.

**Project Synopsis:** The City of Highland is applying for two Safe Routes to School (SRTS) Grants. One of the applications is for an infrastructure grant where we are hoping to get funding to bring a 10' wide shared use path along the east side of Poplar Street from VFW Road south to Arkansas Road. This would complete the connection between the new school building and the Lindenthal campus. If awarded, the City would receive \$250K towards the improvements. The second application is for a Safe Routes to School study that will evaluate the existing routes to and from each school in the district and determine barriers to walking and biking to school and prioritize them for action or future funding opportunities. Planning documents often greatly help in obtaining funding for future projects. If awarded, the City would receive 100% of the funding necessary to do the planning study.



STATE OF MISSOURI }  
COUNTY OF SAINT LOUIS }

SS

**PETITION**

To the Honorable Mayor and City Council of the City of Highland, Illinois:

We, the undersigned, do hereby state:

1. That on the 22<sup>nd</sup> day of August, 1972, the City of Highland, Illinois executed to Earl and Winnie Chapman, a Cemetery Deed in its usual form granting the right of burial in and to the following described real estate, to-wit:

Grave spaces 1, 2, 3, 4, 5, and 6 in Lot No. 52 of Block No. 17 in the Highland City Cemetery, located in the County of Madison and State of Illinois.

2. That the annual upkeep charges are paid.

3. That the undersigned desire to transfer their interest in the following described real estate, to-wit:

Grave spaces 1, 2, 3, 4, 5, and 6 in Lot No. 52 of Block No. 17 in the Highland City Cemetery located in the County of Madison and State of Illinois;

to Michael Widman of 1079 State Route 160, Highland, IL 62249.

WHEREFORE, the undersigned pray that you grant them leave to transfer to Michael Widman the ownership and right of burial in and to the following described real estate, to-wit:

Grave spaces 1, 2, 3, 4, 5, and 6 in Lot No. 52 of Block No. 17 in the Highland City Cemetery located in the County of Madison and State of Illinois;

in accordance with and subject to the ordinances of the City of Highland, Illinois, and all amendments to such Ordinances heretofore adopted and that may hereafter be adopted.

Dated this 3<sup>rd</sup> day of August, 2023.

\_\_\_\_\_  
Petitioner  
Crystal Chapman

  
\_\_\_\_\_  
Petitioner  
Jean M. Peters



STATE OF Missouri }  
COUNTY OF St. Louis }

SS

I, K. Beck, a Notary Public in and for said County and State aforesaid, do hereby certify that Jean M. Peters, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of August, 2023.

K. Beck

Notary Public

My Commission Expires:

08-09-25

(S E A L)



STATE OF NEW JERSEY  
COUNTY OF SOMERSET

SS

**PETITION**

To the Honorable Mayor and City Council of the City of Highland, Illinois:

We, the undersigned, do hereby state:

1. That on the 22<sup>nd</sup> day of August, 1972, the City of Highland, Illinois executed to Earl and Winnie Chapman, a Cemetery Deed in its usual form granting the right of burial in and to the following described real estate, to-wit:

Grave spaces 1, 2, 3, 4, 5, and 6 in Lot No. 52 of Block No. 17 in the Highland City Cemetery, located in the County of Madison and State of Illinois.

2. That the annual upkeep charges are paid.
3. That the undersigned desire to transfer their interest in the following described real estate, to-wit:

Grave spaces 1, 2, 3, 4, 5, and 6 in Lot No. 52 of Block No. 17 in the Highland City Cemetery located in the County of Madison and State of Illinois;

to Michael Widman of 1079 State Route 160, Highland, IL 62249.

WHEREFORE, the undersigned pray that you grant them leave to transfer to Michael Widman the ownership and right of burial in and to the following described real estate, to-wit:

Grave spaces 1, 2, 3, 4, 5, and 6 in Lot No. 52 of Block No. 17 in the Highland City Cemetery located in the County of Madison and State of Illinois;

in accordance with and subject to the ordinances of the City of Highland, Illinois, and all amendments to such Ordinances heretofore adopted and that may hereafter be adopted.

Dated this 13<sup>th</sup> day of July, 2023.

Crystal Chapman  
Petitioner  
Crystal Chapman

\_\_\_\_\_  
Petitioner  
Jean M. Peters

STATE OF New Jersey )  
COUNTY OF Somerset )

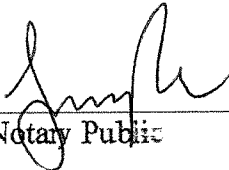
SS

I, Maresh Patel, a Notary Public in and for said County and State aforesaid, do hereby certify that Crystal Chapman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22<sup>th</sup> day of June, 2023.

My Commission Expires:

08/25/2024

  
\_\_\_\_\_  
Notary Public

(SEAL)

MAHESH G. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
COUNTY OF SOMERSET  
Comm # 2318716  
My Commission Expires Aug. 25, 2024

City of Highland  
1115 Broadway  
Highland, IL 62249  
618-654-9331

Receipt NO: 01114246  
Date: 09/14/2023

000000

MICHAEL WIDMAN,

Misc Cem Revenue	150.00
ue	

Total Payment:  
150.00

Cash: 0.00  
Check: 150.00  
ACH: 0.00

TRANSFER OF 6 GRAVES  
PETERS TO WIDMAN  
Thank You

HIGHLAND CITY CEMETERY

AFFIDAVIT OF HEIRSHIP AND CURRENT OWNERSHIP

STATE OF MISSOURI

COUNTY OF SAINT LOUIS

SS

The undersigned first being duly sworn on their oath, or upon affirmation of truth state:

1. My name is: Crystal Chapman
2. I reside at: 111 Hillcrest Avenue, Somerset, NJ 08873
1. My name is: Jean M. Peters
2. I reside at: 7316 Stream Valley Court, St. Louis, Missouri 63129

3. That as respects Lot No. 52 in Block No. 17 and grave spaces # 1, 2, 3, 4, 5, and 6, of the Highland City Cemetery, the above-listed persons, by reason of being the sole existing heirs of the person shown on the records of said City as owner of said Lot and space, are the existing owners of said Lot and space, and the heirship is traced as shown:

The original owners of the graves referenced above were, Earl and Winnie Chapman, now deceased. Earl and Winnie Chapman had two children, Paul Chapman and Charles Chapman, both are now deceased. Crystal Chapman is the only child of Paul Chapman. Jean M. Peters and Karl Chapman are the only children of Charles Chapman. Karl Chapman is now deceased.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. That this Affidavit (which undersigned have the legal authority to make) is made with the knowledge that the City of Highland will rely hereon in noting their records of cemetery lot ownership.

\_\_\_\_\_  
Crystal Chapman, Affiant

  
\_\_\_\_\_  
Jean M. Peters, Affiant

STATE OF Missouri }  
COUNTY OF St. Louis } SS

I, K. Beck, a Notary Public in and for said County and State aforesaid, do hereby certify that Jean M. Peters, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of August, 2023.

My Commission Expires:

08-09-25

K. Beck

Notary Public

(S E A L)



HIGHLAND CITY CEMETERIES

AFFIDAVIT OF HEIRSHIP AND CURRENT OWNERSHIP

STATE OF New Jersey  
COUNTY OF Somerset

SS

The undersigned first being duly sworn on their oath, or upon affirmation of truth state:

1. My name is: Crystal Chapman
2. I reside at: 111 Hillcrest Avenue. Somerset. NJ 08873
1. My name is: Jean M. Peters
2. I reside at: 7316 Stream Valley Court, St. Louis, Missouri 63129

3. That as respects Lot No. 52 in Block No. 17 and grave spaces # 1, 2, 3, 4, 5, and 6, of the Highland City Cemetery, the above-listed persons, by reason of being the sole existing heirs of the person shown on the records of said City as owner of said Lot and space, are the existing owners of said Lot and space, and the heirship is traced as shown:

The original owners of the graves referenced above were, Earl and Winnie Chapman, now deceased. Earl and Winnie Chapman had two children, Paul Chapman and Charles Chapman, both are now deceased. Crystal Chapman is the only child of Paul Chapman. Jean M. Peters and Karl Chapman are the only children of Charles Chapman. Karl Chapman is now deceased.

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

4. That this Affidavit (which undersigned have the legal authority to make) is made with the knowledge that the City of Highland will rely hereon in noting their records of cemetery lot ownership.

Crystal Chapman  
Crystal Chapman, Affiant

\_\_\_\_\_  
Jean M. Peters, Affiant

STATE OF New Jersey

SS

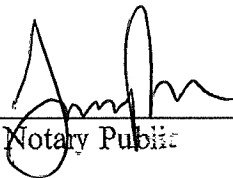
COUNTY OF Somerset

I, Maresh Patel, a Notary Public in and for said County and State aforesaid, do hereby certify that Crystal Chapman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20<sup>th</sup> day of June, 2023.

My Commission Expires:

08/25/2024

  
\_\_\_\_\_  
Notary Public

(SEAL)

MAHESH G. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
COUNTY OF SOMERSET  
Comm # 2318716  
My Commission Expires Aug. 25, 2024



**ORDINANCE NO: \_\_\_\_\_**

**AN ORDINANCE AMENDING CITY CODE SECTIONS 2-261 AND 2-262  
PERTAINING TO THE HIGHLAND AMBULANCE SERVICE, THE TYPE OF  
SERVICES TO BE RENDERED, THE AREA TO BE SERVED, AND THE CHARGES  
TO BE MADE FOR THE HIGHLAND AMBULANCE SERVICE**

**WHEREAS**, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, the EMS Chief recommends amendments to the City Code pertaining to the Highland Ambulance Service, the type of services to be rendered, the area to be served, and the charges to be made for the Highland Ambulance Service; and

**WHEREAS**, City has determined that it is in the best interests of public health, safety, general welfare, and economic welfare to amend the City Code pertaining to the Highland Ambulance Service, the type of services to be rendered, the area to be served, and the charges to be made for the Highland Ambulance Service; and

**WHEREAS**, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to amend the City Code pertaining to the Highland Ambulance Service, the type of services to be rendered, the area to be served, and the charges to be made for the Highland Ambulance Service.

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland, Illinois, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

*Section 2.* Chapter 2 – Administration, Article IV. – Department of Public Safety, Division 4. – Ambulance Service, Sec. 2-261. – Established, shall be amended to state:

**1. Emergency Response**

***Definition:*** Emergency response is a BLS or ALS level of service that has been provided in immediate response to a 911 call or the equivalent. An immediate response is one in which the ambulance provider/supplier begins as quickly as possible to take the steps necessary to respond to the call.

The charges to be made for service rendered by the Highland Ambulance Service shall be as follows:

- A. For **emergency service**, as defined by the State of Illinois Emergency Medical Systems Act:
  
- B. **District Resident:** Service rendered to residents of the City of Highland and those governmental units with whom the City of Highland has contractual agreements to render such ambulance service and those units of government who contribute to the cost of the operation of the Highland Ambulance Service based on their assessed value the sum of :

Basic Life Support		\$	1,100.00
Advanced Life Support	Level 1	\$	1,300.00
Advanced Life Support	Level 2	\$	1,500.00
Specialty Care Transport (SCT)		\$	2,000.00

C. **Non- District Resident:** Service rendered to persons who do not reside in the City of Highland and those governmental units with whom the City of Highland has contractual agreements to render such ambulance service and those units of government who contribute to the cost of the operation of the Highland Ambulance Service based on their assessed value the sum of :

Basic Life Support		\$	2,100.00
Advanced Life Support	Level 1	\$	2,300.00
Advanced Life Support	Level 2	\$	2,500.00
Specialty Care Transport (SCT)		\$	3,000.00

## 2. Non-Emergency Response

*Definition:* Non-emergency response is a BLS or ALS level of service that has been provided in response to a call for transport from a health care facility, patient residence, etc. for a scheduled appointment or procedure. An Immediate response for transport is not required.

The charges to be made for service rendered by the Highland Ambulance Service shall be as follows:

A. For **non-emergency service**, defined by the State of Illinois Emergency Medical Systems Act:

B. **District Resident:** Service rendered to residents of the City of Highland and those governmental units with whom the City of Highland has contractual agreements to render such ambulance service and those units of government who contribute to the cost of the operation of the Highland Ambulance Service based on their assessed value the sum of :

Basic Life Support		\$	1,100.00
Advanced Life Support	Level 1	\$	1,300.00

C. **Non- District Resident:** Service rendered to persons who do not reside in the City of Highland and those governmental units with whom the City of Highland has contractual agreements to render such ambulance service and those units of government who contribute to the cost of the operation of the Highland Ambulance Service based on their assessed value the sum of :

Basic Life Support		\$	2,100.00
Advanced Life Support	Level 1	\$	2,300.00

## 3. Itemized Additional Charges

The following charges shall be assessed in addition to all other charges if such service is rendered:

1. For requesting ambulance service, either emergency or non-emergency, that is refused upon arrival \$ 75.00
2. Loaded Mileage per mile: billed - per 1/10 mile \$ 20.00
3. Oxygen \$ Included in base rate
4. Disposable Supplies \$ Included in base rate
5. Paramedic Intercept \$ 200.00
6. Lift Assist – No treatment \$ 75.00

a. Residents: - (In district only)

\* Three free lift assists per calendar year;

\* After three, charged rate \$75.00 per lift.

#### 4. Geographical Area

The area to be served and the places from which patients shall be picked up and transported shall be as follows:

1. For those trips that qualify as emergencies as defined by the Emergency Medical System Act, a patient will be transported from any point upon a highway designated by the Department of transportation of the State of Illinois near the city of Highland, and from any point within the boundaries of any governmental unit with whom the City has contracted to provide such service, or provides such ambulance service based upon assessed value, and any such patient shall be transported only to the nearest appropriate hospital, unless the resource hospital's physician specifically orders that the patient be transported directly to another hospital and provides that trip for emergency service shall also be made from and to a destination necessary to comply with any mutual aid agreements entered into by this City for such service.
2. For trips other than emergencies, as defined by the State of Illinois Emergency Medical Systems act, patients shall be transported only from a point either within the boundaries of the City of Highland or governmental unit with which the City has contracted to provide such service, or a governmental unit who contributes to the cost of such service based an assessed value, and such a patient shall be transported to the nearest appropriate hospital unless the patient is being transported from a hospital in Highland, or in the area governed by a governmental unit with whom the City has either a contract to provide ambulance service or which contributes to the ambulance service based upon assessed value or from a hospital where Highland Ambulance Service has previously taken the patient, then in which case the trip shall be made only to another hospital or to a nursing home or a place of residence of the patient; and in addition thereto, such ambulance trips may be made from and to points necessary to comply with mutual aid agreements entered into by this City.

#### 5. Definitions

##### **Basic Life Support**

*Definition:* Basic life support (BLS) is transportation by ground ambulance vehicle and the provision of medically necessary supplies and services, including BLS ambulance services as defined by the State. The ambulance must be staffed by an individual who is qualified in accordance with State and local laws as an emergency medical technician-basic (EMT-Basic).

##### **Advanced Life Support Assessment**

*Definition:* Advanced life support (ALS) assessment is an assessment performed by an ALS crew as part of an emergency response that was necessary because the patient's reported condition at the time of dispatch was such that only an ALS crew was qualified to perform the assessment. An ALS assessment does not necessarily result in a determination that the patient requires an ALS level of service.

##### **Advanced Life Support, Level 1**

*Definition:* Advanced life support, level 1 (ALS1) is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of an ALS assessment or at least one ALS intervention.

## **Advanced Life Support, Level 2**

**Definition:** Advanced life support, level 2 (ALS2) is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including (1) at least three separate administrations of one or more medications by intravenous push/bolus or by continuous infusion (excluding crystalloid fluids) or (2) ground ambulance transport and the provision of at least one of the ALS2 procedures listed below.

For purposes of this definition, the ALS2 procedures are:

- (1) Manual defibrillation/cardioversion.
- (2) Endotracheal intubation.
- (3) Central venous line.
- (4) Cardiac pacing.
- (5) Chest decompression.
- (6) Surgical airway.
- (7) Intraosseous line.

## **Specialty Care Transport (SCT)**

**Definition:** Specialty Care Transport (SCT): when medically necessary, for a critically injured or ill patient, a level of inter-facility service provided beyond the scope of the paramedic defined in the national EMS Education and Practice Blueprint. This is necessary when a patient's condition requires ongoing care that must be provided by one or more health professionals in an appropriate specialty area, e.g. nursing, medicine, respiratory care, cardiovascular care, or a paramedic with additional training.

## **Treatment With No Transport:**

**Definition:** Treatment without transport shall be charged at the appropriate BLS or ALS (1 or 2) rate without mileage, when an ambulance is dispatched to an emergency medical request and medical care is provided to the patient and the patient then refuses transport to a medical facility for continuing / follow-up care.

## **Advanced Life Support Intervention**

**Definition:** Advanced life support (ALS) intervention is a procedure that is, in accordance with State and local laws, beyond the scope of practice of an emergency medical technician-basic (EMT-Basic).

### **Paramedic Intercept:**

Definition: Paramedic Intercept services are ALS services provided by an entity that does not provide that level of ambulance transport.

## **6. Advanced Life Support (ALS) Personnel**

Definition: ALS personnel are individuals trained to the level of the emergency medical technician-intermediate (EMT-Intermediate) or paramedic.

### **EMT-Intermediate**

Definition: EMT-Intermediate is an individual who is qualified, in accordance with State and local laws, as an EMT-Basic and who is also certified in accordance with State and local laws to perform essential advanced techniques and to administer a limited number of medications.

### **EMT-Paramedic**

Definition: EMT-Paramedic possesses the qualifications of the EMT-Intermediate and, in accordance with State and local laws, has enhanced skills that include being able to administer additional interventions and medications.

### **Loaded Mileage**

Definition: Loaded mileage is the number of miles for which the patient is transported in the ambulance vehicle.

### **Mileage Billed**

Method: All mileage less than 100 miles will be billed to the nearest tenth of a mile. Loaded mileage over 100.1 will be billed to the next higher full mile. If a payor system is unable to accept fractional mileage as of January 1<sup>st</sup> 2018, then mileage will be billed using a **conventional rounding method** with a minimum of 1 mile.

### **Point of Pick-Up**

Definition: Point of pick-up is the location of the beneficiary at the time he or she is placed on board the ambulance.

## **7. Charges for Copies of Medical Records and Records Request Fees**

A handling charge shall be made for complying with each request for copies of medical records. An additional charge shall be made for copying the individual pages of the medical records, based upon the fee schedule set from time to time by Illinois State Statute 735 ILCS 5/8-2006.

**Electronic Records (Source: Public Act 95-480)**

- Records retrieved from scanning, digital imaging, electronic information or other digital format do not qualify as microfiche or microfilm retrieval for purposes of calculating charges.
- For electronic records, retrieved from a scanning, digital imaging, electronic information or other digital format in a electronic document, a charge of 50% of the per page charge for paper copies listed above. This per page charge includes the cost of each CD Rom, DVD, or other storage media.

