

**AGENDA
REGULAR SESSION
HIGHLAND CITY COUNCIL
CITY HALL, 1115 BROADWAY
MONDAY, MARCH 15, 2021
7:00 PM**

This is an in person meeting however, due to COVID 19 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:

MINUTES:

MOTION – Approve Minutes of March 1, 2021 Regular Session (attached)

PUBLIC FORUM:

A. Citizens' Requests and Comments:

1. Rusty Rodz Car Cruise on the Square Request – Russell Huelsmann, Representative, Special Event Application (attached)

**Anyone wishing to address the Council on any subject may do so at this time.
Please come forward to the microphone.**

B. Requests of Council:

C. Staff Reports:

NEW BUSINESS:

A. **MOTION** – Award Bid #PW-02-21, For Purchase of a New Asphalt Hotbox (attached)

B. **MOTION** – Approve Funding for the Park & Recreation to utilize tourism funds for Marketing in the Tourism Times (attached)

C. **MOTION** – Bill #21-34/RESOLUTION Authorizing the Sale of City Owned Surplus Real Estate, Specifically 1213 13th Street, to Glass Group, LLC (attached)

D. **MOTION** – Bill #21-35/ORDINANCE Approving Real Estate Rezoning for 429 Walnut Street, from “C-2” Central Business District to “I” Industrial (attached)

E. **MOTION** – Bill #21-36/ORDINANCE Amending the Code to Include “Pet Care and Pet Related Sales and Services” as a Special Use within the C-2 Central Business District (attached)

F. **MOTION** – Bill #21-37/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit for Pet Care and Pet Related Sales and Services within the “C-2” Central Business Zoning District (attached)

Continued

G. **MOTION** – Bill #21-38/ORDINANCE Granting a Special Use Permit to Zen Paws, LLC to Allow Pet Care and Pet Related Sales and Services within the “C-2” Central Business Zoning District at 708 Laurel Street (attached)

REPORTS

A. **MOTION** – Approve Warrant #1191 (attached)

NEW BUSINESS: (Continued):

H. **Budget Discussion** – FY 2020-2021 Annual Budget

1. Public Safety Department
 - a. Police Department
 - b. EMS
 - c. Fire Department
2. Community Development
 - a. Building & Zoning
 - b. Economic Development
 - c. TIF 1 / TIF 2
 - d. Business Districts
3. Public Works Department
 - a. Streets and Alleys
 - b. Motor Fuel Tax / Non-Home Rule Sales Tax
 - c. Water
 - d. Sewer
4. Fiber to the Premises
5. Electric Department
6. Parks & Recreation Department
 - a. Korte Recreation Center
 - b. Swimming Pool
 - c. Parks and Programs
 - d. Cemetery
7. Miscellaneous / Library
8. General Administration

EXECUTIVE SESSION:


The City Council will conduct an Executive Session pursuant to the Illinois Open Meetings Act, citing the following exemptions, allowing the meeting: **5 ILCS 120/2(c)(21) to discuss the approval of executive session minutes**

ADJOURNMENT:

**PLEASE SEE THE FOLLOWING PAGE FOR INSTRUCTIONS
FOR MONITORING AND PARTICIPATING IN THIS PUBLIC MEETING**

Continued

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.

	Anyone requiring accommodations, provided for in the Americans with Disabilities Act (ADA), to attend this public meeting, please contact Breann Speraneo, ADA Coordinator, by 3:00 PM on Monday, March 15, 2021.
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Directions for Public Monitoring of Highland City Council Meetings:

In an effort to protect as many individuals as possible, including the leaders of our communities statewide, Governor J.B. Pritzker has issued a number of directives, one of which was to suspend the provisions of the Illinois Open Meetings Act (5 ILCS 120), requiring or relating to in-person attendance by members of a public body. Specifically, (1) the requirement in 5 ILCS 120/2.01 that “members of a public body must be physically present;” and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted, are suspended. Public bodies are encouraged to postpone consideration of public business where possible. When a meeting is necessary, public bodies are encouraged to provide video, audio, and/or telephonic access to their meetings to ensure members of the public may monitor the meeting, and to update their websites and social media feeds to keep the public fully apprised of any modifications to their meeting schedules or the format of their meetings due to COVID-19, as well as their activities relating to COVID-19.

In following this directive, 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. Participants 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 attend the meeting in-person, or may submit their questions/comments in advance via email to 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.

Any comments received prior to the end of the “Public Forum” portion of the meeting, will be read into the record.



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: Rusty Rodz Car Cruise

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

Location of Event: Highland Square

Sponsoring Organization/Individual: Rusty Rodz Car Club

Event Responsible Party: Russel Huelsmann

Address: 502 S Clement Pk Box 302 Aviston IL 62216

Phone(s): (618) 304-3560

Email: Russelhuelsmann@yahoo.com

Secondary Contact: _____

Address: _____

Phone(s): _____

Email: _____

Date(s) of Set-up: 5/29, 6/26, 7/31, 8/28, 9/25 10/30

Event Date(s) / Times: 5:00 - 8:00 pm

Date(s) of Tear-down: Same Day

Expected Attendance: 200

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

Sound Amplification System utilized: Yes No
If yes, hours of operation: 5:00 - 8:00 pm

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 + Street Closures
Laurel St. Main St. Washington Str.

Electric Dept: Electrical Service, Lighting (Specify): **Electric Dept. Director:** _____
Not Applicable

Public Safety: Security, First Aid, Traffic Control (Specify): **Public Safety Director:** _____
Not Applicable

HCS Services: Wi-Fi or other technological needs (Specify): **HCS Director:** _____
Not Applicable

Other City Services: Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):
Department: _____
NOT Applicable

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 _____

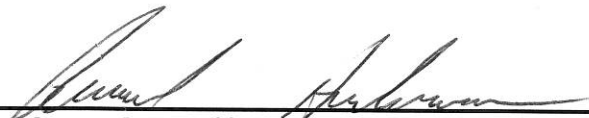
Fire Plan _____

Parking Plan _____

Schedule City Council Meeting for announcement _____

Date: _____

Application Submittal (60+ days) _____



Event Sponsor Responsible Party Date

City Manager Date

CITY OF HIGHLAND-----BID TABULATION-----DEPARTMENT OF PUBLIC WORKS

BID OPENING

PLACE: City Hall
 TIME: 10:00am
 DATE: 3/9/2021

PROJECT # / DESCRIPTION:
 Purchase of New Asphalt Hotbox, PW-02-21

		Total Price			
Bidders	Bid Security				
Crafco CHANDLER, AZ		28,282.75			

BID OPENER: Joe Gillespie
 Joe Gillespie

BID RECORDER: Clint Conrad
 Clint Conrad



6165 W. Detroit St.
 Chandler, AZ 85226
 (602) 276-0406 (800) 528-8242
 FAX: (480) 940-0313

QUOTE # BBBQ42219

Date Quoted 1/21/2021
 EXPIRATION DATE 4/1/2021

Quote To: Account Code: 920876 **Ship To:** Account Code: 920876

CITY OF HIGHLAND IL
CLINT CONRAD
 1115 BROADWAY
 HIGHLAND, IL 62249-0218
 US

CITY OF HIGHLAND IL
 1115 BROADWAY
 HIGHLAND, IL 62249-0218
 US

Mobile:
Phone: 618-301-0763
Fax:
Email: clintconrad@highlandil.gov

CLINT CONRAD
 618-301-0763 clintconrad@highlandil.gov

Project Title:

Bid Date:
Bid Number:
Project Start Date:
Ship Before:
Quote Effective Dates: 1/21/2021 TO 4/1/2021

Terms: NET 30
F.O.B.: DAP-Delivered at Place
Ship Via: Truck/Common Carrier
Sales Group:
Quoted By: Dave Kasprzyk
Sales Office:

Estimated Time to Ship After Receipt of Order: Quoted at time of order

Customer: CITY OF HIGHLAND IL **Quote Number:** BBBQ42219
Project Title: **Date:** 01-21-21

SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER

Part #	Description	Unit	Qty.	Quote Price	Ext. Price
93069K-M002	HOT BOX 4 TON, ELECTRIC-DIESEL, DUMP	EA	1	\$26,409.0000	\$26,409.0000

Sales Tax	\$0.00
Sub Total	\$26,409.00
Shipping Charges	\$0.00
Total	\$26,409.00

(Handwritten signature/initials)

COMMENTS:

Here is the quote you requested.
 Price is delivered to your location and includes setup and training.

NOTE:**WARNING:**

Products on this quote may be labeled in accordance with California Proposition 65.

California purchasers refer to <http://crafco.com/resources/Prop-65.xlsx>

For Terms and Conditions of purchases go to: <https://crafco.com/Terms-of-Sale.pdf>

Quantities may be limited at Crafco's discretion.

Pricing and availability are subject to change without notice.

Pricing does not include applicable taxes. Tax exemption forms must be on file prior to invoicing. Unpaid sales tax will be reported to State and Local tax authorities. Extension is net after terms.

FOB DEFINITIONS:

CFR- Seller pays for the carriage of goods up to the named port of destination.

CIF- Same as CFR with exception that the seller is required to obtain insurance for the goods while in transit to the named port of destination.

CIP- Same as CPT with exception that the seller is required to obtain insurance for the goods while in transit.

COL- Collect

CPT- Seller pays for the carriage of the goods up to the named place of destination.

DAF- Seller pays for transportation to the named place of delivery at the frontier. Rail or Road.

DAP- Seller delivers when the goods are placed at the disposal of the buyer on the arriving means of transport ready for unloading at the named place of destination.

DDP- Seller is responsible for delivering the goods to the named place in the country of the buyer, and pays all costs in bringing the goods to the destination including import duties and taxes.

DDU- Seller delivers the goods to the buyer to the named place of destination in the contract of sale.

DEQ- Same as DES, but the passing risk does not occur until the goods have been unloaded at the port of discharge.

DES- Seller pays the same freight and insurance costs but the passing risk does not occur until the ship has arrived at the named port of destination and the goods made available for unloading to the buyer.

DLB- Delivered, buyer pays.

DLV- Delivered, seller pays.

EXW- Seller makes the goods available at their premises, or at another named place.

FAS- Seller delivers when the goods are placed alongside the buyer's vessel at the named port of destination.

FCA- Seller delivers the goods, cleared for export, at a named place (possibly including the seller's own premises).

FH- Free House.

FOB- Seller bears all costs and risks up to the point the goods are loaded on board the vessel.

PPA- Delivered; freight included.

PPD- Delivered; freight separate.

UN- Not free.

Pavement Preservation Products Restocking Policy

Crafco will only accept the return of products that have been authorized in writing in advance. To obtain authorization contact your customer service representative. A written authorization will be faxed or emailed to you. A copy of the RETURN AUTHORIZATION must accompany the material being returned.

Not all products are returnable. Products that have a shelf life or are considered made to order or special order may not be returned. No used parts may be returned.

All returns are subject to restocking charges.

All products returned must be in the original packaging and be in good and salable condition. Crafco reserves the right to charge repackaging charges in addition to restocking charges.

Restocking Charges

PARTS (*) 15%

EQUIPMENT Non Returnable

SEALANT (*) 25%

SILICONE Non Returnable

GEOCOMPOSITES Non Returnable

MASTIC (*) 25%

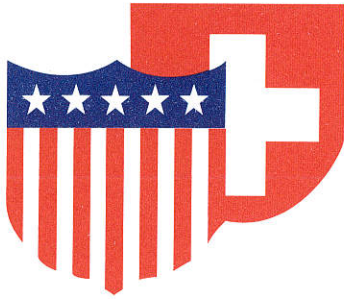
POLYPATCH (*) 25%

TECHCRETE (*) 25%

OTHER STANDARD INVENTORIED ITEMS (*) 25%

CUSTOMER IS RESPONSIBLE FOR ALL SHIPPING COSTS ON RETURNED MATERIALS.

(*) Not all purchases are returnable. Any part or product that is non-standard or obsolete is not returnable. Request information on the acceptability for returns for any specific product when ordering.



City of Highland

MEMO TO: Chris Conrad, City Manager
FROM: Joe Gillespie, Director of Public Works
DATE: March 10, 2021
SUBJECT: Purchase of New Asphalt Hotbox, PW-02-21
Recommendation for Award

RECOMMENDATION

I recommend that you request council approval to award the purchase of a new Asphalt Hotbox to Crafc0, Inc. in Chandler, AZ through the local dealer for \$26,409.00.