***An annual adjustment of copying fees will be applied each year as required under 735 ILCS 5/8-2006.***

*Section 3.* That this Ordinance shall be known as Ordinance No: \_\_\_\_\_ and shall be effective upon adoption with implementation date of November 1, 2023.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the \_\_\_\_ day of \_\_\_\_\_, 2023, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

---

Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

---

Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois

Agency Name	Specialty Care CURRENT				Specialty Care PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
Adams County	\$1,912.27	1	\$2,895.73	1	\$1,912.27	2	\$2,895.73	2
Breese	\$1,079.28	7	\$1,483.14	5	\$1,079.28	7	\$1,483.14	5
Collinsville	N/A	x	N/A	x	N/A	x	N/A	x
Columbia	\$1,215.00	3	\$1,390.00	6	\$1,215.00	4	\$1,390.00	6
Edwardsville	N/A	x	N/A	x	N/A	x	N/A	x
Glen Carbon	\$875.00	12	\$1,075.00	13	\$875.00	12	\$1,075.00	12
Granite City	\$850.00	14	\$1,000.00	14	\$850.00	14	\$1,000.00	13
<b>Highland</b>	<b>\$1,100.00</b>	<b>6</b>	<b>\$1,500.00</b>	<b>4</b>	<b>\$2,000.00</b>	<b>1</b>	<b>\$3,000.00</b>	<b>1</b>
Maryville	\$1,000.00	8	\$1,200.00	9	\$1,000.00	8	\$1,200.00	8
Mascoutah	\$800.00	15	\$1,000.00	14	\$800.00	15	\$1,000.00	13
Monroe County	\$1,560.00	2	\$1,770.00	3	\$1,560.00	3	\$1,770.00	4
New Athens	\$1,125.00	5	\$1,150.00	11	\$1,125.00	6	\$1,150.00	10
New Baden	\$905.00	11	\$1,205.00	8	\$905.00	11	\$1,205.00	7
O'Fallon	\$1,000.00	8	\$2,000.00	2	\$1,000.00	8	\$2,000.00	3
Staunton	\$1,150.00	4	\$1,150.00	11	\$1,150.00	5	\$1,150.00	10
Sugar Creek	N/A	x	N/A	x	N/A	x	N/A	x
Troy	\$875.00	12	\$1,200.00	9	\$875.00	12	\$1,200.00	8
Washington County	\$1,000.00	8	\$1,251.00	7	\$1,000.00	8	\$1,251.00	6

Agency Name	ALS Non-emergency CURRENT				ALS Non-emergency PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
Adams County	\$846.86	10	\$1,311.27	3	\$846.86	10	\$1,311.27	4
Breese	\$1,007.17	5	\$1,210.84	6	\$1,007.17	6	\$1,210.84	7
Collinsville	N/A	x	N/A	x	N/A	x	N/A	x
Columbia	\$1,130.00	2	\$1,335.00	8	\$1,130.00	3	\$1,335.00	3
Edwardsville	\$1,000.00	6	\$1,240.00	5	\$1,000.00	7	\$1,240.00	6
Glen Carbon	\$750.00	15	\$950.00	14	\$750.00	16	\$950.00	14
Granite City	\$587.00	17	\$875.00	15	\$587.00	18	\$875.00	15
<b>Highland</b>	<b>\$900.00</b>	<b>8</b>	<b>\$1,200.00</b>	<b>7</b>	<b>\$1,300.00</b>	<b>1</b>	<b>\$2,300.00</b>	<b>1</b>
Maryville	\$850.00	9	\$1,050.00	10	\$850.00	9	\$1,050.00	10
Mascoutah	\$800.00	11	\$1,000.00	12	\$800.00	12	\$1,000.00	12
Monroe County	\$1,300.00	1	\$1,510.00	1	\$1,300.00	1	\$1,510.00	2
New Athens	\$1,125.00	3	\$1,150.00	9	\$1,125.00	4	\$1,150.00	9
New Baden	\$955.00	7	\$1,155.00	8	\$955.00	8	\$1,155.00	8
O'Fallon	\$800.00	11	\$1,250.00	4	\$800.00	12	\$1,250.00	5
Staunton	\$1,050.00	4	\$1,050.00	10	\$1,050.00	5	\$1,050.00	10
Sugar Creek	\$800.00	11	\$850.00	16	\$800.00	12	\$850.00	16
Troy	\$800.00	11	\$1,000.00	12	\$800.00	12	\$1,000.00	12
Washington County	\$604.00	16	\$763.00	17	\$604.00	17	\$763.00	17

Agency Name	ALS 2 CURRENT				ALS 2 PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
	Adams County	\$1,830.32	1	\$2,775.53	1	\$1,830.32	1	\$2,775.53
Breese	\$980.21	11	\$1,258.58	6	\$980.21	11	\$1,258.58	6
Collinsville	\$1,044.26	8	\$1,241.42	8	\$1,044.26	8	\$1,241.42	8
Columbia	\$1,215.00	3	\$1,390.00	3	\$1,215.00	4	\$1,390.00	4
Edwardsville	\$1,100.00	6	\$1,340.00	4	\$1,100.00	7	\$1,340.00	5
Glen Carbon	\$875.00	13	\$1,075.00	16	\$875.00	13	\$1,075.00	16
Granite City	\$850.00	16	\$1,000.00	17	\$850.00	14	\$1,000.00	17
<b>Highland</b>	<b>\$1,100.00</b>	<b>6</b>	<b>\$1,300.00</b>	<b>5</b>	<b>\$1,500.00</b>	<b>3</b>	<b>\$2,500.00</b>	<b>2</b>
Maryville	\$1,000.00	9	\$1,200.00	10	\$1,000.00	9	\$1,200.00	10
Mascoutah	\$800.00	17	\$1,000.00	17	\$800.00	15	\$1,000.00	17
Monroe County	\$1,560.00	2	\$1,770.00	2	\$1,560.00	2	\$1,770.00	3
New Athens	\$1,125.00	5	\$1,150.00	12	\$1,125.00	6	\$1,150.00	12
New Baden	\$905.00	12	\$1,205.00	9	\$905.00	12	\$1,205.00	9
O'Fallon	\$800.00	17	\$1,250.00	7	\$800.00	15	\$1,250.00	7
Staunton	\$1,150.00	4	\$1,150.00	12	\$1,150.00	5	\$1,150.00	12
Sugar Creek	\$1,000.00	9	\$1,100.00	15	\$1,000.00	9	\$1,100.00	15
Troy	\$875.00	13	\$1,200.00	10	\$875.00	13	\$1,200.00	10
Washington County	\$875.00	13	\$1,125.00	14	\$875.00	13	\$1,125.00	14

Agency Name	BLS Emergency CURRENT				BLS Emergency PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
	Adams County	\$1,010.77	2	\$1,557.14	1	\$1,010.77	3	\$1,557.14
Breese	\$857.96	6	\$1,018.36	5	\$857.96	7	\$1,018.36	6
Collinsville	\$719.95	10	\$880.62	12	\$719.95	10	\$880.62	12
Columbia	\$872.00	5	\$1,070.00	3	\$872.00	6	\$1,070.00	4
Edwardsville	\$700.00	11	\$900.00	8	\$700.00	11	\$900.00	8
Glen Carbon	\$575.00	17	\$725.00	16	\$575.00	17	\$725.00	16
Granite City	\$495.00	18	\$625.00	17	\$495.00	18	\$625.00	17
<b>Highland</b>	<b>\$800.00</b>	<b>7</b>	<b>\$1,000.00</b>	<b>6</b>	<b>\$1,100.00</b>	<b>1</b>	<b>\$2,100.00</b>	<b>1</b>
Maryville	\$700.00	11	\$850.00	13	\$700.00	11	\$850.00	13
Mascoutah	\$700.00	11	\$900.00	8	\$700.00	11	\$900.00	8
Monroe County	\$1,050.00	1	\$1,250.00	2	\$1,050.00	2	\$1,250.00	3
New Athens	\$900.00	3	\$925.00	7	\$900.00	4	\$925.00	7
New Baden	\$750.00	8	\$1,050.00	4	\$750.00	8	\$1,050.00	5
O'Fallon	\$700.00	11	\$900.00	8	\$700.00	11	\$900.00	8
Staunton	\$900.00	3	\$900.00	8	\$900.00	4	\$900.00	8
Sugar Creek	\$750.00	8	\$800.00	15	\$750.00	8	\$800.00	15
Troy	\$580.00	16	\$625.00	17	\$580.00	16	\$625.00	17
Washington County	\$630.00	15	\$806.00	14	\$630.00	15	\$806.00	14



Agency Name	ALS Emergency CURRENT				ALS Emergency PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
	Adams County	\$1,256.64	2	\$1,939.59	1	\$1,256.64	3	\$1,939.59
Breese	\$1,026.57	6	\$1,209.35	6	\$1,026.57	7	\$1,209.35	7
Collinsville	\$898.54	10	\$1,088.88	10	\$898.54	10	\$1,088.88	10
Columbia	\$1,130.00	3	\$1,335.00	3	\$1,130.00	4	\$1,335.00	4
Edwardsville	\$1,000.00	7	\$1,240.00	5	\$1,000.00	8	\$1,240.00	6
Glen Carbon	\$750.00	17	\$950.00	13	\$750.00	17	\$950.00	15
Granite City	\$587.00	18	\$875.00	16	\$587.00	18	\$875.00	18
<b>Highland</b>	<b>\$1,000.00</b>	<b>7</b>	<b>\$1,200.00</b>	<b>7</b>	<b>\$1,300.00</b>	<b>1</b>	<b>\$2,300.00</b>	<b>1</b>
Maryville	\$850.00	11	\$1,050.00	11	\$850.00	11	\$1,050.00	11
Mascoutah	\$800.00	13	\$1,000.00	12	\$800.00	13	\$1,000.00	13
Monroe County	\$1,300.00	1	\$1,510.00	2	\$1,300.00	1	\$1,510.00	3
New Athens	\$1,125.00	4	\$1,150.00	9	\$1,125.00	5	\$1,150.00	9
New Baden	\$955.00	9	\$1,155.00	8	\$955.00	9	\$1,155.00	8
O'Fallon	\$800.00	13	\$1,250.00	4	\$800.00	13	\$1,250.00	5
Staunton	\$1,050.00	5	\$1,050.00	11	\$1,050.00	6	\$1,050.00	11
Sugar Creek	\$850.00	11	\$900.00	15	\$850.00	11	\$900.00	17
Troy	\$800.00	13	\$1,000.00	12	\$800.00	13	\$1,000.00	13
Washington County	\$755.00	16	\$904.00	14	\$755.00	16	\$904.00	16

Agency Name	BLS Non-emergency CURRENT				BLS Non-emergency PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
	Adams County	\$655.64	12	\$1,010.77	5	\$655.64	12	\$1,010.77
Breese	\$838.56	5	\$1,018.36	4	\$838.56	6	\$1,018.36	5
Collinsville	N/A	X	N/A	X	N/A	X	N/A	X
Columbia	\$872.00	4	\$1,070.00	2	\$872.00	5	\$1,070.00	3
Edwardsville	\$700.00	9	\$900.00	8	\$700.00	9	\$900.00	8
Glen Carbon	\$575.00	14	\$725.00	14	\$575.00	14	\$725.00	14
Granite City	\$495.00	17	\$625.00	16	\$495.00	17	\$625.00	16
<b>Highland</b>	<b>\$800.00</b>	<b>6</b>	<b>\$1,000.00</b>	<b>6</b>	<b>\$1,100.00</b>	<b>1</b>	<b>\$2,100.00</b>	<b>1</b>
Maryville	\$700.00	9	\$850.00	12	\$700.00	9	\$850.00	12
Mascoutah	\$700.00	9	\$900.00	8	\$700.00	9	\$900.00	8
Monroe County	\$1,050.00	1	\$1,250.00	1	\$1,050.00	2	\$1,250.00	2
New Athens	\$900.00	2	\$925.00	7	\$900.00	3	\$925.00	7
New Baden	\$750.00	7	\$1,050.00	3	\$750.00	7	\$1,050.00	4
O'Fallon	\$500.00	16	\$900.00	8	\$500.00	16	\$900.00	8
Staunton	\$900.00	2	\$900.00	8	\$900.00	3	\$900.00	8
Sugar Creek	\$750.00	7	\$800.00	13	\$750.00	7	\$800.00	13
Troy	\$580.00	13	\$625.00	16	\$580.00	13	\$625.00	16
Washington County	\$552.00	15	\$681.00	15	\$552.00	15	\$681.00	15

Agency Name	Loaded Mile Charge CURRENT				Loaded Mile Charge PROPOSED			
	Resident		Non-resident		Resident		Non-resident	
	Adams County	\$19.98	1	\$29.96	1	\$19.98	2	\$29.96
Breese	\$16.68	4	\$16.68	4	\$16.68	4	\$16.68	4
Collinsville	\$13.66	15	\$14.26	13	\$13.66	15	\$14.26	13
Columbia	\$13.79	14	\$13.79	15	\$13.79	14	\$13.79	15
Edwardsville	\$15.00	9	\$15.00	9	\$15.00	9	\$15.00	9
Glen Carbon	\$15.00	9	\$15.00	9	\$15.00	9	\$15.00	9
Granite City	\$10.50	18	\$10.50	18	\$10.50	18	\$10.50	18
<b>Highland</b>	<b>\$19.00</b>	<b>2</b>	<b>\$19.00</b>	<b>2</b>	<b>\$20.00</b>	<b>1</b>	<b>\$20.00</b>	<b>2</b>
Maryville	\$14.00	13	\$14.00	14	\$14.00	13	\$14.00	14
Mascoutah	\$13.00	16	\$13.00	16	\$13.00	16	\$13.00	16
Monroe County	\$15.50	8	\$15.50	8	\$15.50	8	\$15.50	8
New Athens	\$16.00	5	\$16.00	5	\$16.00	5	\$16.00	5
New Baden	\$19.00	2	\$19.00	2	\$19.00	3	\$19.00	3
O'Fallon	\$12.00	17	\$12.00	17	\$12.00	17	\$12.00	17
Staunton	\$15.00	9	\$15.00	9	\$15.00	9	\$15.00	9
Sugar Creek	\$16.00	5	\$16.00	5	\$16.00	5	\$16.00	5
Troy	\$15.00	9	\$15.00	9	\$15.00	9	\$15.00	9
Washington County	\$16.00	5	\$16.00	5	\$16.00	5	\$16.00	5



City of Highland  
**Highland Ambulance Service**

J. Brian Wilson, Emergency Medical Services Chief

**MEMORANDUM # 23-004**

**To:** City Council

**From:** Brian Wilson, EMS Chief

**Date:** September 5, 2023

**Subject:** EMS Rate Increase

**CC:** Carole Presson, Director of Public Safety  
Chris Conrad, City Manager

**RECOMMENDATION**

We are respectfully requesting the City Council to adopt and pass the Ordinance increasing the EMS rates as proposed in the attached documentation.

**DISCUSSION**

As you are aware, EMS reviews the rates charged for various levels of emergency medical services on an annual basis, recommending changes as necessary.

Previous rates were largely set by trying to balance smaller, incremental increases with attempting to keep up with rising operational costs. This method has not been sufficient to offset the increasing negative cash-flow we experience each year due to a combination of insufficient Medicare reimbursement (non-billable write-offs) and bad debt from patients. We believe that we have established a more accurate justification for the various rates we are proposing this year.

The increases sought this year are indeed higher than in years past, however these figures have been arrived at by dividing our annual budget by the number of runs. This provides us with a much more accurate justification for the increases. These rates are now based on actual operational expenses.

The rates for Highland residents are significantly lower than those for non-residents. This is by design. The surrounding fire districts are shopping around for EMS service and may, in fact, separate from Highland EMS in order to avoid higher tax levies that have become necessary to

continue EMS operations. Should this separation become a reality, we suspect that there may be many instances where Highland EMS is called into these districts, in place of, or in addition to their new EMS service. The non-resident rates should be significantly higher to offset Highland EMS personnel being called in to cover subsequent calls for EMS in Highland.

## **BUDGET IMPACT**

It is common knowledge that Highland EMS has been experiencing significant funding shortages over the past several years. Many factors have combined to create the perfect storm of cash shortage. Federal legislation, insufficient application of tax levy rates for the surrounding fire districts, previous budgeting practices, and an attempt to keep our rates lower, all play a role in where we stand currently.

Rate increases alone will not correct or balance our operating budget. These rates will, however, go a long way toward slowing the budget drain. Just as several factors have contributed to the problem, it will take several more actions to correct the problem. Many of those needed steps will be difficult to swallow. However, the continued operation of this service is going to depend on each of those steps. This is one of those necessary steps.

## **ATTACHMENT**

The attached pages are for your convenience of reference. They show rate comparisons of 18 various public EMS agencies from central Illinois and south. Many are in our immediate area. For each level of service provided, you will see a current rate column and a proposed rate column. You will also see a smaller number to the right of the rates shown. This number represents where each agency ranks against the others shown therein.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING AN ECONOMIC DEVELOPMENT AGREEMENT  
WITH EAGLE INN HIGHLAND, LLC, AND APPROVING AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SECOND AMENDED ECONOMIC DEVELOPMENT AGREEMENT,  
PURSUANT TO 65 ILCS 5/8-1-2.5,  
AND OTHER ACTIONS RELATED THERETO**

**WHEREAS**, the City of Highland, Madison County, Illinois (“City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, City has authority to reimburse expenses for economic development pursuant to 65 ILCS 5/8-1-2.5, which states, in pertinent part:

Sec. 8-1-2.5. Expenses for economic development. The corporate authorities may appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality.

and

**WHEREAS**, City and Developer intend to repeal and supersede previously executed Development Agreements with this Second Amended Development Agreement (*See Exhibit A*). City and Developer agree this Second Amended Development Agreement states the terms and conditions of any Development Agreement between City and Developer related in any way to Eagle Inn Highland, LLC and 800 Main Street, Highland, Illinois; and

**WHEREAS**, City has determined Eagle Inn Highland LLC has presented to City a proposal for a Second Amended Redevelopment Agreement (*See Exhibit A*) related to redevelopment of:

PIN#: 01-2-24-05-06-104-023

Address: 800 Main Street, Highland, IL

(“Property”); and

**WHEREAS**, Developer has proposed to demolish, rebuild and develop the Property, with estimated costs as follows:

1. Architectural and engineering fees - \$50,000
2. Legal and other professional services - \$15,000
3. Purchase Land - \$380,000

4. Demolition Cost - \$80,000
5. Site Improvements - \$15,000
6. Construction of new building - \$1,800,000
7. Contingency - \$250,000
8. Other (asbestos removal) - \$32,000

Total: \$2,622,000.00

(See **Exhibit A**; hereinafter "Project"); and

**WHEREAS**, Developer's Project will enable Developer to create opportunities for additional employment; and

**WHEREAS**, Developer's Project will require Developer to incur certain costs that will be eligible for reimbursement from City according to 65 ILCS 5/8-1-2.5; and

**WHEREAS**, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible and the Project will not move forward; and

**WHEREAS**, Developer has agreed to complete the Project, including demolition, construction, and improvements, in accordance with the Economic Development Agreement, and all terms and conditions stated therein (See **Exhibit A**); and

**WHEREAS**, City agrees to provide financial assistance to Developer as follows:

- a. Total Estimated Business District Eligible Costs: \$2,622,000.00
- b. City will reimburse up to \$19,400.00 in permitting fees for this Project.
- c. City will reimburse \$50,000 in demolition costs, to be paid at "Completion of Demolition." "Completion of Demolition" shall mean when Eagle Inn Highland LLC has demolished the existing building(s) on the property at 800 Main Street. "Completion of Demolition" to be determined solely by City of Highland, and reimbursement of \$50,000 in demolition costs shall be determined solely by the City Manager.
- d. The City will rebate 75% of the incremental EAV for City's portion of the property taxes for up to ten (10) years or until the maximum funding amount is reached in combination with any other City provided funding assistance:

1) 01-2-24-05-06-104-023

a. The present base EAV for assessment year 2022 is \$54,640.00

b. The estimated EAV after redevelopment is \$2,500,000.00

- c. The estimated property tax reimbursement is \$32,963.00 annually for up to ten (10) years, or \$329,630.00
- d. However, Developer's total incentive from City's Business District shall not exceed 20% of the estimated Project costs of \$2,622,000, or \$524,400.