DISCUSSION


We received and opened one bid on March 9, 2021. See the attached tabulation sheet for details. The bid is from the corporate office in Arizona for \$28,282.75. It included optional equipment in the total, but was supposed to be shown separately. The local dealer in Bridgeton, Missouri submitted a quote in January for \$26,409.00. Crafc0 is honoring the quote as the bid as it is the same minus the optional equipment. We have chosen to not purchase optional equipment at this time.

FISCAL IMPACT

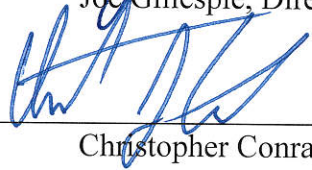
This purchase will utilize budgeted funds from the street and alley account shown in the FY 2021 budget.

CONCURRENCE

Recommended by: _____


Joe Gillespie, Director of Public Works

Approved by: _____


Christopher Conrad, City Manager



TOURISM TIMES

SPRING + SUMMER 2021

The **Tourism Times** is an award winning newsletter promoting events and attractions in the 22 counties of ILLINOISouth.

It's distributed via direct mail, tourist information centers, visitors centers, St. Louis hotels and attractions, Scott Air Force Base, regional hotels and motels, attractions, restaurants and shops.

ADVERTISING RATES

DIGITAL AD CAMPAIGN INCLUDED IN ADVERTISING RATES

A portion of the price will go towards a Digital Ad Campaign that will be distributed through multiple online platforms in April, May, June and July.

	Original Rate	Special Rate
1/16 Page	\$375	\$260
1/8 Page	\$600	\$425
1/4 Page	\$975	\$600
1/2 Page	\$1,825	\$1,275
Back Cover	\$2,285	\$1,600

MEMBERSHIP EXCLUSIVES

All members receive a discount on the mentioned rates as well as **FREE** design services for your ad.

DEADLINES

Ad Space March 1
 Ad Copy March 19

Circulation: 50,000



Questions?
 Contact us today!

Christine Orr
 corr@ILLINOISouth.org

Approved 2-12-2021



Kelly Korte

From: Mark Rosen
Sent: Friday, February 12, 2021 12:32 PM
To: Kelly Korte
Subject: FW: ILLINOISouth Tourism - Weekly Update
Attachments: 2021 SSTT Sales Sheet.pdf

Would we be able to use the tourism dollars for a half-page ad?

Mark Rosen, CPRP

Director of Parks & Recreation

 618.651.8899  618-651-1387

 mdrosen@highlandil.gov

www.highlandil.gov

<http://www.facebook.com/group.php?gid=65781242492>

<http://twitter.com/Yourparksandrec>



"Disclaimer: Please take note that any communication sent to, or received by, this account or device may be subject to disclosure pursuant to the Illinois Freedom of Information Act"

From: Nancie Zobrist [mailto:nancie@highlandillinois.com]
Sent: Friday, February 12, 2021 7:35 AM
To: Mark Rosen; Mallord Hubbard
Subject: FW: ILLINOISouth Tourism - Weekly Update

Good Morning Gentlemen,

I just wanted to pass this along (Mallord I'm not sure if you're still the contact person at the City for the Tourism Times or not).

IL South Tourism's spring catalog is going to be focused on outdoor things to do in the area. Since Highland excels at this I thought the City might be interested.

Nancie

From: Christine Orr <corr@illinoisouth.org>

Date: Thursday, February 11, 2021 at 3:45 PM

Subject: ILLINOISouth Tourism - Weekly Update

Well Hello everyone!!!!
Happy Thursday!!!

Hope you all are enjoying this wintery sweater weather!!!! Perfect time to stay in...drink hot chocolate....and start planning fun things to do when the weather gets a little warmer!!!

And yes.....I brought back the crowd pleasing RIDDLE OF THE WEEK last week. Congrats to the winner and first person to respond.....Lisa Schuetz!!!!!! Keep [reading.you](#) could be this week's winner!!

Exciting News.....we have decided to move forward with the Spring/Summer Tourism Times. This publication has always been an event based piece and Spring/Summer events are still uncertain at this time. Keeping this in mind we are moving in a different direction this season. **The 2021 Spring/Summer Tourism Times will be about things to do outdoors in our 22 counties. Andy will be creating "outdoor themed spreads" throughout the 16 page publication such as Road Trips, Disc Golf, Waterparks and Pools, Farmer's Markets, Agritourism etc.** We still want to drive tourists to your communities to explore, shop, eat and have fun!!

So with that in mind....I know this will come as a shock to you but.....It's that time of year again for placing an ad in the upcoming Spring/Summer Tourism Times .

Our goal is to still drive readers to our website for more information.

Just like the Visitor Guide, we will produce **50,000 copies of the '21 Spring/Summer Tourism Times** and compliment it with an extensive digital marketing campaign. This marketing campaign will drive folks to our digital Tourism Times, hosted on our website and ISSUU. Readers will be able to click on ads and links within that digital file – which will take them to each entity's specific webpage. We are planning to run the campaign May thru July – so even if the 50k copies are distributed, we are still promoting everything this publication has to offer.

When purchasing an ad in our Spring/Summer Tourism Times, it's important to note that not only is it being viewed in the 50 thousand hard copies – but the digital version online is being viewed tens of thousands of times as well.

I know that I just asked you to advertise in the 2021 Visitor Guide and here I go again asking for more. 😊 Because of this we reduced the ad rates for this edition and on top of that you will also get your membership discount on these rates. Please let me know if you would like to hold ad space for you for the

upcoming edition and your thoughts on the ad creative. Ad space deadline is March 1 and ad copy deadline is March 19. If you are having events and would love to promote those on your ad that would be great or we can create an ad to promote your city/town/village. With people getting out and about in the upcoming months....why not have them come spend some time and money in your communities!!!

Please see rate sheet attached!!! Let me know if you're interested in advertising!!!!

As always.....

IF YOUR COMMUNITY IS HAVING AN EVENT.....PLEASE...PLEASE...PLEASE....PLEASE LET US KNOW!! We can put it on our website and talk about it on our Facebook page. If we don't know about your event we can't help promote it!!!!!!

You can submit any event by going to our website: <https://www.illinoisouth.org/Submit-Event>

Please let us know what events you are having and those events that have been cancelled/postponed.

CONTINUED FUTURE PROJECTS:

Andy is continuing to work on several upcoming video segments/blog series and we would love for you to all be involved.

Once I get his information I will send it out to all of you!!

OK.....it's that time again.....**SOCIAL MEDIA TAKEOVER!!!!!!!!!!!!!!!!!!!!**

We are excited to announce that we are going to open up our Facebook page to all of our partners for social media takeovers. Simply put, you get to use our social media platform for the day to promote your communities, events, attractions, etc. At this point, we have over 15 thousand followers that could potentially see your message.

You would need to provide verbiage and pictures/video to support 3-4 different posts that would be scheduled throughout the day on our Facebook page.

This does not cost a dime, it's just another way of us helping you with exposure! In order to schedule an ILLINOISouth social media takeover, you'll need to reach out to Andy at awaterman@illinoisouth.org. Dates available for a takeover are March 1, 4, 8 and 11!! Andy will be doing this again in April (details to follow for available dates)

QUESTION OF THE WEEK:

What city (located in ILLINOISouth) is considered the "Chowder Capitol of the World"?

First person to respond will win a prize 😊

Thank you all for taking the time to read my emails and replying!!!

Have a safe and healthy rest of the week!!

Thanks

Christine

Christine Orr
Sales & Marketing Manager



4387 N. Illinois St., Suite 200
Swansea, IL 62226

Office - 618.257.1488 / 800.442.1488
Cell - 618.401.8559

Visit Us Online: ILLINOISouth.org





HIGHLAND

PARKS & RECREATION... The *FUN* Theory!

To: Chris Conrad, Interim City Manager
From: Mark Rosen, Director of Parks & Recreation
Date: February 19, 2021
Subject: Request for Use of Tourism Funds

Recommendation

I am requesting City Council approval to utilize tourism funds in the amount of \$1,275.00 to market Highland's parks, events, and the Korte Recreation Center for the Illinois South Tourism "Tourism Times".

Discussion

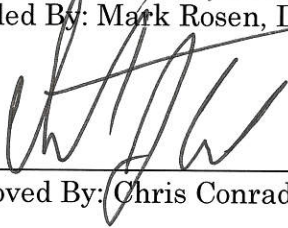
In light of the struggles the department has contended with over the past year, and in anticipation of returning to some sense of normalcy this summer, I feel this is a great opportunity to market our facilities to 22 counties.

Fiscal Impact

Increase in visitors to our events and sales tax opportunities.



Recommended By: Mark Rosen, Director of Parks & Recreation



Approved By: Chris Conrad, Interim City Manager

Hotel/Motel Tax Funding

Budget Year >	Actual 2016-2017	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020		Actual 2020-2021
Total revenue	\$ 41,042	\$ 44,959	\$ 44,672	\$ 46,000	Estimated	\$ 29,000
Chamber of Commerce	\$ (24,000)	\$ (18,000)	\$ (22,000)			
Balance for other projects	\$ 17,042	\$ 26,959	\$ 22,672	\$ 46,000		\$ 29,000
				\$ 43,162	Actual Adjusted for accruals	
Gun Show + 2 ads - January	\$ 1,590	\$ 1,545	\$ 2,044			
Swap Meet - Dick Connor	\$ 500	\$ 500				
Miscellaneous	\$ 200	\$ 200				
Interstate Billboard Changeout				\$ 2,400		
Fireworks Display	\$ 6,500	\$ 6,705	\$ 6,500	\$ 10,000		
Christmas on the Square				2970.78		
Marketing KRC/Fireworks	\$ -	\$ -		1519.16		
Art in the Park-Highland Arts Council	\$ 8,000	\$ 6,000	\$ 7,000	\$ 8,000		\$ 5,193
Madison County Fair	\$ -	\$ 4,235		\$ 3,500		
Highland Speedway			\$ 1,000			
Homestead Harvest Days	\$ -	\$ -		\$ 1,500		
Tourism Bureau				\$ 1,500		\$ 1,500
Highland Optimist ShootOut	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,500		
Highland High School Musical						\$ 685
Flugel Fest				\$ 3,900		
Total Other	\$ 17,790	\$ 20,185	\$ 17,544	\$ 37,790		\$ 7,378
Balance	\$ (748)	\$ 6,774	\$ 5,128	\$ 5,372	\$ -	\$ 21,622
Fireworks Deposit General Fund		\$ (3,500)	\$ (3,500)			
Marketing KRC/ADA Fundraisers Etc		\$ (3,274)	\$ (1,628)	\$ (1,628)		\$ (1,275)
		\$ -	\$ 0	\$ 3,744	remaining	\$ 20,347
				\$ 2,158.11	City Admin	\$ 1,450.00
				\$ 1,586.18		\$ 18,897.00

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE SALE OF CITY OWNED SURPLUS
REAL ESTATE, SPECIFICALLY 1213 13TH STREET,
TO GLASS DEVELOPMENT LLC**

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 the authority, pursuant to 65 ILCS 5/2-2-12, to contract and be contracted with; and

WHEREAS, City has the authority to sell surplus real estate pursuant to 65 ILCS 5/11-76-4.1:

(65 ILCS 5/11-76-4.1) Sale of surplus real estate. The corporate authorities of a municipality by resolution may authorize the sale or public auction of surplus public real estate. The value of the real estate shall be determined by a written MAI certified appraisal or by a written certified appraisal of a State certified or licensed real estate appraiser. The appraisal shall be available for public inspection. The resolution may direct the sale to be conducted by the staff of the municipality; by listing with local licensed real estate agencies, in which case the terms of the agent's compensation shall be included in the resolution; or by public auction. The resolution shall be published at the first opportunity following its passage in a newspaper published in the municipality or, if none, then in a newspaper published in the county where the municipality is located. The resolution shall also contain pertinent information concerning the size, use, and zoning of the real estate and the terms of sale. The corporate authorities may accept any contract proposal determined by them to be in the best interest of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value.

and;