(See **Exhibit A**); and

**WHEREAS**, City desires to authorize the execution of the Second Amended Economic Development Agreement by and between City and Developer in substantially the form attached hereto as **Exhibit A**; and

**WHEREAS**, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to authorize the Mayor and/or City Manager to execute the Second Amended Economic Development Agreement between City and Developer (*see* **Exhibit A**).

**NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Highland, as follows:**

**Section 1.** The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland.

**Section 2.** The City of Highland hereby makes the following findings:

- a. Developer's Project is expected to create job opportunities within City.
- b. Developer's Project will serve to further the development of adjacent areas.
- c. Developer's Project will strengthen the retail commercial sector of City.
- d. Developer's Project will enhance the tax base of City;
- e. The Second Amended Economic Development Agreement is made in the best interests of public health, safety, general welfare and economic welfare of City.

**Section 3.** The Second Amended Economic Development Agreement by and between City and Developer, attached hereto as **Exhibit A**, is approved.

**Section 4.** The Mayor and/or City Manager is authorized and directed to execute the Second Amended Economic Development Agreement with Developer (**Exhibit A**).

**Section 5.** This ordinance shall be effective upon its passage, approval, and publication in pamphlet form in accordance with Illinois law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

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Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

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Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois



**SECOND AMENDED DEVELOPMENT AGREEMENT  
EAGLE INN HIGHLAND, LLC, 800 MAIN STREET, HIGHLAND, ILLINOIS  
65 ILCS 5/8-1-2.5**

This Second Amended Development Agreement (“Agreement”) is entered into by and between the City of Highland, an Illinois Municipal Corporation ("City") and Eagle Inn Highland, LLC (“Developer”). City and Developer intend to repeal and supersede previously executed Development Agreements with this Agreement. City and Developer agree this Second Amended Agreement states the terms and conditions of any Development Agreement between City and Developer related in any way to Eagle Inn Highland, LLC and 800 Main Street, Highland, Illinois. City and Developer may hereinafter be referred to as “Parties,” or individually as “Party.” This Agreement will become effective when signed by both Parties, and when approved by the corporate authorities of the City (the “Effective Date”):

**PREAMBLE**

**WHEREAS**, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

**WHEREAS**, Developer is the owner of:

PIN#: 01-2-24-05-06-104-023

Address: 800 Main Street, Highland, IL

(“Property”); and

**WHEREAS**, Developer has submitted a “City of Highland – Business Assistance Application” (See **Exhibit A**); and

**WHEREAS**, Developer proposes to renovate, remodel, and develop the Property; and

**WHEREAS**, City wishes to encourage Developer to renovate, remodel, and develop the Property, and assist Developer with costs (all estimates from Developer’s Application), including:

1. Architectural and engineering fees - \$50,000
2. Legal and other professional services - \$15,000
3. Purchase Land - \$380,000
4. Demolition Cost - \$80,000
5. Site Improvements - \$15,000
6. Construction of new building - \$1,800,000
7. Contingency - \$250,000
8. Other (asbestos removal) - \$32,000

Total: \$2,622,000.00

(See **Exhibit A**; hereinafter "Project"); and

**WHEREAS**, City and Developer agree the costs provided by Developer to City for the Project are estimates (See **Exhibit A**), and only actual costs of the Project that qualify for City Business District incentives may be paid to Developer by City, and as stated herein; and

**WHEREAS**, the Property is located within the corporate boundaries of City, and within the City's Business District; and

**WHEREAS**, because the Property is located within City's Business District, the Project is eligible for reimbursement of certain expenditures related to the rehab, remodel, and development of the Property pursuant to 65 ILCS 5/8-1-2.5; and

**WHEREAS**, in order to ensure the Project is constructed in a manner consistent with City's applicable ordinances and regulations, City and Developer deem it in their mutual interests to enter into this Agreement with regard to any conditions or other factors affecting the health, safety, general welfare, and economic welfare of City residents and users of the Property; and

**WHEREAS**, the Project at the Property will enhance property values, facilitate City's Business District development, improve exterior aesthetics, improve interior aesthetics, improve the existing building, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents; and

**WHEREAS**, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible and the Project will not move forward; and

**WHEREAS**, City has determined the Project is consistent with the objectives of the City's Comprehensive Plan, and it is in the best interest of City to promote renovation, rehabilitation and expansion of the Property, and help facilitate development in City's Business District, through the use of City funds pursuant to 65 ILCS 8-1-2.5.

**NOW, THEREFORE**, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

**Section 1. Incorporation of Recitals.** The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

**Section 2. Obligation of the Developer.** Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above. The Project shall be substantially complete within twenty-four (24) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both Parties. Specifically, Developer agrees as follows:

1. Developer will complete the Project, including construction, renovation and improvements, in accordance with this Agreement, and the drawings and site plans shall be submitted to City for review. This includes any renovations which may be needed for both the interior and exterior construction and improvements.
2. Developer will obtain all building and zoning permits in association with the Project, including permits for construction, repair, demolition, and/or renovation on the Property, consistent with the City's most recently adopted Building Code requirements. City building code officials will be available to respond promptly to whether any proposed change will require a permit so that Developer can move forward with said work in a timely manner.
3. City shall be entitled to a comprehensive inspection of the Property for the purpose of identifying potential fire safety, electric, plumbing and general building safety concerns to ensure the health, safety and welfare of the general public. City Fire and Building Inspection staff can assist Developer in prioritizing any list of concerns.
4. Developer is fully responsible for identifying and mitigating any building-related concerns with regard to asbestos, lead paint, mold, and/or any other toxic or hazardous products and materials in the building.
5. Developer understands and agrees all City Zoning Ordinances, Land Development Codes, Landscape and Screening Codes, Building Code requirements and other City ordinances not specifically waived by this Agreement shall remain in full force and effect.

**Section 3. Obligation of the City.** The City agrees to provide assistance to the Developer for up to ten (10) years. The total dollar amount of economic incentives shall not exceed 20% of the total City approved eligible project costs with a maximum of \$524,400.00. This maximum is calculated based on 20% of the estimated City approved eligible project costs in the Developer application. Funding assistance is broken down as follows:

- a. Total Estimated Business District Eligible Costs: \$2,622,000.00
- b. City will reimburse up to \$19,400.00 in permitting fees for this Project.
- c. City will reimburse \$50,000 in demolition costs, to be paid at "Completion of Demolition." "Completion of Demolition" shall mean when Eagle Inn Highland LLC has demolished the existing building(s) on the property at 800 Main Street. "Completion of Demolition" to be determined solely by City of Highland, and reimbursement of \$50,000 in demolition costs shall be determined solely by the City Manager.
- d. The City will rebate 75% of the incremental EAV for City's portion of the property taxes for up to ten (10) years or until the maximum funding amount is reached in combination with any other City provided funding assistance:

1) 01-2-24-05-06-104-023

- a. The present base EAV for assessment year 2022 is \$54,640.00
- b. The estimated EAV after redevelopment is \$2,500,000.00
- c. The estimated property tax reimbursement is \$32,963.00 annually for up to ten (10) years, or \$329,630.00
- d. However, Developer's total incentive from City's Business District shall not exceed 20% of the estimated Project costs of \$2,622,000, or \$524,400.

**Section 4. Process for Payment of Business District Incentives.**

- a. Developer shall submit to the City Clerk a written statement in the form attached to this Agreement as **Exhibit B** ("Form of Request for Reimbursement") setting forth the amount of cost incurred by the Developer to complete the Project. Each Request shall be accompanied by such bills, invoices, lien waivers or other evidence City may require for documenting Developer's costs incurred for the Project. These Requests shall be submitted after January 1st of each year. Developer may continue to provide Requests until all Project costs have been incurred and the Project is completed. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement. City reserves the right to deny reimbursement for any costs to Developer not deemed to be eligible for reimbursement according to Illinois law.
- b. Reimbursement of approved Project costs shall be made annually within sixty (60) days upon receipt from the County of the property tax proceeds for the applicable tax year. Approved Project costs shall only be reimbursed to the extent that tax increment is generated by the Property and if there are monies available for such purpose. To the extent money is not available to reimburse Developer for approved Project costs, such costs shall be reimbursed in subsequent years.
- c. Prior to making an annual payment to Developer for reimbursement of approved redevelopment project costs, Developer shall provide evidence that the real property tax bill for the Property for the applicable tax year has been paid in full along with the previous year's state of Illinois sales tax returns.
- d. Developer must supply City with sales tax records each year.
- e. Prior to making an annual payment to Developer for reimbursement of approved redevelopment project costs, Developer shall provide evidence of the previous year's State of Illinois sales tax returns.

f. City's Finance Department shall maintain an account of all payments to Developer under this Agreement and may set up sub-accounts to track the tax increment and payments made to Developer for this Property.

**CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE CITY'S PORTION OF THE INCREMENTAL TAXES GENERATED BY THE PROPERTY AND SALES TAXES GENERATED BY THE PROPERTY AND DEPOSITED IN CITY'S FUNDS FROM TIME TO TIME AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.**

g. City's obligations to Developer pursuant to the Agreement shall terminate upon the occurrence of any of the following:

- 1) Voluntary or involuntary bankruptcy of Developer;
- 2) Voluntary or involuntary closure of the business owned by Developer.
- 3) Substantial change in the nature of Developer's business without the City's written approval;
- 4) Sale of Developer's business (or a change of ownership of more than 50% of the shares of stock in the corporation, or a change in the membership of more than 50% of the LLC) without the City's written approval.

**Section 5. Indemnification.** Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same. This paragraph shall not apply, and Developer shall have no obligation whatsoever, with respect to any willful misconduct on the part of City or any of its officers, agents, employees or contractors. According to Illinois law, City has statutory tort immunity.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly

from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

**Section 6. Default and Remedies.** Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either Party or any successor or assign, the defaulting or breaching Party (or successor or assign) shall, upon written notice from the other Party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching Party. If either Party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing Party shall reimburse the prevailing Party its costs and reasonable attorneys' fees on account of such proceeding.

**Section 7. Assignment.** This Agreement may not be assigned by Developer without prior written approval of City.

**Section 8. Partial Invalidity.** If any section, subsection, term or provision of this Agreement or the application thereof to any Party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section subsection, term or provision of this Agreement or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

**Section 9. Termination of Agreement.** Developer may opt out of this Agreement following written notice of at least sixty (60) days. If Developer opts out of this Agreement, Developer shall return all monies paid by City to Developer pursuant to this Agreement within sixty (60) days of notification of opting out. City reserves the right to opt out of this Agreement, with sixty (60) days' notice to Developer, should Developer not perform pursuant to this Agreement. In the event City opts out of this Agreement, Developer shall return any monies paid by City to Developer pursuant to this agreement within sixty (60) days of notification of opting out. Developer's failure to return all monies paid by City within sixty (60) days shall be deemed a breach of this Agreement by Developer, and City reserves all rights at law and equity to recover monies paid by City to Developer, including costs of collection (Court Costs, Attorneys' Fees, Interest at 9% per annum, any other costs associated with collection).

**Section 10. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either Party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

**Section 11. Notices.** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by

the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, if emailed, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Eagle Inn Highland, LLC  
Attn: Gayle Frey  
12359 IL 143  
Highland, IL 62249

To the City:

City of Highland  
Attn: City Manager  
PO Box 218  
1115 Broadway  
Highland, IL 62249

CITY OF HIGHLAND, ILLINOIS:

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Chris Conrad, City Manager

Eagle Inn Highland LLC:

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Agent – Eagle Inn Highland LLC



# CITY OF HIGHLAND

To: Chris Conrad, City Manager  
From: Mallord Hubbard, Economic Development Coordinator  
CC: Mayor and City Council  
Date: September 14, 2023  
Re: Development Agreement (Second Amended) with Eagle Inn Highland LLC

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**RECOMMENDATION:** It is the Staff's recommendation that Council approve the attached Redevelopment Agreement with terms detailed below.

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**DISCUSSION:** Eagle Inn Highland LLC is proposing to demolish and construct luxury apartments on the property at 800 Main Street. The project location falls within the Business District, and is eligible for incentives including property tax rebates.

Eagle Inn Highland LLC is proposing improvements totaling \$2,622,000 in eligible project costs. The Redevelopment Agreement would rebate 75% of the increment of the City's portion of property taxes, generated as a result of the project's completion. Building permit fees charged by the City will also be rebated to the Developer up to \$19,400. City will reimburse \$50,000 towards demolition of existing structure, to be paid at the completion of demolition.

The maximum incentives the project would be eligible for is \$524,400, or 20% of the projects costs. The total property tax rebate is estimated to be \$32,963 per year for a period of 10 years. Based on these estimates, the total incentives are projected to be \$399,030 over the 10 year duration of the agreement.



**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE AMENDING THE CITY CODE OF ORDINANCES,  
CHAPTER 90 – ZONING,  
ARTICLE III. – DISTRICTS AND ZONING MAP, SECTION 90-201, TABLE 3.1.C,  
AND  
ARTICLE IV. – SUPPLEMENTAL REGULATIONS, SECTION 90-217,  
REGARDING GROUND MOUNTED SOLAR ENERGY SYSTEMS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined City Code of Ordinances, Chapter 90 – Zoning, Article III. – Districts and Zoning Map, Section 90-201, Table 3.1.C., shall be amended to allow ground mounted solar energy systems for governmental entities only; and

WHEREAS, City has determined to permit only governmental entities to be eligible for ground mounted solar energy systems in any zoning district other than C-3 Highway or Industrial, and only by special use permit; and

WHEREAS, City has determined governmental entities will be limited to only those entities legally permitted to enter an intergovernmental agreement with the City; and

WHEREAS, City has determined eligible governmental entities must obtain a special use permit from City, must abide by all stipulations of the special use permit, and must abide by all supplemental regulations in the City Code; and

WHEREAS, City has determined Chapter 90 – Zoning, Article III. – Districts and Zoning Map, Section 90-201, Table 3.1.C, shall be amended, in pertinent part, and state:

**Article III, Section 90-201, Table 3.1.C**

Table 3.1.C — ACCESSORY USES															
Use	R1A	R1B	R1C	R1D	R2A	R2B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
14. Ground mounted solar energy systems										S		S			<b>Sec. 90-217</b>
15. Ground mounted solar energy systems Governmental Entities Only	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<b>Sec. 90-217</b>

and

WHEREAS, the City Council finds it should approve the text amendments for Chapter 90 – Zoning, Article III. – Districts and Zoning Map, Section 90-201, Table 3.1.C, in as stated in this Ordinance; and

WHEREAS, City has determined Section 90-217. – Ground mounted solar energy systems was codified to provide supplemental regulations for ground mounted solar energy systems within the City; and

WHEREAS, City proposes to amend Section 90-217 for ground mounted solar energy systems to ensure the use will be safe, operate as intended, create standards for interconnection, and to help ensure the use does not cause any issues for surrounding property owners; and

WHEREAS, City proposes to amend Section 90-217 to modify the screening requirement so that screening is only required when ground mounted solar panels are located within 100 feet of residential uses; and

WHEREAS, City has determined Section 90-217 shall now state:

**Sec. 90-217. – Ground mounted solar energy systems.**

The purpose of this section is to provide supplemental regulations for ground mounted solar systems within City limits. A special use permit shall be required for all ground mounted solar energy systems within City limits. All ground mounted solar energy systems shall adhere to the following regulations:

- a) Ground mounted solar energy systems shall be classified as accessory structures, and must comply with 90-71—90-74.

- b) Ground mounted solar energy systems shall require the issuance of a special use permit in compliance with the following:
- 1) *Height.* Height shall not be greater than 15 feet at maximum tilt of the solar panel(s).
  - 2) *Screening.* Ground mounted solar energy systems must be substantially screened from adjacent residential uses that are within 100 feet of said ground mounted solar array by fencing, walls, plantings, or other architectural feature, or any combination thereof; provided however, that the screening shall not be required to be so dense, so tall, or so located as to render the equipment essentially non-functional.
  - 3) *Standards for Interconnection, Safety, and Operating Reliability.* The interconnection of a Customer's generating facility and associated interconnection equipment to the Utility's distribution System shall meet the applicable provisions of the following publications:
    - i. *ANSI/IEEE1547-2018 Standard for Interconnecting Distributed Resources with Electric Power Systems (including use of IEEE 1547.1-2020 testing protocols to establish conformity) as they may be amended from time to time. The following standards shall be used as guidance in applying IEEE 1547:*
    - ii. *IEEE Std 519-2014, IEEE Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems*
    - iii. *IEEE1453, IEEE Recommended Practice for the Analysis of Fluctuating Installation on Power Systems*
    - iv. *UL1741 requirement for inverter based generation*
    - v. *NESC Electric Safety Code*
    - vi. *ANSI/NFPA 70, National Electrical Code*
    - vii. *OSHA (29 CFR § 1910.269)*
- c) *Filing requirements for a special use of a ground mounted solar energy system.* Submittal packets for a special use for the construction of a ground mounted solar energy system shall contain the following:
- 1) *Application.* The applicant for a ground mounted solar energy system shall adhere to the provisions of article II, division V, Special use permits, of this chapter. In addition, every ground mounted solar energy system application shall include a site plan showing the following:
    - i. All proposed setback dimensions.
    - ii. All proposed structures on the property and the dimensions of the structures.
    - iii. Existing structures on subject property and the dimensions of the structures.
    - iv. All existing and proposed underground and aboveground utilities.
    - v. All rights-of-way, wetlands, wooded areas, and public conservation lands.
    - vi. Any screening mechanisms.

WHEREAS, the City Manager is authorized and directed to execute whatever documents are necessary to give effect to this Ordinance as stated herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND AS FOLLOWS:**

- Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.
- Section 2.* City has determined the text amendments to Chapter 90 – Zoning, Article III. – Districts and Zoning Map, Section 90-201, Table 3.1.C, as stated herein, are approved.
- Section 3.* City has determined the text amendments to Chapter 90 – Zoning, Article IV. – Section 90-217, Supplemental Regulations, as stated herein, are approved.
- Section 4.* This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council and approved by the Mayor of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the \_\_\_\_\_, day of \_\_\_\_\_, 2023, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

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Peggy Bellm, Mayor Pro Tem  
City of Highland, Madison County, Illinois

ATTEST:

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Barbara Bellm, City Clerk  
City of Highland, Madison County, Illinois



**City of Highland**  
Building and Zoning

**Meeting Date:** August 15, 2023

**From:** Mallord Hubbard, Economic Development Coordinator

**Text Amendment:** Section 90-201, Table 3.1.C; and Section 90-217(b)(2)

**Description:** Text amendment to allow for “ground mounted solar energy systems” for governmental entities as a Special Accessory Use in all zoning districts; and text amendment related to screening requirements.

**Proposal Summary**

The City of Highland (1115 Broadway) is requesting a text amendment to Table 3.1.C of the Municipal Code to allow for “ground mounted solar energy systems” for governmental entities as a special accessory use within all zoning districts.

The City of Highland (1115 Broadway) is requesting an amendment to Section 90-217(b)(2) of the Municipal Code for ground mounted solar energy systems.

**Article III, Section 90-201, Table 3.1.C**

Table 3.1.C — ACCESSORY USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
14. Ground mounted solar energy systems										S		S			<b>Sec. 90-217</b>
15. Ground mounted solar energy systems Governmental Entities Only	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<b>Sec. 90-217</b>

**Sec. 90-217. – Ground mounted solar energy systems.**

The purpose of this section is to provide supplemental regulations for ground mounted solar systems within City limits. A special use permit shall be required for all ground mounted solar energy systems within City limits. All ground mounted solar energy systems shall adhere to the following regulations:



## City of Highland Building and Zoning

- a) Ground mounted solar energy systems shall be classified as accessory structures, and must comply with 90-71—90-74.
- b) Ground mounted solar energy systems shall require the issuance of a special use permit in compliance with the following:
  - 1) *Height.* Height shall not be greater than 15 feet at maximum tilt of the solar panel(s).
  - 2) *Screening.* Ground mounted solar energy systems must be substantially screened from adjacent residential uses that are within 100 feet of said ground mounted solar array by fencing, walls, plantings, or other architectural feature, or any combination thereof; provided however, that the screening shall not be required to be so dense, so tall, or so located as to render the equipment essentially non-functional.
  - 3) *Standards for Interconnection, Safety, and Operating Reliability.* *The interconnection of a Customer's generating facility and associated interconnection equipment to the Utility's distribution System shall meet the applicable provisions of the following publications:*
    - i. *ANSI/IEEE1547-2018 Standard for Interconnecting Distributed Resources with Electric Power Systems (including use of IEEE 1547.1-2020 testing protocols to establish conformity) as they may be amended from time to time. The following standards shall be used as guidance in applying IEEE 1547:*
    - ii. *IEEE Std 519-2014, IEEE Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems*
    - iii. *IEEE1453, IEEE Recommended Practice for the Analysis of Fluctuating Installation on Power Systems*
    - iv. *UL1741 requirement for inverter based generation*
    - v. *NESC Electric Safety Code*
    - vi. *ANSI/NFPA 70, National Electrical Code*
    - vii. *OSHA (29 CFR § 1910.269)*
- c) *Filing requirements for a special use of a ground mounted solar energy system.* Submittal packets for a special use for the construction of a ground mounted solar energy system shall contain the following:
  - 1) *Application.* The applicant for a ground mounted solar energy system shall adhere to the provisions of article II, division V, Special use permits, of this chapter. In addition, every ground mounted solar energy system application shall include a site plan showing the following:
    - i. All proposed setback dimensions.
    - ii. All proposed structures on the property and the dimensions of the structures.
    - iii. Existing structures on subject property and the dimensions of the structures.
    - iv. All existing and proposed underground and aboveground utilities.
    - v. All rights-of-way, wetlands, wooded areas, and public conservation lands.
    - vi. Any screening mechanisms.

### Staff Discussion

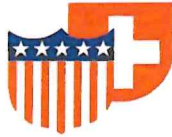


## City of Highland Building and Zoning

Ground mounted solar energy systems are currently allowed in the C-3 highway business district and industrial districts as accessory special uses. We recommend allowing the use in all zoning districts for governmental entities as accessory special uses. Having this as a special use allows for staff to ensure that supplemental regulations pursuant to Section 90-217 will be met.

The supplemental regulations for ground mounted solar energy systems are in place to ensure that the use will be safe, operate as intended, and create standards for interconnection. The regulations also help ensure that the use does not cause any issues for surrounding property owners. As such, staff recommend modifying the screening requirement so that screening is only required when ground mounted solar panels are located within 100 feet of residential uses.

These proposed changes will allow for ground mounted solar arrays in a variety of locations, while still providing protection to residential uses within the City.



City of Highland  
Building and Zoning

Exhibit "C"

COMBINED PLANNING & ZONING BOARD  
Advisory Report for Zoning Text Amendment  
and Reasons Therefore

Date Advertised: August 17, 2023

Public Hearing Date: September 6, 2023

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On September 6, 2023, the City of Highland Combined Planning and Zoning Board, at its regular meeting, voted to recommend to the City Council, **approval** / denial of a Zoning Text Amendment for the following:

The City of Highland (1115 Broadway, Highland, IL) is requesting a text amendment to Table 3.1.C of the Municipal Code to allow for "ground mounted solar energy systems" as a special accessory use within any zone for governmental entities and only by special use permit, with Supplemental Regulations as designated in Sec. 90-217. – Ground mounted solar energy systems, including the amendment to Sec. 90-217(b)(2) Screening.

In recommending Approval (action) of this Zoning Text Amendment, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation (Sec. 90-85. - Zoning text amendments—Factors for consideration.). With regard to those regulations in Sec. 90-85, the Combined Planning and Zoning Board offers the following findings of fact:

1. Whether the proposed amendment is consistent with the city's comprehensive plan and this chapter.

**The proposed text amendment is not inconsistent with the City's Comprehensive Plan as ground mounted solar was not a consideration at the time of adoption of the City's Comprehensive Plan.**

2. Whether the proposed amendment is made necessary because of changed or changing conditions in the physical areas and zoning districts affected or in the political jurisdiction(s) of such changed and changing conditions.

**The proposed Text Amendment is not a result of any changing conditions or changing political jurisdictions.**

3. The effect the proposed zoning text amendment would have on public utilities, other needed public services and traffic circulation.

**The proposed use will not have a negative impact on public utilities, public services, or traffic circulation on nearby streets.**



4. Whether the proposed zoning text amendment promotes the health, safety, quality of life, comfort and general welfare of the city.

The proposed Text Amendment will adequately protect the public health, safety and welfare, and the physical environment.

In addition, the Combined Planning and Zoning Board found that the proposed text amendment **did** / **did not** provide safeguards to assure its consistency with the city's comprehensive plan and zoning code.

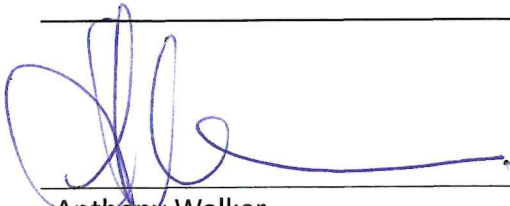
The City Council will consider the recommendation of the Combined Planning and Zoning Board at the September 18, 2023, meeting of the City Council.

Conditions (if any): NONE

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Anthony Walker  
Chairperson of the Combined Planning and Zoning Board

9/6/23  
Date

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT  
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT  
FOR A GROUND MOUNT SOLAR ENERGY SYSTEM WITHIN R-1-C ZONING  
AT 2813 STATE ROUTE 160, PIN# 01-1-18-29-00-000-012**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Section 90-81 of the *Code of Ordinances, City of Highland*, provides that the City Council “may grant a special use permit by ordinance,” but requires that “In a separate statement accompanying any such ordinance, the Council shall state findings of fact, and indicate reasons for approving . . . the request for a special use permit;” and

WHEREAS, Highland Community Unit School District No. 5 (400 Broadway, Highland, IL) (“Owner”) is requesting a Special Use Permit for a ground mount solar energy system, within the R-1-C Single Family Residential zoning district, at 2813 State Route 160, PIN# 02-1-18-29-00-000-012, in accord with the *Code of Ordinances, City of Highland*; and

WHEREAS, a copy of the Petition for a Special Use Permit is attached as **Exhibit A** and incorporated by reference as though fully set forth herein; and

WHEREAS, a copy of the Combined Planning and Zoning Board (“CPZB”) Staff Report is attached hereto as **Exhibit B** and incorporated by reference as though fully set forth herein; and

WHEREAS, **Exhibit A** and **Exhibit B** were all considered as part of the Petition for a Special Use Permit by CPZB; and

WHEREAS, CPZB recommended approval of this special use pursuant to **Exhibit A** and **Exhibit B**. *See* CPZB Advisory Report for Special Use Permit attached hereto as **Exhibit C**.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:**

*Section 1.* The City Council makes the following findings of fact concerning the *procedures* followed to present the Petition for a Special Use Permit (**Exhibit A, B**) for approval:

(a) The Administrator to whom the Petition for a Special Use Permit was submitted referred the matter to the CPZB.

(b) The CPZB met in regular session on September 6, 2023, at 7:00 p.m., at the Highland Area Seniors’ Center, Highland, Illinois, to consider and act upon the Petition for a Special Use Permit.

(c) Public notice of the hearing to be held at the CPZB meeting was published pursuant to Illinois state law, and the Owner was notified of the hearing to be held at the meeting by mail, with postage thereon fully prepaid.

(d) At the hearing, the CPZB took and heard evidence and the CPZB prepared and submitted its advisory report to the City Council recommending approval of the Petition for a Special Use Permit.

(e) The City Council finds the steps recited above to be in compliance with the *Code of Ordinances, City of Highland*, to be facts, and further finds and determines that

the matters and proceedings to date are in accordance with the *Code of Ordinances, City of Highland*.

*Section 2.* The City Council makes the following findings of fact concerning the *merits* of the Petition for a Special Use Permit (**Exhibits A, B and C**):

(a) The proposed Special Use will adequately protect the public health, safety, general welfare, economic welfare, and the physical environment of the surrounding area and the City.

(b) The proposed Special Use is not inconsistent with the City's Comprehensive Plan.

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

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

(e) The location – where the Special Use will be made pursuant to the Special Use Permit – is zoned “R-1-C”

(f) The granting of this Special Use Permit would be in the best interest of the City, and the Special Use Permit should be granted by ordinance.

*Section 3.* This Resolution shall constitute the separate statement of findings of fact, supporting the granting of the Special Use Permit, required by Section 90-81 of the *Code of Ordinances, City of Highland*, and shall be permanently attached to the ordinance adopted granting the Special Use Permit.

*Section 4.* This Resolution shall be known as Resolution No. \_\_\_\_\_ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT:

APPROVED:

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Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

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Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois

**EXHIBIT "A"**  
**Special Use Permit Application**

Return Form To:

Administrative Official  
City of Highland  
2610 Plaza Drive  
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 #: \_\_\_\_\_

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**APPLICANT INFORMATION:**

Applicant: Highland Community Unit School District No. 5 Phone: 618-654-2106  
Address: 400 Broadway Ave. Zip: 62249  
Email Address: msutton@highlandcusd5.org  
Owner: Same as Applicant Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**PROPERTY INFORMATION:**

Street Address of Parcel ID of Property: 2813 State Route 160 Highland, IL 62249  
Property is Located In (Legal Description): Parcel Number 02-1-18-29-00-000-012  
Legal Description SE SE EXC  
  
Present Zoning Classification: Residential Acreage: 39  
  
Present Use of Property: K-12 Public Education - Middle School  
  
Proposed Land Use: K-12 Public Education - Middle School

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

Seeking permission to mount solar panels on the ground, on the North edge of the property, in lieu of roof mounting the panels.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SURROUNDING LAND USE AND ZONING:**

	<u>Land Use</u>	<u>Zoning</u>
North	0230 - Agricultural Land	
South	0183 - Unit District	
East	0420 - Vacant - Residential	
West	0230 - Agricultural Land	

Should this special use be valid only for a specific time period? Yes \_\_\_\_\_ No X


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

**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

8/2/2023  
Date



# City of Highland Building and Zoning

**Meeting Date:** August 25, 2023

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

**Location:** PIN# 02-1-18-29-00-000-012

**Zoning Request:** Special Use Permit

**Description:** SUP to allow for ground mounted solar array at 2813 State Route 160 (Highland Middle School)

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## Proposal Summary

The applicant and property owner is Highland Community School District No. 5 (400 Broadway Ave.). The applicant of this case is requesting a **Special Use Permit to allow a ground mounted solar array** on the property located at 2813 State Route 160 in Highland, also known as Highland Middle School. The subject property is currently zoned R-1C, Single Family Residential District.

## 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, principles, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

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

## Surrounding Uses

Direction	Land Use	Zoning
North	Agriculture	Unincorporated Madison County
South	Highland High School	R-1A
East	Single Family Homes	R-1C
West	Agriculture	Unincorporated Madison County





## City of Highland Building and Zoning

### Standards of Review for Special Use Permits

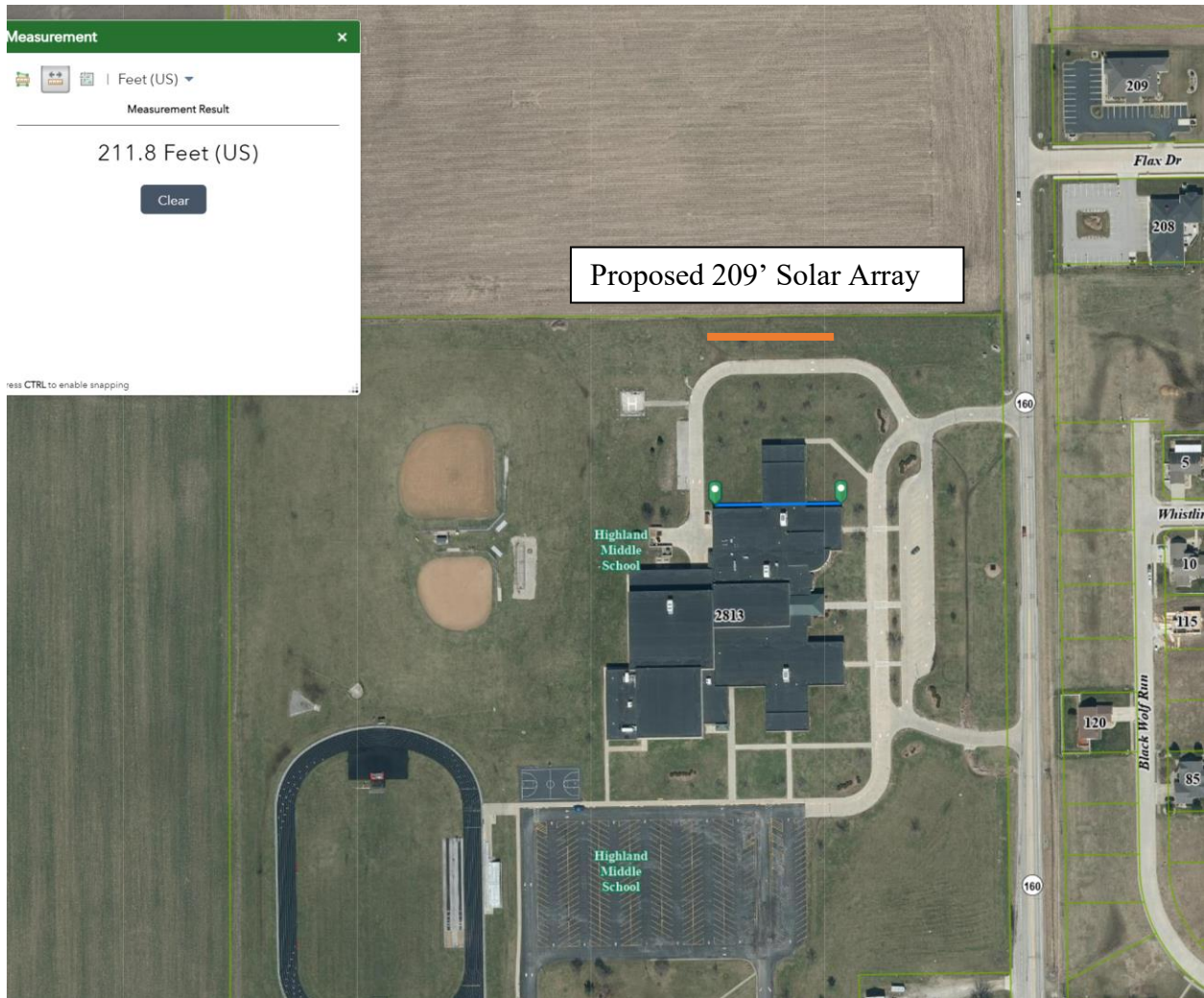
Below are the four (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or special use is consistent with the city's comprehensive plans.  
**The proposed SUP 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 use would not negatively impact on traffic circulation or public utilities.**
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 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 negatively impact the neighborhood or the City. Instead, the District will save significantly on energy costs, resulting in a benefit to the taxpayers as a result of the savings realized by the District.**
5. The effect the proposed special use would have on public utilities.  
**The proposed special use will provide renewable energy, better positioning the school district (and the City) for future increasing energy demands.**
6. Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.  
**There are no special facilities near the proposed special use which require special protection.**