WHEREAS, by a previously passed resolution, according to 65 ILCS 5/11-76-4.1, City declared City owned property surplus, more particularly described as:

- a. **Address: 1213 13th Street, Highland, Illinois 62249**
- b. **Parcel Number: 01-2-24-05-12-201-016**
- c. **Legal Description:
Lot Nine and Three feet off the East side of Lot Ten in Block Thirty-Eight in Highland, Illinois, as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 15 Page 20.**

(the "Property"); and

WHEREAS, according to 65 ILCS 5/11-76-4.1, City recently obtained a written MAI appraisal of the Property, the Property was appraised at \$15,000.00, and City has determined 80% of the appraised value is \$12,000.00 (*See* appraisal attached hereto as **Exhibit A**); and

WHEREAS, according to 65 ILCS 5/11-76-4.1, City accepted a bid from Glass Development LLC in the amount of \$12,000.00 for purposes of selling the surplus Property; and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the Property for \$12,000.00 to Glass Development, LLC pursuant to the terms of the signed contract attached hereto as **Exhibit B**; and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the City Manager and/or Mayor to execute any documents necessary to complete the sale of the Property for \$12,000.00 to Glass Development LLC.

NOW, THEREFORE, BE IT RESOLVED, 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 it to be in the best interest of public health, safety, general welfare and economic welfare to sell the Property for \$12,000.00 to Glass Development LLC pursuant to the terms of the signed contract attached hereto as **Exhibit B**.

Section 3. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the City Manager and/or Mayor to execute whatever documents may be necessary to sell the Property for \$12,000.00 to Glass Development LLC pursuant to the terms of the signed contract attached hereto as **Exhibit B**.

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, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Joseph R. Michaelis, Mayor
City of Highland
Madison County, Illinois

ATTEST:

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

**APPRAISAL REPORT
OF**



1213 13th Street
Highland, IL 62249

PREPARED FOR

Ms. Breann Speraneo
City of Highland
1115 Broadway
Highland, IL 62249

AS OF

April 24, 2020

PREPARED BY

DJ Howard & Associates Inc.
820 Broadway
Highland, IL 62249

LAND APPRAISAL REPORT

Case No.

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address 1213 13th Street City Highland State IL Zip Code 62249
 Borrower N/A Owner of Public Record City of Highland County Madison
 Legal Description Original Town Lot 9-PT10 53x140, Helvetia Township, Madison County, Illinois
 Assessor's Parcel Number 012240512201016 Tax Year 2018 R.E. Taxes 1,118.00
 Neighborhood Name N/A Map Reference N/A Census Tract N/A
 Special Assessments N/A PUD Yes No HOA \$ N/A Per Year Per Month
 Property Rights Appraised Fee Simple Leasehold Other (Describe) _____
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) _____
 Lender/Client City of Highland Address 1115 Broadway, Highland, IL 62249

CONTRACT ANALYSIS

I did did not analyze the contract sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
N/A

Contract Price: \$ _____ Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s): _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?
 Yes No If Yes, report the total dollar amount and describe items paid. \$ N/A

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Price	Age	One Unit	35 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Price \$ (000)	(yrs)	2-4 Unit	03 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	24 Low	7	Multi-family	02 %
Neighborhood Boundaries <u>For the purpose of this appraisal the subject neighborhood is a five mile radius.</u>								468 High	151	Commercial	30 %
								173 Pred.	45	Ag	30 %

	Good	Average	Fair	Poor		Good	Average	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General appearance of properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall appeal to market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: See Comment Addenda

Market Conditions (including support for the above conclusions): See Comment Addenda

SITE DESCRIPTION

Dimensions: 53*140 Area: 7,420 Acres Sq. Ft. Shape Rectangular View SFR
 Specific Zoning Classification "R-1-D" Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (Describe) _____
 Uses permitted under current zoning regulations Single Family Residential Uses
 Highest and Best Use: Single Family Residential
 Describe any improvements None
 Do present improvements conform to zoning? Yes No No Improvements (If "No", Explain) _____
 Present Use of Subject Site Vacant Land Current or Proposed Ground Rent Yes No If yes, \$ N/A
 Topography: Level Size: 4,776 Shape Irregular Drainage Adequate
 Corner Lot Yes No Underground Utilities: Yes No Fenced? Yes No If yes, type _____
 Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 1704450001B FEMA Map Date November 05, 1986

Utilities	Public	Other	Provider or description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Surface	<u>Asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Type/Influence	<u>Secondary Roadway</u>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalks		<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		Street/Lights (Type)		<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? Yes No If No, describe: _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____

Site Comments: The subject site was previously improved with a 988 square foot single family residence. The site is currently vacant and sits between two existing single family residences.

LAND APPRAISAL REPORT

Case No.

There are 3 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 11,000 to \$ 30,000
 There are 6 comparable sites sold in the past 12 months in the subject neighborhood ranging in price from \$ 12,500 to \$ 29,500