### Staff Discussion & Recommendation

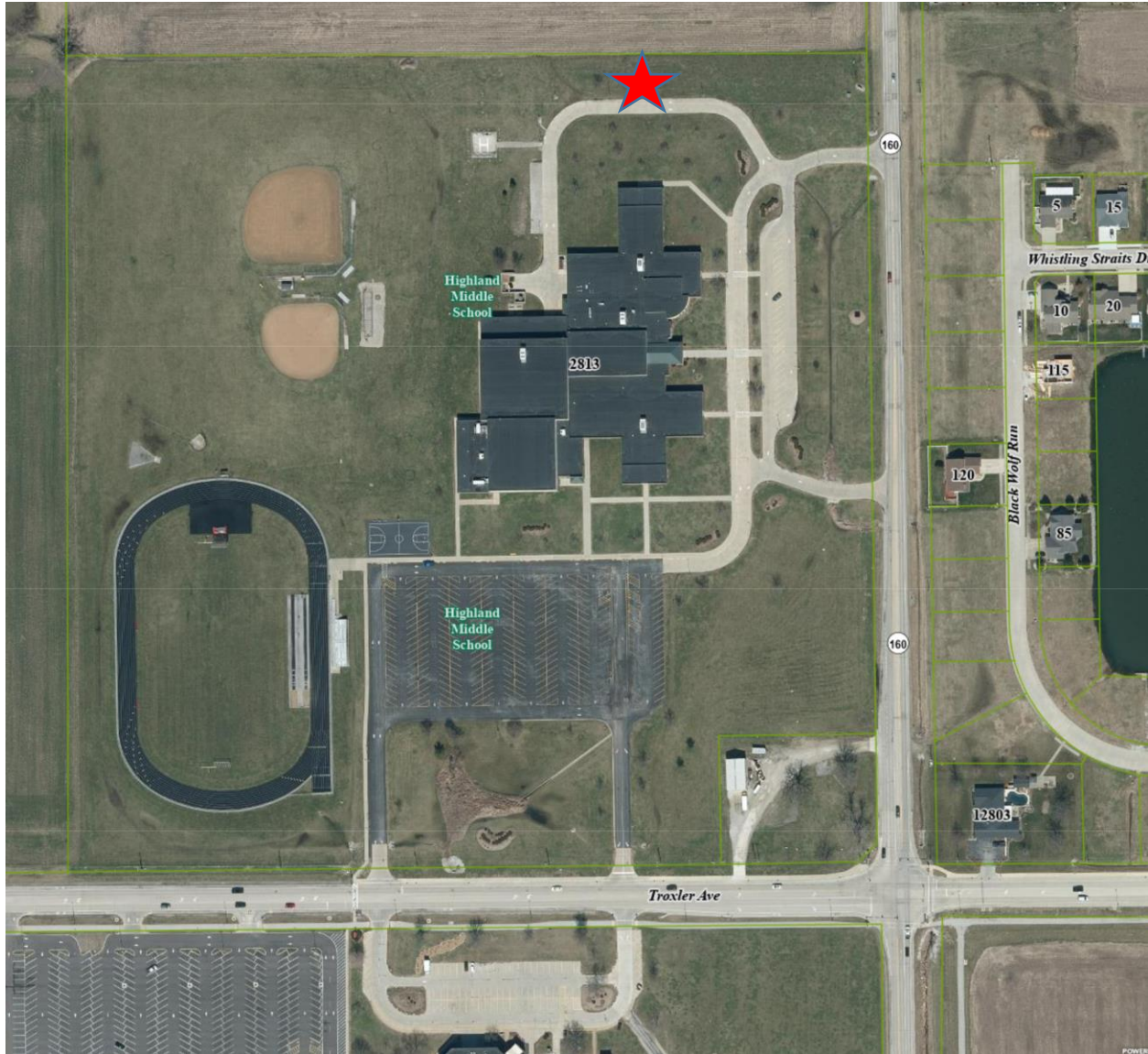
The only staff concern is the proposed solar array's setback from the east property line (Rt. 160). The City's new ordinance regulating ground mounted solar arrays requires them, in part, to meet the bulk regulations of "Accessory Structures." Accessory Structures are required to be setback at least as far as the principal building on the lot, so as not to be located between the principal building line and the front lot line. The solar array is proposed to be 9 feet a maximum tilt, which is less than the 15' height limit for ground mounted solar arrays.

The array is proposed to be approximately 219' in length, which approximately the depth of the school. (see image below). Even with moving the array 275' to the west, the solar array should not interfere with baseball fields or any school activity further west.



Staff recommend approving the Special Use Permit with the condition that the array is moved west to a point equal with the building line (approx. 275 feet from the front property line).

**Aerial Photograph**





City of Highland  
Building and Zoning

Exhibit "C"

COMBINED PLANNING & ZONING BOARD  
Advisory Report for Special Use Permit

Date Submitted: July, 28, 2023  
Filing Fees: \$250.00  
Date Paid: August 3, 2023  
Date Advertised: August 17, 2023  
Date of Sent Notice: August 16, 2023  
Date of Public Hearing: September 6, 2023

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On September 6, 2023, the City of Highland Combined Planning and Zoning Board, at its regular meeting, voted to recommend to the City Council approval/approval with condition(s)/denial of a Special Use Permit for the following:

Highland Community Unit School District No. 5 (400 Broadway, Highland, IL) is requesting a Special Use Permit for a ground mount solar energy system, within the R-1-C Single Family Residential zoning district, at 2813 State Route 160. PIN# 02-1-18-29-00-000-012..

In recommending APPROVAL (action) of this Special Use Permit, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation (Sec. 90-79. - Special use permit—Combined planning and zoning board review.) and all other conditions listed for the proposed use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use **did / did not** provide safeguards to assure its compatibility with the surrounding area.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the September 18, 2023, meeting of the City Council.

Conditions (if any): NONE

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Anthony Walker  
Chairperson of the Combined Planning and Zoning Board

9/6/23

Date

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A  
GROUND MOUNT SOLAR ENERGY SYSTEM WITHIN R-1-C ZONING  
AT 2813 STATE ROUTE 160, PIN# 01-1-18-29-00-000-012**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City Council has made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate resolution numbered as Resolution No. \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, AS FOLLOWS:**

*Section 1.* Highland Community Unit School District No. 5 (400 Broadway, Highland, IL) (“Owner”) is granted a Special Use Permit for a ground mount solar energy system, within the R-1-C Single Family Residential zoning district, at 2813 State Route 160, PIN# 02-1-18-29-00-000-012, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*.

*Section 2.* The Special Use Permit is granted to Owner.

*Section 3.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect upon adoption.

*Section 4.* This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

---

Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

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Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE APPROVING REAL ESTATE REZONING FOR  
100 FAITH DRIVE, HIGHLAND, ILLINOIS,  
FROM “R-1-C” SINGLE FAMILY RESIDENTIAL  
TO “R-3” MULTIFAMILY RESIDENTIAL**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Well Care Home NFP, Inc. of 6 Indian Creek Lane, Frontenac, MO (hereinafter “Owner”), owns the interest in 100 Faith Care Drive, Highland, IL, (PIN# 01-1-24-08-00-000-002.005) (hereinafter “Land”); and

WHEREAS, Owner is requesting to rezone the Land to R-3 Multifamily; and

WHEREAS, Owner, pursuant to §90-83 of the *Code of Ordinances, City of Highland*, has submitted an application requesting a real estate zoning map amendment to the City of Highland Official Zoning Map, concerning the Land (*See Zoning Map Amendment Rezoning Application attached hereto as Exhibit A*; and *see Combined Planning and Zoning Board Staff Report attached hereto as Exhibit B*); and

WHEREAS, Owner’s application requests that the Land be rezoned from “R-1-C” Residential to “R-3” Multifamily, and that the City of Highland Official Zoning Map be amended to indicate that change in zoning classification; and

WHEREAS, the Combined Planning and Zoning Board (“CPZB”) of City held a properly noticed public hearing on September 6, 2023, and has submitted its advisory report, attached hereto as **Exhibit C**; and

WHEREAS, the CPZB’s advisory report advises the City Council to approve Owner’s rezoning request for the Land (*see Exhibit C*); and

WHEREAS, City has determined it should approve the Land being rezoned as stated herein; and

WHEREAS, the City Manager and/or Mayor is authorized and directed to execute any documents required to rezone the Land as stated herein.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Highland as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

*Section 2.* Pursuant to §90-82 of the Zoning Code of the *Code of Ordinances, City of Highland*, the Land shall be rezoned from “R-1-C” to “R-3”.

*Section 3.* The City of Highland Official Zoning Map is hereby amended to indicate that change in zoning classification – from “R-1-C” to “R-3” – with respect to the Land in question.

*Section 4.* This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the \_\_\_\_ day of \_\_\_\_\_, 2023, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

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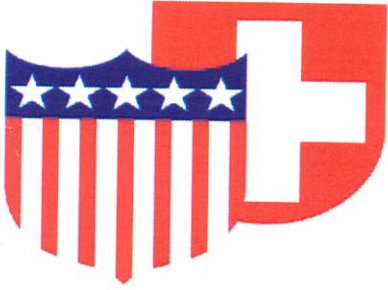
Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

---

Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois





# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Return Form To:

Administrative Official  
City of Highland  
2610 Plaza Drive  
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 #: \_\_\_\_\_

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### APPLICANT INFORMATION:

Applicant: Well Care Home NFP Inc. Phone: 314-560-9648  
Address: 100 Faith Dr. Highland, IL Zip: 62249  
Email Address: au.ahsanusman@gmail.com  
Owner: AHSAN USMAN Phone: 314 560 9648  
Address: 6 Indian Creeks Lane Frontenac, MO 63131  
Email Address: au.ahsanusman@gmail.com

### PROPERTY INFORMATION:

Location of Property: 01-1-24-08-00-000-002.005  
Legal Description: attached  
Present Zoning Classification: R-1-C Acreage: 7.82  
Present Use of Property: Vacant  
Proposed Land Use Activity: Convalescent Care

Description of proposed use and reasons for seeking a Planned Unit Development/Special Use permit: The proposed use is convalescent care. Convalescent care is an allowable use in R-3 with a PUD.

**SURROUNDING ZONING AND LAND USE:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Family Residence</u>	<u>R-1-C</u>
South	<u>Vacant</u>	<u>R-3</u>
East	<u>Multi-Family Dwelling</u>	<u>R-3</u>
West	<u>Farm Land/ Residential</u>	<u>Unincorporated Madison County</u>

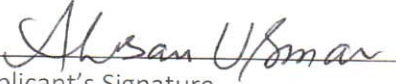
Should this Planned Unit Development/Special Use permit be valid only for a specific time period? Yes \_\_\_\_\_ No x

If Yes, what length of time? \_\_\_\_\_

<b>Does the proposed Planned Unit Development/Special Use permit meet the following standards? If not, attach a separate sheet explaining why.</b>	<b>Yes</b>	<b>No</b>
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
C. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. The compatibility of the proposed PUD with adjacent properties and surrounding area; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

  
Applicant's Signature

  
Date

**Section 90.191:** Purpose; intent.

The purpose of this Section is to provide for permissive and/or alternative zoning procedures for the development of tracts of land under the continuing and uninterrupted ownership of an individual or of a legally existing entity, with such individual or entity having total control and dominion of all development and uses made of such tract. A planned unit development (PUD) allows mixed use development provided the total development density is not greater than the maximum density permitted under the existing zoning requirements. In addition, a planned unit development is encouraged to permit:

1. A maximum choice in the types of uses available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
2. Permanent preservation of common open space and recreation areas and facilities.
3. A pattern of development to preserve natural vegetation, topographic and geologic features.
4. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
5. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings, and other facilities.
6. A land use which promotes the public health, safety, comfort, morals, and welfare.
7. Innovations in residential, commercial, and industrial development so that growing demands of the population may be met by greater variety in type, design, and layout of the buildings and by the conservation and more efficient use of open space ancillary to said buildings.

**Section 90.192:** Districts where allowed

Planned unit developments may be built in any zoning district, but only upon the issuance of a special use permit which will require for the life of the special use the continuing and uninterrupted ownership and control of development and uses of the tract of land by one individual or single legally existing entity.

**Section 90.193:** Permissible deviations from ordinance requirements.

The planned unit development concept is intended to afford both the developer and the City considerable flexibility in formulating development proposals. Consequently, to the extent indicated in this Subsection, PUD's may deviate from generally applicable ordinance requirements without a variance. Any proposed deviation not listed below, however, shall require a variance.

1. Mixed uses. PUD's may include all types of residential and commercial structures and other uses approved by the City Council; provided, that in approving such mixed uses, the City Council may attach any conditions necessary to protect the public welfare.
2. Lot and structure requirements. In PUD's the City Council may approve any reasonable deviation from the lot and structure requirements of the particular zoning district so long as

the different uses within the PUD are appropriately interrelated and property abutting the PUD is adequately protected from any potential adverse impacts of the development.

3. Accessory uses. In PUD's the City Council may allow the developer to disregard the usual restrictions on accessory uses other than the prohibition against using an accessory structure as a dwelling.
4. Location of parking/loading *spaces*. By permission of the City Council, off-street parking and loading spaces in PUD's need not be located in accordance with generally applicable requirements, except state handicap accessible parking requirements.

**Section 90.194:** PUD procedures

Every applicant for PUD approval shall comply with the procedural requirements of this Subsection. The required procedures are as follows:

1. Filing a site development plan pursuant to the Site Plan Submittal Requirements in Article II Division 3 with the Building and Zoning Division.
2. Provision by the developer of adequate assurance for the completion of required improvements as per the approved site plan.
3. Public hearing by the Combined Planning and Zoning Board.
4. Action by City Council on the development plan.
  - a. Advisory report; criteria considered. The Combined Planning and Zoning Board shall submit to the City Council a written advisory report concerning acceptance/ rejection of the development plan. In deciding what their advice should be, the Combined Planning and Zoning Board shall consider the following criteria:
    - i. 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.
    - ii. 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 deviations.
    - iii. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.
    - iv. The compatibility of the proposed PUD with adjacent properties and surrounding area.
    - v. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.
  - b. Decision by City Council. After the Combined Planning and Zoning Board have submitted their advisory report, the City Council, by resolution, shall either approve or disapprove the PUD development plan. The City Council shall not approve any PUD development plan unless:

- i. The developer has posted a performance bond or escrow deposit in the amount equal to 50 percent of the cost of constructing the required improvements as certified by a registered professional engineer of Illinois.
- ii. The proposed PUD, as evidenced by the development plan, complies with all applicable codes.
- iii. The proposed PUD public improvements meet the design requirements of the City's Land Development Code.

**Section 90.195:** Changes in approved plans.

No changes shall be made to any approved PUD development plan except as follows:

1. Minor changes, which do not substantially affect the design or intent of the final development plan and are required by engineering or other circumstances not foreseen at the time the final development plan was approved, shall be submitted to the City upon written application to the administrative official.
2. All proposed changes will be reviewed by City staff and engineers and written recommendations forwarded to the administrative official.
3. Approval or denial of all minor changes shall be returned in writing to the applicant by the administrative official.
4. All other changes shall require a public hearing before the Combined Planning and Zoning Board and a resolution by the City Council.
5. No approved change shall have any effect until it is recorded with the Madison County Recorder of Deeds as an amendment to the recorded copy of the development plan.



# City of Highland

## DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

### ZONING MAP AMENDMENT (REZONING) APPLICATION

A proposal for a change in district classification (rezoning) may be initiated by either the City Council, the Combined Planning and Zoning Board or by application of the owner of property affected.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for rezoning pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning map 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. 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 Office of the Administrative Official shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. 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 public hearing may be adjourned from time to time and upon its conclusion, within a reasonable time after the public hearing on a zoning amendment the Combined Planning and Zoning Board shall submit their advisory report to the Council. This recommendation shall be submitted along with an accurate record of the public hearing. The report shall state the Combined Planning and Zoning Board recommendations regarding adoption of the proposed amendment, and their reasons for said action. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:
  - a. Existing use and zoning of the property in question;
  - b. Existing use and zoning of other lots in the vicinity of the property in question;
  - c. Suitability of the property in question for uses already permitted under existing

requirements;

- d. Suitability of the property in question for the proposed uses;
  - e. 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;
  - f. The effect the proposed rezoning would have on implementation of this City's comprehensive plan;
  - g. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets;
  - h. Whether the proposed amendment is consistent with the City's Comprehensive Plan and this Chapter;
  - i. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City;
  - j. Adequacy of public utilities, traffic circulation and other needed public services;
  - k. Compatibility of the proposed amendment to the existing character of the neighborhood;
  - l. The extent to which the zoning amendment may detrimentally affect nearby property; and
  - m. Suitability of the uses to which the property has been restricted under its existing zoning.
7. Decision by Council: The Council shall act on every proposed zoning amendment at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board' advisory report. Without further public hearing, the Council may pass any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration, by simple majority vote of all the members then holding office.
8. Appeal: The favorable vote of at least two-thirds of all the members of the Council is required to pass an amendment to this chapter when the proposed amendment is opposed, in writing, by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley there from, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered. (See 65 ILCS 5 /11-13-14.)



EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249  
(618) 654-9891  
(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: Well Care Home NFP Inc. Phone: 314 560 9648  
Address: 100 Faith Dr. Highland, IL Zip: 62249  
Email Address: ahsan.usman@gmail.com  
Owner: AHSAN USMAN Phone: 314-5609648  
Address: 6 Indian Creek Lane Frontenac, MD Zip: 63131  
Email Address: ahsan.usman@gmail.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 01-1-24-08-00-000-002.005

Property is Located In (Legal Description): attached

Present Zoning: R-1-C Requested Zoning: R-3 Acreage: 7.82

Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>Single Family Residence</u>	<u>R-1-C</u>
South	<u>Vacant</u>	<u>R-3</u>
East	<u>Multi-Family Dwellings</u>	<u>R-3</u>
West	<u>Farm Land/Residential</u>	<u>Unincorporated Madison County</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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes  No \_\_\_\_\_ If yes, explain: Convalescent care is an allowable use in R-3 with a PUD.  
\_\_\_\_\_  
\_\_\_\_\_

**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

Ahshan Usman  
Applicant's Signature

7/26/2023  
Date



# City of Highland

## Building and Zoning

**Meeting Date:** August 25, 2023

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

**Location:** PIN# 01-1-24-08-00-000-002.005

**Zoning Request:** Zoning Amendment

**Description:** Rezone 100 Faith Dr. from R-1C to R-3

---

### Proposal Summary

The applicant and property owner is Well Care Home NFP, Inc. (Ahsan Usman, 6 Indian Creek Lane, Frontenac, MO 63131). The applicant of this case is requesting the a text amendment to rezone the property known as 100 Faith Drive (PIN 01-1-24-08-00-000-002.005) from R-1C (Single Family Residence District) to R-3 (Multi-Family Residence District)

### Comprehensive Plan Consideration

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

The subject property is denoted as Multi-Family on the Comprehensive Plan’s Future Land Use Map. The applicant’s request to rezone the property is consistent with the Future Land Use Map and the goals and policies established within the Comprehensive Plan.

### Surrounding Uses

Direction	Land Use	Zoning
North	Duplex	R-1C
South	Vacant	R-3
East	Multifamily Dwellings	R-3
West	Rural Residential / Agricultural	Unincorporated



## City of Highland Building and Zoning

### Standards of Review for Zoning Amendments

Below are the four (4) consideration items listed in Section 90-85 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a Zoning Amendment (rezoning) request.