COMPARABLE SALES						
FEATURE	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3
Address	1213 13th Street	27 Geneva		2712 Pine View Drive		Memorial Court
City and Zip Code	Highland, IL 62249	Highland, IL		Highland, IL		Highland, IL
Proximity to Subject		0.61 miles NE		1.39 miles NW		1.87 miles NW
Data Sources		Maris		Maris		Maris
Verification Sources		Madison County		Madison County		Madison County
Sale Price	\$		\$ 2.08		\$ 2.60	\$ 1.52
Price/	\$ 0	\$ 12,500		\$ 29,500		\$ 16,500
Date of Sale (MO/DA/YR)	N/A	03/29/2019		05/04/2018		01/03/2017
Days on Market	N/A	N/A		N/A		N/A
Financing Type	N/A	Cash/Conv		Cash/Conv		Cash/Conv
Concessions	N/A	None		None		None
Location	Highland	Highland		Highland	- .52	Highland
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple
Site Size	7,420	6,011 SF		11,326	- .08	10,890 SF
View	SFR	SFR		SFR		SFR
Topography	Level	Level		Level		Level
Available Utilities	Electric/Water/Gas/Sewer	Similar		Similar1		Similar
Street Frontage	Secondary Street	Secondary		Secondary		Secondary
Street Type	Asphalt	Asphalt		Asphalt		Asphalt
Water Influence	None	None		None		None
Fencing	None	None		None		None
Improvements	None	None		None		None
Zoning	Single Family Residential	SFR		SFR		SFR
Flood Plain	X	X		X		X
Net Adjustments (Total, in \$)		+ \$ 0.00		+ X - \$ -0.60		+ X - \$ -0.05
Adjusted sales price of comparable sales (in \$)		Net=0% \$ 2.08		Net=-23% \$ 2.00		Net=-3% \$ 1.47
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months. The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal Data Sources: _____ The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. Data Sources: _____ The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal. Data Sources: Maris						
Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months	Listing and Transfer history of Comp 2 in past 12 months	Listing and Transfer history of Comp 3 in past 12 months		
	\$ N/A	\$ N/A	\$ N/A	\$ N/A		
Subject Property is Currently Listed for Sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source: _____ Current Listing History List Date: N/A List Price: \$ N/A Days on Market: N/A Data Source: N/A Subject Property has been listed within the last 12 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: _____ 12 Month Listing History List Date: N/A List Price: \$ N/A Days on Market: N/A Data Source: N/A						
Comments on Prior Sales/Transfers and Current and Prior Listings: N/A						
Summary of the Sales Comparison Approach: After the adjustments, the comparable sales ranged from \$1.47 per square foot to \$2.08 per square foot with an average of \$1.85 per square foot and a median of \$2.00 per square foot. Therefore, we have utilized a rounded unit value of \$2.00 per square foot. This unit value applied to the subject property is as follows: \$2.00 x 7,420 square feet = \$14,840 Rounded to: \$15,000						
Reconciliation Comments: It is our opinion that the subject property, as of April 24, 2020, has a market value of \$15,000.						
This appraisal is made <input checked="" type="checkbox"/> "as-is" <input type="checkbox"/> Subject to the following conditions or inspections: Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, my (our) opinion of market value, of the real property that is the subject of this report is: Opinion of Market Value: \$15,000 as of: April 24, 2020, which is the date of inspection and the effective date of this appraisal.						

LAND APPRAISAL REPORT

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder of the HOA and the subject property is an attached dwelling unit.
 Legal name of project: _____
 Total number of phases: _____ Total number of units: _____ Total number of units sold: _____
 Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____
 Was the project created by the conversion of an existing building(s) into a PUD? Yes No If yes, date of conversion: _____
 Does the project contain any multi-dwelling units? Yes No Data Sources: _____
 Are the units, common elements and recreation facilities complete? Yes No If no, describe the status of completion. _____

 Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definitions of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organizations are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from the seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

*Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition of law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such conditions do exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year to the date of the sales of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property and comparable sales.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

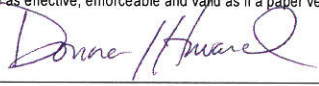
LAND APPRAISAL REPORT

CERTIFICATION AND LIMITING CONDITIONS (CONTINUED)

- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable source that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with the respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants or the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.)
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media.)
- 22. I am aware that any disclosure of distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniforms Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrowers, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is accepted to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards or Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

Signature 
 Name Donna J Howard
 Company Name DJ Howard & Associates Inc.
 Company Address 820 Broadway
Highland, IL 62249
 Telephone Number 618-654-7790
 Email Address jhoward@djhowardrea.com
 Date of Signature and Report April 30, 2020
 Effective Date of Appraisal April 24, 2020
 State Certification # 553.001267
 or State License # _____
 or Other (describe) _____ State # _____
 State IL
 Expiration Date of Certification or License 09/30/2021

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
1213 13th Street
Highland, IL 62249

APPRAISED VALUE OF SUBJECT PROPERTY \$ 15,000
 LENDER/CLIENT
 Name Ms. Breann Speraneo
 Company Name City of Highland
 Company Address 1115 Broadway
Highland, IL 62249
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

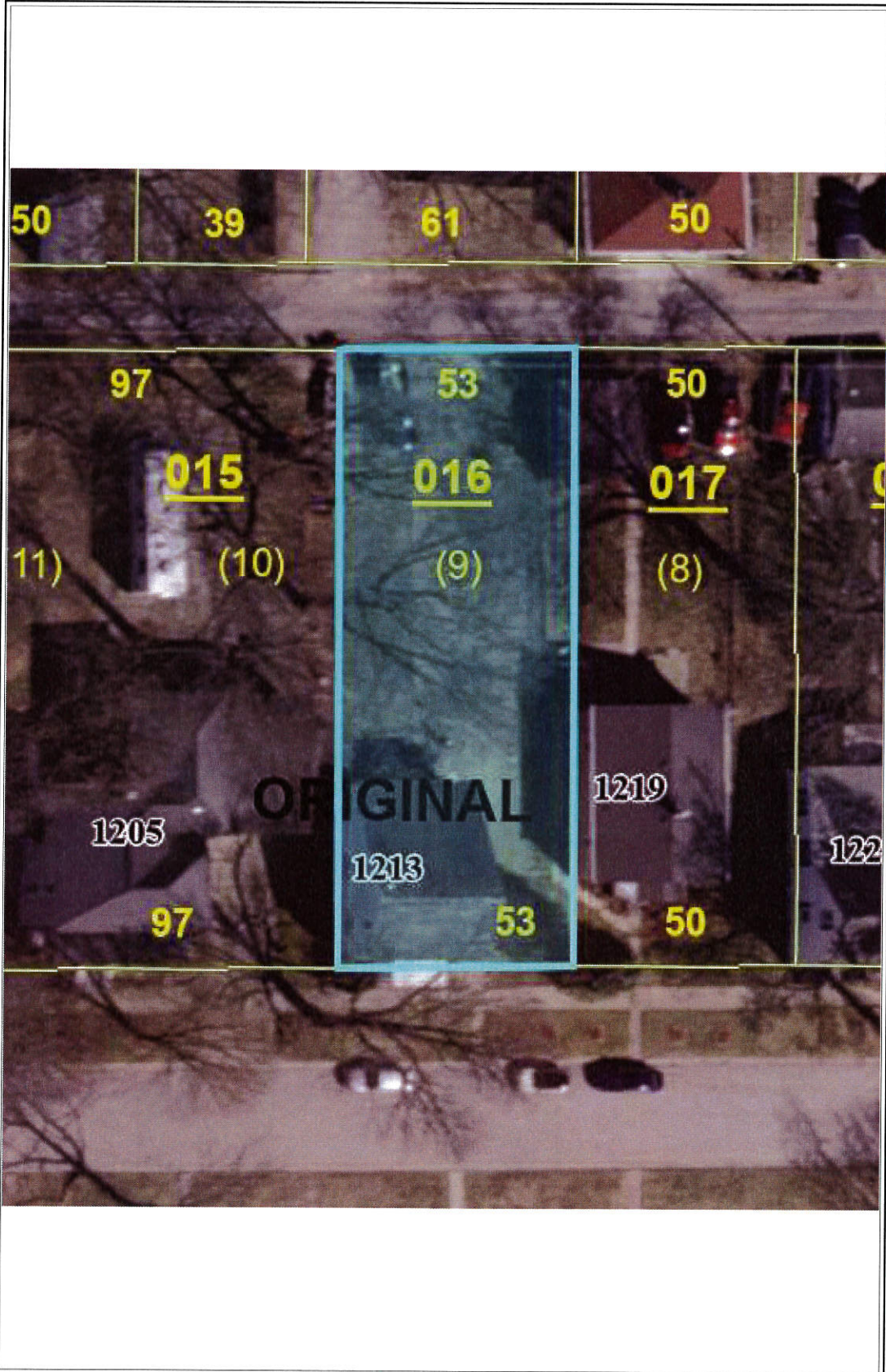
- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Borrower N/A

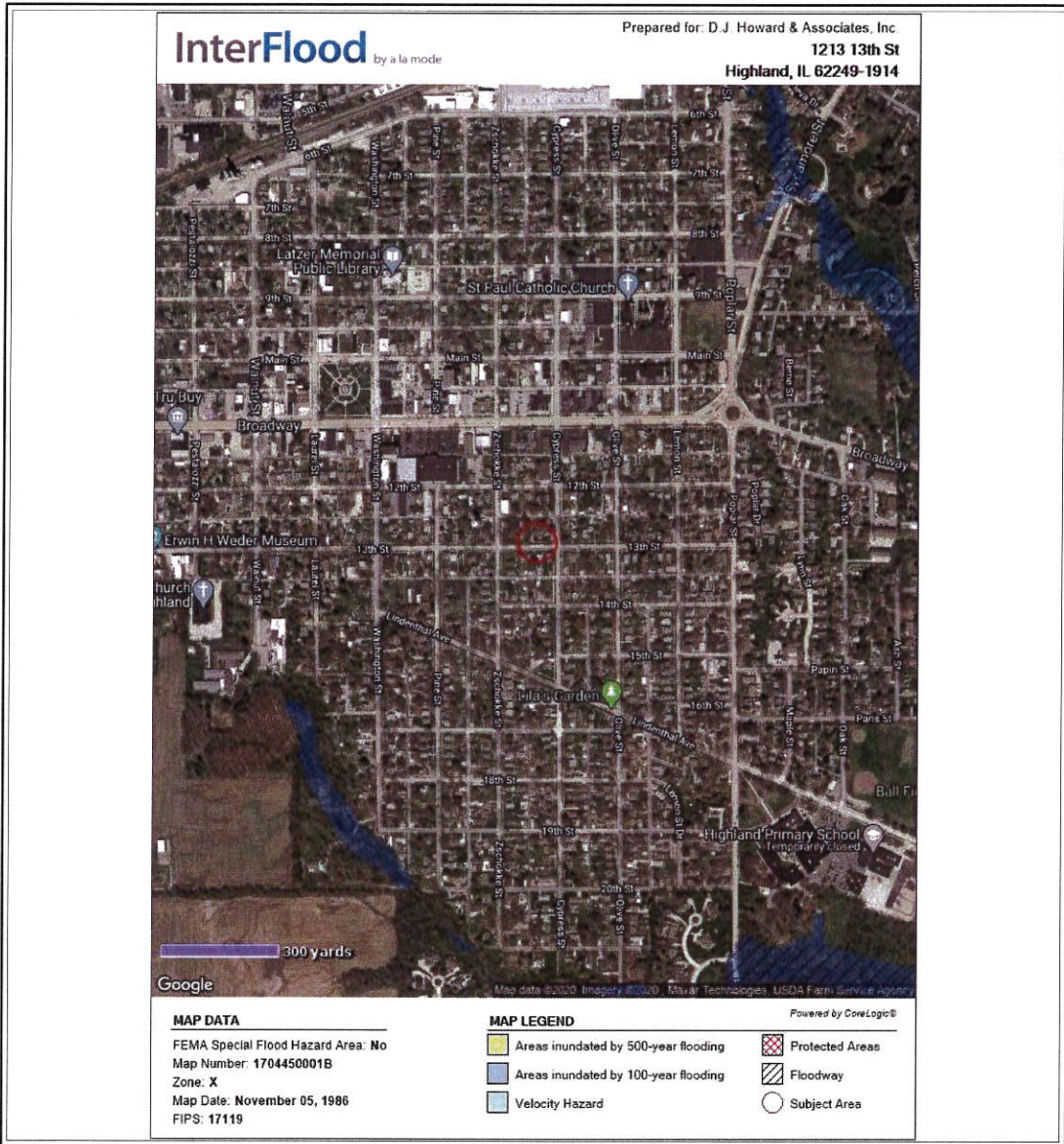
Property Address 1213 13th Street

City Highland County Madison State IL Zip Code 62249

Lender/Client City of Highland Address 1115 Broadway, Highland, IL 62249



Borrower	N/A					
Property Address	1213 13th Street					
City	Highland	County	Madison	State	IL	Zip Code 62249
Lender/Client	City of Highland		Address 1115 Broadway, Highland, IL 62249			



Flood Map Legends

- Flood Zones
- Areas inundated by 500-year flooding
 - Areas outside of the 100 and 500 year flood plains
 - Areas inundated by 100-year flooding
 - Areas inundated by 100-year flooding with velocity hazard
 - Floodway areas
 - Floodway areas with velocity hazard
 - Areas of undetermined but possible flood hazard
 - Areas not mapped on any published FIRM

Flood Zone Determination

SFHA (Flood Zone): _____
 Within 250 ft. of multiple flood zones? _____
 Community: _____
 Community Name: _____
 Zone: _____ Panel: _____ Panel Date: _____
 FIPS Code: _____ Census Tract: _____

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Borrower	N/A						
Property Address	1213 13th Street						
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Lender/Client	City of Highland		Address 1115 Broadway, Highland, IL 62249				

SUBJECT NEIGHBORHOOD DESCRIPTION

The City of Highland

The City of Highland is located in eastern Madison County, Illinois. Highland is surrounded by Pierron to the east, St. Jacob to the west, Trenton, Clinton County, to the south and Grantfork to the north. As of December of 2014, Highland was chosen as one of the top 24 cities to live, in Illinois. This information is according to Area Vibes.com, which ranks cities based on livability that includes factors such as crime rates, cost of living, high school graduation rates, employment and housing.

Demographic Profile

Population

The population of the City of Highland has increased during the past two decades which is consistent with smaller communities of Madison County. According to the U.S. Census, the estimated 2014 population was 9,894 residents, which represented an approximate -0.2 percent decrease from the 2010 level of 9,913 persons. The median age is 36.8 years, which is older than the median age for all residents of Illinois (36.6 years) and younger than the median age for the United States (37.2 years). Approximately 18.1 percent of the population is aged 65 or older compared with 12.1 percent of the United States as a whole.

More recent demographics are available from Site To Do Business Online (www.stdb.com). This data source utilizes ring studies for its data rather than municipal boundaries. The subject neighborhood is roughly defined as a five mile radius from the subject property. The subject market area has a current (2019) population of 16,279 which is an increase over the 2010 population estimate of 15,762 persons. This represents an average annual rate of change of approximately 0.35 percent. The 2024 projections for the five mile radius of the subject is for a population of 16,318 persons, or an average annual increase of 0.05 percent. The population within a one mile radius of the subject increased from 2010 to 2019 and is projected to decrease at a rate of 0.01 percent per year for the five years from 2019 to 2024.

Number of Households

There are a total of 9,919 households located within the Highland area as of the 2010 Census. Approximately 65.6 percent are family households, while 34.4 percent are non-family households. Approximately 13.8 percent of these households have a 65 year old householder living alone. Overall, 26.8 percent of the households have a member 65 years or older.

DJ Howard & Associates Inc.
COMMENT ADDENDUM

File No. C20-128
Case No.

Borrower	N/A						
Property Address	1213 13th Street						
City	Highland	County	Madison	State	IL	Zip Code	62249
Lender/Client	City of Highland		Address 1115 Broadway, Highland, IL 62249				

There are currently 6,329 households within a five mile radius of the subject property. The average annual rate of increase in the number of households within five miles of the subject from 2010 to 2019 was 0.42 percent per year. This is projected to slow slightly for the 2019 to 2024 period which projects the number of households within five miles of the subject to increase on average by 0.10 percent per year. The number of households within a mile of the subject property increased by 0.26 percent per year from 2010 to 2019 and is projected to increase by 0.03 percent per year from the 2019 to 2024 period.

Housing Stock

There are a total of 4,283 housing units located in Highland, Illinois which are occupied by 4,013 households, indicating an overall occupancy rate of 93.7 percent. The homeowner vacancy rate is estimated to be 2.2 percent, while the renter vacancy rate is 7.0 percent. According to the most recent Census Data, 68.2 percent of the occupied housing units are owner-occupied and 31.8 percent are renter-occupied.

Of the total housing units, the vast majority (69.5 percent) are single family detached structures. Another 12.6 percent live in two- to four- family units and another 12.3 percent live in multi-family dwellings with greater than four units. Approximately 0.3 percent of the housing units are mobile homes as of the 2010 Census.

The median home value within a five mile radius of the subject property is \$196,354 compared to a median home value of \$234,154 for the U. S. In five years, median home value is projected to change by 2.25 percent annually to \$219,470.

Employment Data

Of the total population age 16 and over (7,842 persons) 5,153 persons, or 65.7 percent were in the labor force as of 2017. The average commute time to work for Highland residents is 23.1 minutes. The current unemployment rate as estimated by the Illinois Department of Employment Security for Madison County as of March 2020 was 2.9 percent, which is down from 3.9 percent for March 2019. The corresponding unemployment rates for the State of Illinois and the United States as of March 2020 were 4.5 percent and 4.3 percent respectively.

Household Income Distribution

The median household income for the five miles surrounding the subject property as of 2019 was \$67,775 in the market area as compared to \$60,548 for all U. S. households. The median household income is projected to be \$75,892 by 2024. The median household income for a one-mile radius of the subject property is currently \$55,027 per year, which is approximately 18.8 percent lower than the median household income for the five-mile radius of the subject property.

Borrower	N/A						
Property Address	1213 13th Street						
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Existing Infrastructure/Services

Transportation/Access

Residents and tenants of the Highland area have fair access to Interstate 70 via Route 143 and 55 via U.S. Highway 40, which runs east and west. In addition, Illinois Route 160 runs north and south through the area.

Municipal Services

The City of Highland has its own Police Department with 19 full time employees. The Fire Department is staffed by 32 volunteers. In addition, the city offers the typical municipal services of an emergency 911 system and rescue squad services. Zoning is controlled by the City of Highland.

Schools

Highland provides its own school services for the city of Highland and the surrounding communities of Alhambra, Grantfork, Pierron, and New Douglas. In the City of Highland there are four public schools which include Highland Primary, Highland Upper Elementary, Highland Middle School, and Highland High School. Students from Alhambra, Grantfork, and New Douglas attend the "center" schools which include Alhambra Elementary for Kindergarten thru second grade, New Douglas Elementary for third and fourth grade, and Grantfork Elementary for fifth and sixth grade, and then attend Highland Middle School and Highland High School. There is one private elementary school, St. Paul Catholic School, and two private high schools. Mater Dei High School in Breese, and Father McGivney in Maryville, that are available to Highland students. Near by four year universities include McKendree College in Lebanon and Southern Illinois University-Edwardsville. In addition, Southwestern Illinois College in Belleville and Lewis and Clark Community College in Godfrey, offer associate degree's in several areas of study, are within driving distance of the Highland area.