1. Whether the proposed amendment is consistent with the City's Comprehensive Plan and this chapter.  
**The development is consistent with the Comprehensive Plan and with all other applicable codes and ordinances.**
2. Whether the proposed amendment is made necessary because of changed or changing conditions in the physical areas and zoning districts affected or in the political jurisdiction(s) of such changed and changing conditions.  
**The proposed amendment is not a result of any changing conditions or changing political jurisdictions.**
3. The effect the proposed zoning amendment would have on public utilities, other needed public services and traffic circulation.  
**The proposed amendment would no impact on utilities, public services, or traffic circulation.**
4. Whether the proposed zoning text amendment promotes the health, safety, quality of life, comfort and general welfare of the City.  
**The proposed zoning amendment promotes the health, safety, quality of life, comfort, and general welfare of the City.**

### Staff Discussion

Staff has no concerns with the requested zoning amendment (rezoning). The subject property, although already developed, meets the bulk requirements of the R-3 district. The applicant has also requested a PUD in conjunction with this zoning amendment request.



City of Highland  
Building and Zoning

Aerial Photograph





City of Highland  
Building and Zoning

Exhibit "C"

COMBINED PLANNING & ZONING BOARD

Advisory Report for Rezoning Request and Reasons Therefore

Date Submitted: July 26, 2023  
 Filing Fees: \$250.  
 Date Paid: August 1, 2023  
 Date Advertised: August 17, 2023  
 Date of Sent Notice: August 16, 2023  
 Public Hearing Date: September 6, 2023

On September 6, 2023, the City of Highland Combined Planning and Zoning Board, at its regular meeting, voted to recommend to the City Council **approval / denial** of a request for rezoning for the following:

Well Care Home NFP Inc. of 6 Indian Creek Lane, Frontenac, MO, is requesting to rezone 100 Faith Dr. from R-1-C Single Family Residential to R-3 Multifamily Residential. (PIN# 01-1-24-08-00-000-002.005)

In recommending APPROVAL (action) of this request for rezoning, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation (Sec. 90-88. – Zoning amendments—Combined planning and zoning board factors for consideration.) and all other conditions listed for the proposed use in other sections of these regulations. With regard to those regulations in Sec. 90-88, the Combined Planning and Zoning Board offers the following findings of fact:

- Existing use and zoning of the property in question.  
**The subject property is currently used as a senior living facility and is zoned R-1C.**
- Existing use and zoning of other lots in the vicinity of the property in question.  
**The land use and zoning of properties surrounding the subject property are identified below.**

Direction	Land Use	Zoning
North	Duplex	R-1C
South	Vacant	R-3
East	Multifamily Dwellings	R-3
West	Rural Residential / Agricultural	Unincorporated

- The extent to which the zoning amendment may detrimentally affect nearby property.  
**The proposed rezoning will not negatively affect nearby properties because uses permitted in the proposed zoning district, R-3, are similar to the existing use of the property.**
- Suitability of the property in question for uses already permitted under existing requirements.

The subject property is a developed site, which includes a multi-unit residential building. It is suitable for uses with the existing and proposed zoning districts.

5. Suitability of the property in question for the proposed uses.  
The subject property is a developed site, which includes a multi-unit residential building. It is suitable for uses with the existing and proposed zoning districts.
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 character of the proposed development aligns well with the existing neighborhood, especially since the proposed use is similar to the previous use and no site modifications are proposed.
7. The effect the proposed rezoning would have on implementation of the City's comprehensive plan.  
The proposed map amendment is consistent with the City's Comprehensive Plan.
8. The effect the proposed use would have on public utilities, other needed public services, and traffic circulation on nearby streets.  
The proposed use will not have a negative impact on public utilities, public services, or traffic circulation on nearby streets.
9. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City.  
The proposed zoning amendment promotes the health, safety, quality of life, comfort, and general welfare of the City.

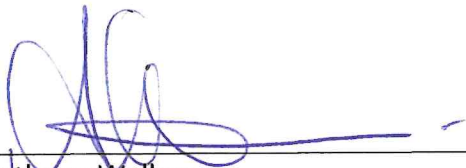
In addition, the Combined Planning and Zoning Board found that the proposed use **did / did not** provide safeguards to assure its compatibility with the surrounding area.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the September 18, 2023, meeting of the City Council.

Conditions (if any): NONE

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Anthony Walker

9/10/23  
Date

Chairperson of the Combined Planning and Zoning Board

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT  
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT FOR A  
PLANNED UNIT DEVELOPMENT WITHIN THE R-3 ZONING DISTRICT**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Section 90-81 of the *Code of Ordinances, City of Highland*, provides that the City Council “may grant a special use permit by ordinance,” but requires that “In a separate statement accompanying any such ordinance, the Council shall state findings of fact, and indicate reasons for approving . . . the request for a special use permit;” and

WHEREAS, in accord with the *Code of Ordinances, City of Highland*, Well Care Home NFP Inc. of 6 Indian Creek Lane, Frontenac, MO (“Owner”), is requesting a Special Use Permit (“SUP”) for a planned unit development (“PUD”) for convalescent care within the R-3 zoning district at 100 Faith Drive, Highland, IL (PIN #: 01-1-24-08-00-000-002.005); and



WHEREAS, a copy of the Petition for a Special Use Permit is attached as **Exhibit A** and incorporated by reference as though fully set forth herein; and

WHEREAS, a copy of the Combined Planning and Zoning Board (“CPZB”) Staff Report is attached hereto as **Exhibit B** and incorporated by reference as though fully set forth herein; and

WHEREAS, **Exhibit A** and **Exhibit B** were all considered as part of the Petition for a Special Use Permit by CPZB; and

WHEREAS, CPZB recommended approval of this Special Use Permit pursuant to **Exhibit A** and **Exhibit B**. *See* CPZB Advisory Report attached hereto as **Exhibit C**.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:**

*Section 1.* The City Council makes the following findings of fact concerning the *procedures* followed to present the Petition for a Special Use Permit (**Exhibit A, B**) for approval:

(a) The Administrator to whom the Petition for a Special Use Permit was submitted referred the matter to the CPZB.

(b) The CPZB met in regular session on September 6, 2023 at 7:00 p.m., via properly noticed public meeting, and in accordance with Open Meeting Act requirements, to consider and act upon the Petition for a Special Use Permit.

(c) Public notice of the hearing to be held at the CPZB meeting was published pursuant to Illinois state law, and the applicant was notified of the hearing to be held at the meeting by mail, with postage thereon fully prepaid.

(d) At the hearing, the CPZB took and heard evidence and the CPZB prepared and submitted its advisory report to the City Council recommending approval of the Petition for a Special Use Permit.

(e) The City Council finds the steps recited above, in compliance with the *Code of Ordinances, City of Highland*, to be facts, and further finds and determines that the matters and proceedings to date are in accordance with the *Code of Ordinances, City of Highland*.

*Section 2.* The City Council makes the following findings of fact concerning the *merits* of the Petition for a Special Use Permit (**Exhibit A, B and C**):

(a) The proposed SUP will adequately protect the public health, safety, welfare and the physical environment of the surrounding area and the City of Highland.

(b) The proposed SUP is not inconsistent with the City of Highland's Comprehensive Plan.

(c) The proposed SUP would not have an adverse effect on public utilities or traffic circulation on nearby streets.

(d) There are no facilities near the proposed SUP that require the need for special protection.

(e) The location – where the Special Use will be made pursuant to the SUP – is zoned “R-3”

(f) The granting of this SUP would be in the best interest of the City, and the SUP should be granted by ordinance.

*Section 3.* This resolution shall constitute the separate statement of findings of fact, supporting the granting of the SUP, required by Section 90-81 of the *Code of Ordinances, City of Highland* (See also Sec. 90-199. – PUD procedures.), and shall be permanently attached to the ordinance adopted granting the SUP.

*Section 4.* This Resolution shall be known as Resolution No. \_\_\_\_\_ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT:

APPROVED:

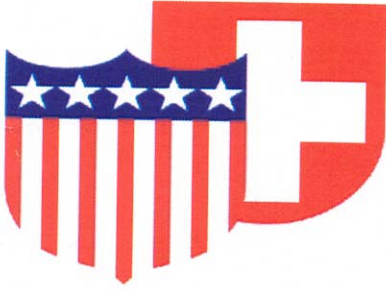
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Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

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Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Return Form To:

Administrative Official  
City of Highland  
2610 Plaza Drive  
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 #: \_\_\_\_\_

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### APPLICANT INFORMATION:

Applicant: Well Care Home NFP Inc. Phone: 314-560-9648  
Address: 100 Faith Dr. Highland, IL Zip: 62249  
Email Address: au.ahsanusman@gmail.com  
Owner: AHSAN USMAN Phone: 314 560 9648  
Address: 6 Indian Creeks Lane Frontenac, MO 63131  
Email Address: au.ahsanusman@gmail.com

### PROPERTY INFORMATION:

Location of Property: 01-1-24-08-00-000-002.005  
Legal Description: attached  
Present Zoning Classification: R-1-C Acreage: 7.82  
Present Use of Property: Vacant  
Proposed Land Use Activity: Convalescent Care

Description of proposed use and reasons for seeking a Planned Unit Development/Special Use permit: The proposed use is convalescent care. Convalescent care is an allowable use in R-3 with a PUD.

**SURROUNDING ZONING AND LAND USE:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Family Residence</u>	<u>R-1-C</u>
South	<u>Vacant</u>	<u>R-3</u>
East	<u>Multi-Family Dwelling</u>	<u>R-3</u>
West	<u>Farm Land/ Residential</u>	<u>Unincorporated Madison County</u>

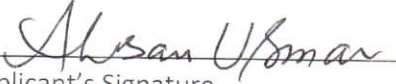
Should this Planned Unit Development/Special Use permit be valid only for a specific time period? Yes \_\_\_\_\_ No x

If Yes, what length of time? \_\_\_\_\_

<b><i>Does the proposed Planned Unit Development/Special Use permit meet the following standards? If not, attach a separate sheet explaining why.</i></b>	<b>Yes</b>	<b>No</b>
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
C. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. The compatibility of the proposed PUD with adjacent properties and surrounding area; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

  
Applicant's Signature

  
Date

**Section 90.191:** Purpose; intent.

The purpose of this Section is to provide for permissive and/or alternative zoning procedures for the development of tracts of land under the continuing and uninterrupted ownership of an individual or of a legally existing entity, with such individual or entity having total control and dominion of all development and uses made of such tract. A planned unit development (PUD) allows mixed use development provided the total development density is not greater than the maximum density permitted under the existing zoning requirements. In addition, a planned unit development is encouraged to permit:

1. A maximum choice in the types of uses available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
2. Permanent preservation of common open space and recreation areas and facilities.
3. A pattern of development to preserve natural vegetation, topographic and geologic features.
4. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
5. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings, and other facilities.
6. A land use which promotes the public health, safety, comfort, morals, and welfare.
7. Innovations in residential, commercial, and industrial development so that growing demands of the population may be met by greater variety in type, design, and layout of the buildings and by the conservation and more efficient use of open space ancillary to said buildings.

**Section 90.192:** Districts where allowed

Planned unit developments may be built in any zoning district, but only upon the issuance of a special use permit which will require for the life of the special use the continuing and uninterrupted ownership and control of development and uses of the tract of land by one individual or single legally existing entity.

**Section 90.193:** Permissible deviations from ordinance requirements.

The planned unit development concept is intended to afford both the developer and the City considerable flexibility in formulating development proposals. Consequently, to the extent indicated in this Subsection, PUD's may deviate from generally applicable ordinance requirements without a variance. Any proposed deviation not listed below, however, shall require a variance.

1. Mixed uses. PUD's may include all types of residential and commercial structures and other uses approved by the City Council; provided, that in approving such mixed uses, the City Council may attach any conditions necessary to protect the public welfare.
2. Lot and structure requirements. In PUD's the City Council may approve any reasonable deviation from the lot and structure requirements of the particular zoning district so long as

the different uses within the PUD are appropriately interrelated and property abutting the PUD is adequately protected from any potential adverse impacts of the development.

3. Accessory uses. In PUD's the City Council may allow the developer to disregard the usual restrictions on accessory uses other than the prohibition against using an accessory structure as a dwelling.
4. Location of parking/loading *spaces*. By permission of the City Council, off-street parking and loading spaces in PUD's need not be located in accordance with generally applicable requirements, except state handicap accessible parking requirements.

**Section 90.194:** PUD procedures

Every applicant for PUD approval shall comply with the procedural requirements of this Subsection. The required procedures are as follows:

1. Filing a site development plan pursuant to the Site Plan Submittal Requirements in Article II Division 3 with the Building and Zoning Division.
2. Provision by the developer of adequate assurance for the completion of required improvements as per the approved site plan.
3. Public hearing by the Combined Planning and Zoning Board.
4. Action by City Council on the development plan.
  - a. Advisory report; criteria considered. The Combined Planning and Zoning Board shall submit to the City Council a written advisory report concerning acceptance/ rejection of the development plan. In deciding what their advice should be, the Combined Planning and Zoning Board shall consider the following criteria:
    - i. 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.
    - ii. 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 deviations.
    - iii. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.
    - iv. The compatibility of the proposed PUD with adjacent properties and surrounding area.
    - v. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.
  - b. Decision by City Council. After the Combined Planning and Zoning Board have submitted their advisory report, the City Council, by resolution, shall either approve or disapprove the PUD development plan. The City Council shall not approve any PUD development plan unless:



- i. The developer has posted a performance bond or escrow deposit in the amount equal to 50 percent of the cost of constructing the required improvements as certified by a registered professional engineer of Illinois.
- ii. The proposed PUD, as evidenced by the development plan, complies with all applicable codes.
- iii. The proposed PUD public improvements meet the design requirements of the City's Land Development Code.

**Section 90.195:** Changes in approved plans.

No changes shall be made to any approved PUD development plan except as follows:

1. Minor changes, which do not substantially affect the design or intent of the final development plan and are required by engineering or other circumstances not foreseen at the time the final development plan was approved, shall be submitted to the City upon written application to the administrative official.
2. All proposed changes will be reviewed by City staff and engineers and written recommendations forwarded to the administrative official.
3. Approval or denial of all minor changes shall be returned in writing to the applicant by the administrative official.
4. All other changes shall require a public hearing before the Combined Planning and Zoning Board and a resolution by the City Council.
5. No approved change shall have any effect until it is recorded with the Madison County Recorder of Deeds as an amendment to the recorded copy of the development plan.



# City of Highland

## DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

### ZONING MAP AMENDMENT (REZONING) APPLICATION

A proposal for a change in district classification (rezoning) may be initiated by either the City Council, the Combined Planning and Zoning Board or by application of the owner of property affected.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for rezoning pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning map 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. 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 Office of the Administrative Official shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. 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 public hearing may be adjourned from time to time and upon its conclusion, within a reasonable time after the public hearing on a zoning amendment the Combined Planning and Zoning Board shall submit their advisory report to the Council. This recommendation shall be submitted along with an accurate record of the public hearing. The report shall state the Combined Planning and Zoning Board recommendations regarding adoption of the proposed amendment, and their reasons for said action. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:
  - a. Existing use and zoning of the property in question;
  - b. Existing use and zoning of other lots in the vicinity of the property in question;
  - c. Suitability of the property in question for uses already permitted under existing

requirements;

- d. Suitability of the property in question for the proposed uses;
  - e. 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;
  - f. The effect the proposed rezoning would have on implementation of this City's comprehensive plan;
  - g. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets;
  - h. Whether the proposed amendment is consistent with the City's Comprehensive Plan and this Chapter;
  - i. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City;
  - j. Adequacy of public utilities, traffic circulation and other needed public services;
  - k. Compatibility of the proposed amendment to the existing character of the neighborhood;
  - l. The extent to which the zoning amendment may detrimentally affect nearby property; and
  - m. Suitability of the uses to which the property has been restricted under its existing zoning.
7. Decision by Council: The Council shall act on every proposed zoning amendment at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board' advisory report. Without further public hearing, the Council may pass any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration, by simple majority vote of all the members then holding office.
8. Appeal: The favorable vote of at least two-thirds of all the members of the Council is required to pass an amendment to this chapter when the proposed amendment is opposed, in writing, by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley there from, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered. (See 65 ILCS 5 /11-13-14.)

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249  
(618) 654-9891  
(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: Well Care Home NFP Inc. Phone: 314 560 9648  
Address: 100 Faith Dr. Highland, IL Zip: 62249  
Email Address: ahsan.usman@gmail.com  
Owner: AHSAN USMAN Phone: 314-5609648  
Address: 6 Indian Creek Lane Frontenac, MD Zip: 63131  
Email Address: ahsan.usman@gmail.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 01-1-24-08-00-000-002.005

Property is Located In (Legal Description): attached

Present Zoning: R-1-C Requested Zoning: R-3 Acreage: 7.82

Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>Single Family Residence</u>	<u>R-1-C</u>
South	<u>Vacant</u>	<u>R-3</u>
East	<u>Multi-Family Dwellings</u>	<u>R-3</u>
West	<u>Farm Land/Residential</u>	<u>Unincorporated Madison County</u>

**RELATIONSHIP TO EXISTING ZONING PATTERN:**

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes \_\_\_\_\_ No X If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes X No \_\_\_\_\_ If yes, explain: Convalescent care is an allowable use in R-3 with a PUD.  
\_\_\_\_\_  
\_\_\_\_\_

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

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

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

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

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

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

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

Ahson Usman  
Applicant's Signature

7/26/2023  
Date



# City of Highland Building and Zoning

**Meeting Date:** August 25, 2023

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

**Location:** PIN# 01-1-24-08-00-000-002.005

**Zoning Request:** Planned Unit Development

**Description:** PUD to allow for a convalescent care center

## Proposal Summary

The applicant and property owner is Well Care Home NFP, Inc. (Ahsan Usman, 6 Indian Creek Lane, Frontenac, MO 63131). The applicant of this case is requesting the following Planned Unit Development to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- **A convalescent care center located in the R-3 district, located at 100 Faith Drive (PIN# 01-1-24-08-00-000-002.005)**

## Comprehensive Plan Consideration

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

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

## Surrounding Uses

Direction	Land Use	Zoning
North	Duplex	R-1C
South	Vacant	R-3
East	Multifamily Dwellings	R-3
West	Rural Residential / Agricultural	Unincorporated



## City of Highland Building and Zoning

### Standards of Review for Planned Unit Developments

Below are the four (4) consideration items listed in Section 90-199 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a PUD request.

1. 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.  
**The development is consistent with the Comprehensive Plan and with all other applicable codes and ordinances.**
2. 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 deviations.  
**The proposed development does not deviate from regulations that are generally applicable to property zoned for multi-family uses.**
3. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.  
**The existing site design will support the proposed use of a convalescent care center well. Because the site exists and no modifications are proposed, a site plan is not required for this PUD.**
4. The compatibility of the proposed PUD with adjacent properties and surrounding area.  
**The proposed PUD is compatible with adjacent properties and the surrounding area.**

### Staff Discussion

Staff has no concerns with the Planned Unit Development at this time given that the area is identified as multi-family within the comprehensive plan and the use of a convalescent care center is similar in use.

The applicant has already requested rezoning for the subject property, which should be considered collectively with this PUD application.



City of Highland  
Building and Zoning

Aerial Photograph







City of Highland  
Building and Zoning

Exhibit "C"  
COMBINED PLANNING & ZONING BOARD  
Advisory Report for Planned Unit Development  
Special Use Permit

Submit Questions To:

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

For Office Use Only:

Date Submitted: July 26, 2023  
Filing Fees: \$300.00  
Date Paid: August 1, 2023  
Date Advertised: August 17, 2023  
Date Notices Sent: August 16, 2023  
Date of Public Hearing: 09/06/2023  
Determination: \_\_\_\_\_

On September 6, 2023, the City of Highland Combined Planning and Zoning Board, at its regular meeting, voted to recommend to the City Council approval/approval with condition(s)/denial of a Planned Unit Development Special Use Permit for the following:

Well Care Home NFP Inc. of 6 Indian Creek Lane, Frontenac, MO, is requesting Planned Unit Development approval to allow for convalescent care within the R-3 zoning district at 100 Faith Drive (PIN #: 01-1-24-08-00-000-002.005).

In recommending Approval (action) of this Planned Unit Development Special Use Permit, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation (Sec. 90-199. - PUD procedures. (4)(a.)) and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use **did / did not** provide safeguards to assure its compatibility with the surrounding area.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the September 18, 2023, meeting of the City Council.

Conditions (if any): NONE

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

Anthony Walker  
Chairperson of the Combined Planning and Zoning Board

9/6/23  
Date

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A  
PLANNED UNIT DEVELOPMENT WITHIN THE R-3 ZONING DISTRICT**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City Council has made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate resolution numbered as Resolution No. \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, AS FOLLOWS:**

*Section 1.* NFP Inc. of 6 Indian Creek Lane, Frontenac, MO (“Owner”), is hereby granted a Special Use Permit in the “R-3” zoning district, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*, for a Planned Unit Development for convalescent care within the R-3 zoning district at 100 Faith Drive, Highland, IL (PIN #: 01-1-24-08-00-000-002.005).

*Section 2.* The Special Use Permit is granted to Owner.

*Section 3* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect upon adoption.

*Section 4.* This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

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Peggy Bellm  
Mayor Pro Tem  
City of Highland  
Madison County, Illinois

ATTEST:

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Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois



Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 001 General Fund				
Department: 000 Balance Sheet Accounts				
13937	AMAZON CAPITAL SERVICES	1 QTY PV BATTERY.5 QTY AIR FRESHENER.	09/08/2023	253.91
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	5.00
14007	Highland Optimist Club	Supplies for Central Purchasing- Garbage Bags	09/08/2023	800.00
14008	Highland's Tru Buy	CENTRAL PURCHASING	09/08/2023	221.89
Total for Department: 000 Balance Sheet Accounts				1,280.80
Department: 011 General Admin				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	50.53
13937	AMAZON CAPITAL SERVICES	1 QTY LOGITECH M510 WIRELESS COMPUTER MOUSE, MOUSEOAD FOAM WRIST	09/08/2023	37.56
13948	BARNETT PEST SOLUTIONS	MONTHLY COMMERCIAL PEST CONTROL	09/08/2023	20.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	96.78
13966	COMPUSITICH SCREEN PRINTING AND EMBROIDERY	DAWN ZOBRIST 1 QTY SHIRT WITH CITY LOGO	09/08/2023	140.00
13974	DE LAGE LANDEN FINANCIAL SERVICES LLC	COPIER LEASE/USAGE - CITY HALL BACK OFFICE	09/08/2023	280.01
14005	Highland Area Christian Service	AUGUST 2023 GOOD SAMARITAN	09/08/2023	264.87
14006	Highland Chamber Of Commerce	CHAMBER OF COMMERCE ANNUAL LIGHTED CHRISTMAS PARADE 2023	09/08/2023	1,500.00
14030	Louis Latzer Memorial Public Library	MEMORIAL BOOK- GALLOP TOWARDS THE SUN- CARL J NEIER	09/08/2023	22.00
14031	LOYET-ARCHITECTS	CITY OF HIGHLAND CITY HALL REVISIONS JOB #2246	09/08/2023	2,395.80
14058	QUEST DIAGNOSTICS HEALTH & WELLNESS LLC	CRC (INSURE KIT) KIT	09/08/2023	15.00
14088	Third Millennium Assoc Inc	UTILITY BILL RENDERING	09/08/2023	209.97
14101	WALMART COMMUNITY/ CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	67.63
14105	Watts Copy Systems Inc	COPIER LEASE/USAGE - CITY HALL BACK OFFICE	09/08/2023	321.62
14106	WEX BANK	AUGUST FUEL	09/08/2023	230.63
14115	Madison County Treasurer	2022 PROPERTY TAXES RE: 01-02-24-05-07-203-026	09/12/2023	1,872.92
Total for Department: 011 General Admin				7,525.32
Department: 012 Police Dept				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	129.95
13937	AMAZON CAPITAL SERVICES	IMXP-JFWY-HD7T CREDIT	09/08/2023	-277.02
13948	BARNETT PEST SOLUTIONS	PSB PEST CONTROL	09/08/2023	50.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	248.08
13965	Chris Clewis	PANTS (3)- C. CLEWIS	09/08/2023	197.20
13970	CORPORATE INTERIORS INC	REPAIR SQUAD ROOMS CHAIRS LABOR	09/08/2023	286.00
13972	DATATRONICS INC	RADIO BATTERIES (10) AND 2 MIC SPEAKERS	09/08/2023	1,610.00
13976	DigitalArts LLC	DECALS FOR CAR 5	09/08/2023	401.23
13976	Galls, LLC	BOOTS AND ASP EXO CASE	09/08/2023	324.55
13992	Huels Oil Co	DHS-PREM OFF-ROAD DIESEL	09/08/2023	0.89
14009	Illinois State Police	FINGERPRINTS	09/08/2023	56.50
14012	INTERWORLD HIGHWAY LLC	V-WATCH PERSONAL VOLTAGE DETECTOR	09/08/2023	2,312.52
14015	KELSEY KRUMP	3 QTY SWEATSHIRTS - WAL-MART REIMBURSEMENT	09/08/2023	38.94
14025	Leon Uniform Company Inc	SS WMN UNDERVEST SHIRT-	09/08/2023	64.00
14032	MADISON COUNTY INFORMATION TECHNOLOGY	LEADS LEASE MADISON CO	09/08/2023	24.28
14062	Reding Tire & Battery Inc	SRO CAR HEATER HOSE GAL. OF ANTI FREEZE	09/08/2023	161.57
14101	WALMART COMMUNITY/ CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	50.80
14106	WEX BANK	AUGUST FUEL	09/08/2023	4,768.99
Total for Department: 012 Police Dept				10,448.48
Department: 013 Building & Zoning				
ACH	BRIDGEPAY NETWORK SOLUTIONS	AUGUST 2023 TRANSACTIONS	09/11/2023	4.20
14079	SUMNER ONE, INC.	COLOR COVERAGES	09/08/2023	117.51
14106	WEX BANK	AUGUST FUEL	09/08/2023	56.82
Total for Department: 013 Building & Zoning				178.53
Department: 014 Fire Dept				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	82.20
13931	Albers Fire Prot. Equipment Inc.	SERVICE CALL	09/08/2023	208.50
13937	AMAZON CAPITAL SERVICES	1 QTY SUPCASE UNICORN BEETLE PRO SERIES CASE FOR IPAD 10.2	09/08/2023	31.99
13943	Aviston Lumber Company	2 QTY 1108992 1X10-8 #2 ELITE POND PINE S4S	09/08/2023	33.60
13946	Banner Fire Equipment Inc	1 QTY QR14 LEATHER BOOT - GAVIN SCHILARMANN	09/08/2023	416.99
13983	Everlasting Etch	15 QTY RED PRINTS 1/16 SIGNAGE ALL W/INDUSTRIAL STRENGHT VELCRO	09/08/2023	155.75
14009	Huels Oil Co	DHS-PREM OFF-ROAD DIESEL	09/08/2023	142.29
14045	O'Reilly Automotive Inc.	1 QTY ACP W/GAUGE	09/08/2023	115.98
14062	Reding Tire & Battery Inc	2 QTY 225/60R18 HANKOOK KINERGY GT TIRES CAR #1392	09/08/2023	385.50
14078	Steve Schmitt Inc	1 QTY 9597159 CAP 5.858 FOR UNIT 1591	09/08/2023	147.18
14091	Trendy Tees & More LLC	35 QTY HFD DECAL AND NAME ON SAFETY VESTS	09/08/2023	175.00
14106	WEX BANK	AUGUST FUEL	09/08/2023	252.10
Total for Department: 014 Fire Dept				2,147.08
Department: 015 Foreign Fire Insurance				
14033	MCFA DEATH BENEFIT	DEATH BENEFIT ASSESSMENT - #1462 ROBERT VOGT OF COLLINSVILLE	09/08/2023	234.00
Total for Department: 015 Foreign Fire Insurance				234.00
Department: 017 Streets / PW Admin				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	33.86
13937	AMAZON CAPITAL SERVICES	1 QTY U HOOK CLAMP	09/08/2023	66.42
13943	Aviston Lumber Company	1x2-18" Grade Stake - 3 bundles	09/08/2023	325.96
13948	BARNETT PEST SOLUTIONS	July - Monthly Pest Control	09/08/2023	30.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	42.10
13969	Cooperative Response Center, Inc	BASE FEE AUG.CRC AGENT.CRC AGENT DIAL OUT.CRC LINK USER LICENSE	09/08/2023	78.22
13980	Electrico Inc	IL 160 & Tretler - Work Request 10545	09/08/2023	1,863.76
14009	Huels Oil Co	AUGUST DIESEL FUEL	09/08/2023	2,320.97
14042	Northtown Auto & Tractor	3/8 " M End - 1/2 " L. 3/8" SWIF Hose con	09/08/2023	29.58
14087	The Shopper's Review	COMMERCIAL PRINT JOB 600 COLOR&B/W PARKING SIGNS	09/08/2023	256.00
14094	Truck Centers Inc	# 57 - Test VCUJ & customer supplied PLD & try to connect 2	09/08/2023	129,686.28
14106	WEX BANK	AUGUST FUEL	09/08/2023	411.65
14115	Madison County Treasurer	2022 PROPERTY TAXES RE: 01-1-24-09-00-000-015	09/12/2023	4,086.88
Total for Department: 017 Streets / PW Admin				139,231.68
Total for Fund:001 General Fund				161,045.89
Fund: 007 Community Development Fund				
Department: 007 Community Development				
13986	FAUST CONSTRUCTION	SINGLE-FAMILY HOME INCENTIVE PAYMENT	09/08/2023	-4,000.00
Total for Department: 007 Community Development				-4,000.00
Total for Fund:007 Community Development Fund				-4,000.00

## Fund: 008 Motor Fuel Tax Fund

## Department: 008 Motor Fuel Tax

13942	ASPHALT SALES AND PRODUCTS INC	HMA - 11.15 ton, \$75 p/t	09/08/2023	2,396.10
13949	Beelman Logistics LLC	CM 13 - 13092 ton, \$25.70 p/t	09/08/2023	3,264.65
13962	Christ Bros Inc	N30 - 6.71 ton, \$80.50 p/t	09/08/2023	1,076.41
14010	ILLIANA CONSTRUCTION COMPANY	HFRS-2 124-41 ton and CM-13 Seal Coat Haul & Spread 1,060.84 ton	09/08/2023	105,893.22
14018	Keller Construction Inc	ENGINEER PAYMENT - MATTER DRIVE RECONSTRUCTION	09/08/2023	278,969.78
Total for Department: 008 Motor Fuel Tax				391,700.16
Total for Fund:008 Motor Fuel Tax Fund				391,700.16

## Fund: 009 Parks &amp; Rec Fund

## Department: 009 Korte Rec Center

ACH	IL Department Of Revenue	AUGUST SALES TAX	09/14/2023	63.00
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	118.68
13959	Capri Pools & Aquatics	Remove and replace media in pool sand filters	09/08/2023	15,483.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	681.10
13967	CONSOLIDATED ELIC DIST CED9858	Light bulbs for the building-KRC	09/08/2023	17.74
13971	Da-Com Digital Office Solutions	Riso printer payment	09/08/2023	1,944.66
13981	ELLIOTT DATA SYSTEMS INC	senior center cards for membership	09/08/2023	459.00
13997	Global Industries	New fan for the KRC pool	09/08/2023	214.89
14013	IN THE SWIM	Chlorine for pool	09/08/2023	339.98
14027	Valerie Lappe	Overcharged on membership. Refund for difference	09/08/2023	97.00
14057	Quench USA, Inc	Monthly bill for water bottle refill station	09/08/2023	55.00
14101	WALMART COMMUNITY CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	314.20
14104	Watts Copy Systems Inc	Payment for KRC printer	09/08/2023	132.73
14111	William F. Brockman Co	KRC concessions supplies	09/08/2023	114.00
Total for Department: 009 Korte Rec Center				20,034.98

## Department: 016 Parks &amp; Recreation

ACH	IL Department Of Revenue	AUGUST SALES TAX	09/14/2023	7.00
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	144.33
13928	ADR HIGHLAND, INC.	Carbon dioxide for Brad's Painter	09/08/2023	36.95
13929	AGENCY FOR COMMUNITY TRANSIT	Repair on Senior Center bus	09/08/2023	1,510.77
13933	ELIAS ALLEN	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	420.00
13934	Greg Allen	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	950.00
13935	Sandra Allen	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	2,200.00
13936	SUTHERLAND ALLEN	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
13937	AMAZON CAPITAL SERVICES	1 QTY LEARNING RESOURCES FARMERS MARKET COLOR SORTING SET	09/08/2023	37.78
13938	Ameren Illinois	Evergreen CT ST Lite	09/08/2023	61.46
13944	Tom Baker	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00
13947	Karen Barker	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
13948	BARNETT PEST SOLUTIONS	MONTHLY COMMERCIAL PEST CONTROL	09/08/2023	25.00
13950	Alexandra Billhartz	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
13952	William Bojanowski	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	595.00
13953	Ethan Boulanger	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00
13954	CHEYENNE BRICKNER	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
13956	TIMOTHY CAMISH	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
13957	Len Campbell	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	140.00
13958	Camper Exchange Inc	Trailer for the Muny Band	09/08/2023	8,808.00
13960	Joslua Case	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	730.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	148.00
13966	COMPUSTITCH SCREEN PRINTING AND EMBROIDERY	Work shirts for Ryan and Bob	09/08/2023	387.60
13968	LILY COOPER	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	350.00
13973	Michaela Davis	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	140.00
13975	IAN DIAMOND	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	350.00
13979	EDWARDSVILLE MACHINE & WELDING CO. INC	Labor on plaza drive	09/08/2023	67.50
13982	Essenpreis Plumbing & Htg	Work on city square restrooms	09/08/2023	85.00
13983	Everlasting Elich	Wildt, Holzinger, and Eller plaques	09/08/2023	75.00
13987	Daddy Ferguson	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	670.00
13988	ADAGAIL FETSCH	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	400.00
13990	Dennis Franke	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	490.00
13991	Constance L. Galbraith	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00
13993	Gully Excavating & Construction Inc	Silver lake job	09/08/2023	699.30
13995	KIM GINDLER	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	140.00
13996	RANDALL GINDLER	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	470.00
13998	THOMAS GRAYITT	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	420.00
14001	DELANEY GRIMES	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	385.00
14002	Kevin Gruen	PERFORMANCE 09/19/23 AT FARMERS MARKET	09/08/2023	300.00
14003	Hedger's Backhoe Inc.	Work on pump at dog park	09/08/2023	600.00
14004	Patricia Henrichs	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	140.00
14008	Highland's Tea Buy	MILOS LEMOADE AND SWEAT TEA	09/08/2023	105.76
14009	Haels Oil Co	DIS-PREM OFF-ROAD DIESEL	09/08/2023	617.12
14010	ILLIANA CONSTRUCTION COMPANY	KRC Back Lot Seal coat haul and spread	09/08/2023	20,613.73
14017	Heather Kastelein	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	490.00
14019	Jamie Keys	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14021	NATHANAEL KLAAS	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	280.00
14022	TREVOR KORTE	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	350.00
14024	THOMAS KRAUSZ	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	210.00
14029	Bill Lank	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	490.00
14036	JULIAN MITCHELL	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	350.00
14037	MARCIE MONACO	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	105.00
14038	MTI Distributing, Inc	Repairs on Toro Groundsmaster 4000	09/08/2023	391.86
14039	Munie Outdoor Service Inc	Service on sprinklers on fields	09/08/2023	461.92
14040	MIKE MUSICK	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14041	CAMERON NOLLMAN	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14043	ELIZABETH ODELL	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	420.00
14046	JAY OTIS	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14048	Amy Page	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	470.00
14049	Matthew Pellock	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	1,230.00
14050	Steve Pellock	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	1,230.00
14051	Pioneer Manufacturing Company	Field paint supplies	09/08/2023	1,800.66
14053	ELIZABETH PORTERFIELD	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14055	Amber Price	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14056	Productivity Plus Account	TORO-PERFORMED FULL SERVICE ON UNIT	09/08/2023	2,176.59
14059	R P Lumber Co Inc	mca treated wood	09/08/2023	55.50
14060	JIM REAGAN	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	605.00
14063	HANNAH RISBERG	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14065	JON SAATHOFF	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14066	NAOMI SAATHOFF	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	280.00
14067	GARRETT SCHLARMANN	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	350.00
14068	GAVIN SCHLARMANN	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00
14070	SYDNEY SEITZ	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14072	NOAH SIEGFRIED	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00
14073	MAILIE SIGNORETTI	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14074	Kyle Simpson	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	505.00
14076	LANDON SMITH	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	70.00
14081	Madysyn Swift	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14089	Melissa Thomason	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14090	Ryan Thomason	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	540.00
14092	CHRIS TRUMBLE	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	620.00
14093	MADISON TROMBLEY	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00
14096	Christopher Uhe	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14099	CAREN VITTETOE	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	280.00
14100	Sandra D. Wakefield	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	685.00
14101	WALMART COMMUNITY CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	892.67
14102	Megan Washburn	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	490.00
14103	Rodney Washburn	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	2,940.00
14106	WEX BANK	AUGUST FUEL	09/08/2023	3,360.96
14107	Justin Wheeler	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	680.00
14109	BROCK WILKINSON	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	560.00

14110	ELIZABETH WILKINSON	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	630.00
14112	ROBERT WILSON	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	685.00
14113	SHANE WITTENBRINK	SUMMER MUNY BAND PAYROLL 2023	09/08/2023	210.00
Total for Department: 016 Parks & Recreation				78,176.46
Department: 503 Swimming Pool Fund				
ACH	IL Department Of Revenue	AUGUST SALES TAX	09/14/2023	110.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	63.28
14101	WALMART COMMUNITY CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	415.43
Total for Department: 503 Swimming Pool Fund				588.71
Department: 715 Cemetery Fund				
13941	Arthur J Lager Monument Company	Clean and detail work on Unger funeral markers	09/08/2023	850.00
13955	Broadway Battery & Tire	Nicks F150 repairs	09/08/2023	545.03
14061	Red E Mix LLC	Concrete supplies for Cemetery	09/08/2023	5,580.00
14064	S. Horn Construction	Cemetery job	09/08/2023	1,303.21
Total for Department: 715 Cemetery Fund				8,278.24
Total for Fund:009 Parks & Rec Fund				107,078.39
Fund: 012 Business District A				
Department: 012 Police Dept				
13994	GILMORE & BELL, P C	CITY HALL/SPILLWAY DEBT CERTIFICATES	09/08/2023	15,000.00
14023	Korte & Lutjohan Contr Inc	HIGHLAND - CITY HALL REMODEL INVOICE #11239	09/08/2023	125,394.66
14114	WM FINANCIAL STRATEGIES	FNANCIAL ADVISORY SERVICES FOR CONTINUING DISCLOSURE	09/08/2023	10,000.00
Total for Department: 012 Police Dept				150,394.66
Total for Fund:012 Business District A				150,394.66
Fund: 053 2010 Street Bond and Interest				
Department: 053				
14086	THE BANK OF NEW YORK MELLON	ADMINISTRATION FEE 10/15/23 TO 10/14/24	09/08/2023	100.00
Total for Department: 053				100.00
Total for Fund:053 2010 Street Bond and Interest				100.00
Fund: 101 Electric Fund				
Department: 101 Electric Admin				
ACH	IL Dept Of Revenue	AUGUST UTILITY TAX	09/14/2023	19,640.72
13937	AMAZON CAPITAL SERVICES	1 QTY BUNN 12 CUP COMMERCIAL COFFEE FILTERS	09/08/2023	153.38
13940	Aramark Uniform Services	RUG SERVICE	09/08/2023	195.65
13948	BARNETT PEST SOLUTIONS	INSPECTION & TREATMENT	09/08/2023	28.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	528.88
13969	Cooperative Response Center, Inc	BASE FEE AUG.CRC AGENT CRC AGENT DIAL OUT.CRC LINK USER LICENSE	09/08/2023	1,095.05
14016	Itron Inc	IMA DRIVEBY, ENDPOINTS, SUBSCRIPTION	09/08/2023	275.00
14047	PAETEC	LONG DISTANCE CHARGE	09/08/2023	0.15
14077	SPRINGBROOK HOLDING COMPANY LLC	CTVICPAY TRANSACTION FEE AUGUST 2023	09/08/2023	1,719.00
14079	SUMNER ONE, INC.	COLOR OVERAGES	09/08/2023	109.18
14083	TANTALUS SYSTEMS INC	ANNUAL MAINTENANCE - JAN 2023-DEC 2023	09/08/2023	48,163.92
14088	Third Millennium Assoc Inc	UTILITY BILL RENDERING	09/08/2023	944.85
14106	WEX BANK	AUGUST FUEL	09/08/2023	134.85
Total for Department: 101 Electric Admin				72,988.63
Department: 102 Electric Production				
13940	Aramark Uniform Services	AUGUST UNIFORM AND RUG SERVICE	09/08/2023	462.48
13948	BARNETT PEST SOLUTIONS	INSPECTION & TREATMENT	09/08/2023	50.00
13979	EDWARDSVILLE MACHINE & WELDING CO. INC.	CAPS GASLINE FAIRBACKS BUILDING	09/08/2023	165.00
13985	Fabick Power Systems Inc	CAT OIL FILTERS	09/08/2023	96.46
14009	Huels Oil Co	DHS-PREM OFF-ROAD DIESEL	09/08/2023	0.89
14011	Illinois Municipal Utilities Association	JULY SAFETY TRAINING	09/08/2023	450.00
14014	INDUSTRIAL PROCESS EQUIPMENT GROUP	HEAD GASKET AND LABOR	09/08/2023	633.81
14026	SCOTT KUHN	GRAVITY VENTILATOR,CONCRETE RESURFACER,PARKING LOT STRIPING PAINT	09/08/2023	162.15
14034	McKay Auto Parts Inc	SHOP SUPPLIES	09/08/2023	26.47
14045	O'Reilly Automotive Inc.	1 QTY 1 GAL ANTI FREEZE	09/08/2023	162.97
14080	Sunbelt Rentals Inc	TILT TRAILER, SIDSTEER CAB RENTAL	09/08/2023	321.16
14106	WEX BANK	AUGUST FUEL	09/08/2023	926.06
14108	Wilke Truck Service, Inc.	CA6 ROCK	09/08/2023	680.60
Total for Department: 102 Electric Production				4,138.05
Department: 104 Electric Distribution				
13926	A n J SERVICES INC	4H RECLOSER & L SERVICE	09/08/2023	2,191.25
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	53.97
13931	Albers Fire Prot. Equipment Inc.	RECHARGE FIRE EXTINGUISHER, ORING AND VAIVE STEM	09/08/2023	76.75
13937	AMAZON CAPITAL SERVICES	3 QTY WRANGLER VINTAGE BOOT CUT JEANS- JESSE	09/08/2023	363.90
13938	Ameren Illinois	EVERGREEN CT ST LITE	09/08/2023	55.08
13939	ANIXTER, INC	FF-4 Bronze Vise Grips 6sol-4str	09/08/2023	1,112.40
13943	Aviston Lumber Company	PROPANE	09/08/2023	92.97
13961	CENTRAL RUBBER EXTRUSIONS OF IL, INC	FITTINGM BAND CLAMP PREFORMED F-SERIES	09/08/2023	22.68
13977	Ditch Witch Sales Inc	3.00 SLEVED PU DISP AND PULL GRIP	09/08/2023	671.27
13979	EDWARDSVILLE MACHINE & WELDING CO. INC.	Labor & Materials to repair 2 cylinders	09/08/2023	261.50
13989	Fletcher Reinhardt Company	GS16096CC1 INSULATOR, GUY STRAIN	09/08/2023	8,327.00
14009	Huels Oil Co	AUGUST DIESEL FUEL	09/08/2023	1,932.22
14011	Illinois Municipal Utilities Association	JULY SAFETY TRAINING	09/08/2023	450.00
14034	McKay Auto Parts Inc	BLADE FOR CHIPPER	09/08/2023	25.74
14044	Mike Odorizzi	POLE TESTING 07/01/23 TO 08/31/23	09/08/2023	2,025.00
14045	O'Reilly Automotive Inc.	1 QTY OIL FILTER	09/08/2023	398.80
14054	Power Line Supply	GEPSA PLATE EYEHEAD 3/4" GOATHEAD*	09/08/2023	4,451.10
14082	T. R. MILLER MILL CO, INC.	Class 1 40' (2nd Truck)	09/08/2023	33,000.75
14106	WEX BANK	AUGUST FUEL	09/08/2023	737.77
Total for Department: 104 Electric Distribution				56,250.15
Total for Fund:101 Electric Fund				133,376.83
Fund: 111 FTTP Fund				
Department: 111				
ACH	IL Department Of Revenue	AUGUST SALES TAX	09/14/2023	15.00
ACH	ILLINOIS DEPT OF REVENUE	AUGUST RT-10 TELECOMMUNICATIONS INFRASTRUCTURE MTN FEE RETURN	09/14/2023	2,783.60
ACH	RELIAFUND	HCS ACH PROCESSING FEE FOR AUGUST 2023	09/15/2023	187.66
ACH	USAC BILLING & DISBURSEMENT	SUPPORT MECHANISM CHARGES	09/12/2023	1,026.66
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	49.95
13932	ALBERS HEATING & AIR CONDITIONING, INC.	ISHVAC LOOKED AT SPLIT SYSTEM SERVICING OFFICE CONCERN OVERSIZED	09/08/2023	130.00
13937	AMAZON CAPITAL SERVICES	1 QTY WESTERN DIGITAL 14TB WD PURPLE PRO SURVEILLANCE HARD DRIVE	09/08/2023	6,093.58
13940	Aramark Uniform Services	RUG SERVICE	09/08/2023	154.24
13945	BALLY SPORTS ST. LOUIS	AUGUST VIDEO FEE	09/08/2023	9,532.32
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	66.95
13969	Cooperative Response Center, Inc	BASE FEE AUG.CRC AGENT CRC AGENT DIAL OUT.CRC LINK USER LICENSE	09/08/2023	234.65
13999	Graybar	INBOUND FREIGHT	09/08/2023	290.62
14000	GREAT LAKES DATA SYSTEMS	SMS OUTBOUND MESSAGING FEES	09/08/2023	1,350.00

14009	Huels Oil Co	DHS-PREM OFF-ROAD DIESEL	09/08/2023	154.87
14020	KGP Logistics Inc	Corning vinyl tape 1.5"x4F	09/08/2023	170.76
14045	O'Reilly Automotive Inc	LATE PAYMENT CHARGES	09/08/2023	6.85
14071	SERVPRO	WATER RESTORATION-ICS	09/08/2023	1,441.91
14075	SINCLAIR TELEVISION GROUP, INC.	AUGUST SUBSCRIBER COUNTS	09/08/2023	4,835.38
14079	SUMNER ONE, INC.	COPIER LEASE/USAGE	09/08/2023	168.45
14084	TEGNA	MAY VIDEO CONTENT FEE	09/08/2023	13,123.80
14106	WEX BANK	AUGUST FUEL	09/08/2023	218.90
			Total for Department: 111	42,036.15
			Total for Fund:111 FTTP Fund	42,036.15
Fund: 201 Water Fund				
Department: 201 Water Admin				
13969	Cooperative Response Center, Inc	BASE FEE AUG.CRC AGENT.CRC AGENT DIAL OUT.CRC LINK USER LICENSE	09/08/2023	78.22
14016	Iron Inc	IMA DRIVEBY, ENDPOINTS, SUBSCRIPTION	09/08/2023	137.50
14077	SPRINGBROOK HOLDING COMPANY LLC	CIVICPAY TRANSACTION FEE AUGUST 2023	09/08/2023	687.60
14088	Third Millennium Assoc Inc	UTILITY BILL RENDERING	09/08/2023	314.95
			Total for Department: 201 Water Admin	1,218.27
Department: 202 Water Production				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	173.48
13937	AMAZON CAPITAL SERVICES	1 QTY 32' SMART TV, TOOLS CARRYING CASE, MAGN HANGER,MICROWAVE	09/08/2023	268.98
13948	BARNETT PEST SOLUTIONS	QuarterlyPestControlSet Up-Jan, Service Pest Control. Tic #7362	09/08/2023	180.00
13951	BLUE CARDINAL CHEMICAL LLC	Navy Brand WOW Glass Cleaner	09/08/2023	183.25
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	1.40
14106	WEX BANK	AUGUST FUEL	09/08/2023	73.11
			Total for Department: 202 Water Production	880.22
Department: 203 Water Distribution				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	94.98
13928	ADR HIGHLAND, INC.	Oxygen 80 OX80	09/08/2023	16.57
13937	AMAZON CAPITAL SERVICES	1 QTY MILWAUKEE 2 3/8 IN RATCHETING PIPE CUTT	09/08/2023	97.96
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	133.75
13979	EDWARDSVILLE MACHINE & WELDING CO. INC.	Labor & Materials to repair 2 cylinders	09/08/2023	130.75
13984	Excel Bottling Co. Inc	1 QTY CO2 TANK (20IB)	09/08/2023	35.00
14008	Highland's Tru Buy	2 QTY NIAGRA PURIFIED WATER- MARTY'S RETIREMENT PARTY	09/08/2023	3.98
14009	Huels Oil Co	DHS-PREM OFF-ROAD DIESEL	09/08/2023	449.09
14035	Midwest Municipal Supply Inc	8" Femco Clay PVC, 1" CL-200 tubing, 8x4 40 T-Wye GxG	09/08/2023	228.33
14069	Schulte Supply Inc	6' Steel Tile Probe w/ oversized tip	09/08/2023	123.70
14085	Teklab Inc	Total Coliform, E Coli, Enzyme Substrate,	09/08/2023	913.30
14106	WEX BANK	AUGUST FUEL	09/08/2023	365.90
			Total for Department: 203 Water Distribution	2,593.32
			Total for Fund:201 Water Fund	4,691.81
Fund: 208 Water Alt Bond Int & Red				
Department: 208 Water Alt Bond & Int				
ACH	STATE BANK OF BERN	WATER MAIN IMPROVEMENT LOAN - PRINCIPAL DUE	09/11/2023	100,111.45
			Total for Department: 208 Water Alt Bond & Int	100,111.45
			Total for Fund:208 Water Alt Bond Int & Red	100,111.45
Fund: 301 Sewer Fund				
Department: 301 Sewer Admin				
13969	Cooperative Response Center, Inc	BASE FEE AUG.CRC AGENT.CRC AGENT DIAL OUT.CRC LINK USER LICENSE	09/08/2023	78.22
14016	Iron Inc	IMA DRIVEBY, ENDPOINTS, SUBSCRIPTION	09/08/2023	137.50
14077	SPRINGBROOK HOLDING COMPANY LLC	CIVICPAY TRANSACTION FEE AUGUST 2023	09/08/2023	687.60
14088	Third Millennium Assoc Inc	UTILITY BILL RENDERING	09/08/2023	314.95
			Total for Department: 301 Sewer Admin	1,218.27
Department: 303 Sewer Collection				
13927	Ace Hardware	ACE OPERATING SUPPLIES	09/08/2023	94.98
13928	ADR HIGHLAND, INC.	Oxygen 80 OX80	09/08/2023	16.57
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	133.75
13979	EDWARDSVILLE MACHINE & WELDING CO. INC.	Labor & Materials to repair 2 cylinders	09/08/2023	130.75
14008	Highland's Tru Buy	2 QTY NIAGRA PURIFIED WATER-MARTY'S RETIREMENT PARTY	09/08/2023	3.98
14009	Huels Oil Co	AUGUST DIESEL FUEL	09/08/2023	449.10
14035	Midwest Municipal Supply Inc	8" Femco Clay PVC, 1" CL-200 tubing, 8x4 40 T-Wye GxG	09/08/2023	228.33
14069	Schulte Supply Inc	6' Steel Tile Probe w/ oversized tip	09/08/2023	123.70
14098	USA Blue Book	Fluorescent FWT Red 200 Tablets, FLT BLue Tablets	09/08/2023	166.43
			Total for Department: 303 Sewer Collection	1,347.59
Department: 304 Water Reclamation Facility				
13937	AMAZON CAPITAL SERVICES	1 QTY HIBLOW HP 200 POND AEREATOR/SEPTIC LINEAR AIR PUMP	09/08/2023	619.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	66.06
13978	Darbin Equipment Co Inc	Annual Calibration of Flow Meters	09/08/2023	827.25
13985	Fabrick Power Systems Inc	Coupler G - Q	09/08/2023	143.56
14042	Northtown Auto & Tractor	Quick Disconnects	09/08/2023	74.10
14052	Polydyne, Inc.	Clarifloc	09/08/2023	8,050.00
14085	Teklab Inc	Nitrogen, Aqueous, Preserv., Kjeldahl Nitrogen, Aqueous	09/08/2023	67.30
14101	WALMART COMMUNITY/ CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	14.64
14106	WEX BANK	AUGUST FUEL	09/08/2023	146.19
			Total for Department: 304 Water Reclamation Facility	10,008.10
			Total for Fund:301 Sewer Fund	12,573.96
Fund: 309 2013 Sewer Bond Construction				
Department: 309				
ACH	U.S. BANK N.A.	GENERAL OBLIGATION SEWAGE SYS REFUNDING BONDS (ALT REV SOURCE)	09/11/2023	162,000.00
14097	US Bank	SEWER BOND PAYING AGENT FEE	09/08/2023	250.00
			Total for Department: 309	162,250.00
			Total for Fund:309 2013 Sewer Bond Construction	162,250.00
Fund: 401 Ambulance Fund				
Department: 401 Ambulance Fund				
13930	Airgas USA,LLC	OXYGEN	09/08/2023	368.77
13931	Albers Fire Prot. Equipment Inc.	3 QTY INSPECTED &TAGGED PORTABLE ABC FIRE EXTINGUISHER	09/08/2023	88.00
13937	AMAZON CAPITAL SERVICES	1 QTY BROTHER MONOCHROME LASER PRINTER WIRELESS	09/08/2023	1,023.89
13948	BARNETT PEST SOLUTIONS	MONTHLY COMMERCIAL PEST CONTROL	09/08/2023	50.00
13963	City Of Highland	AUGUST CENTRAL PURCHASING	09/08/2023	55.96
13964	CLAIMRETURN LLC	AMBULANCE REFUND KAYLEE GARRISON REF #2229003920	09/08/2023	970.24
14009	Huels Oil Co	AUGUST DIESEL FUEL	09/08/2023	1,115.51
14028	Lees Uniform Company Inc	2 QTY STRYKE EMS PANT	09/08/2023	1,610.00

14095	U.S. BANK EQUIPMENT FINANCE	COPIER LEASE USAGE	09/08/2023	155.66
14101	WALMART COMMUNITY CAPITAL ONE	WAL-MART OPERATING ACCOUNT	09/08/2023	51.20
14106	WEX BANK	AUGUST FUEL	09/08/2023	1,375.64
			<b>Total for Department: 401 Ambulance Fund</b>	<b>6,864.87</b>
			<b>Total for Fund: 401 Ambulance Fund</b>	<b>6,864.87</b>
Fund: 713 Solid Waste Fund				
Department: 713 Solid Waste Fund				
14077	SPRINGBROOK HOLDING COMPANY LLC	CIVICPAY TRANSACTION FEE AUGUST 2023	09/08/2023	343.80
14088	Third Millennium Assoc Inc	UTILITY BILL RENDERING	09/08/2023	314.95
			<b>Total for Department: 713 Solid Waste Fund</b>	<b>658.75</b>
			<b>Total for Fund: 713 Solid Waste Fund</b>	<b>658.75</b>
			<b><u>Grand Total</u></b>	<b><u>1,276,882.92</u></b>

Accepted by City Council September 18, 2023

Mayor:

Clerk: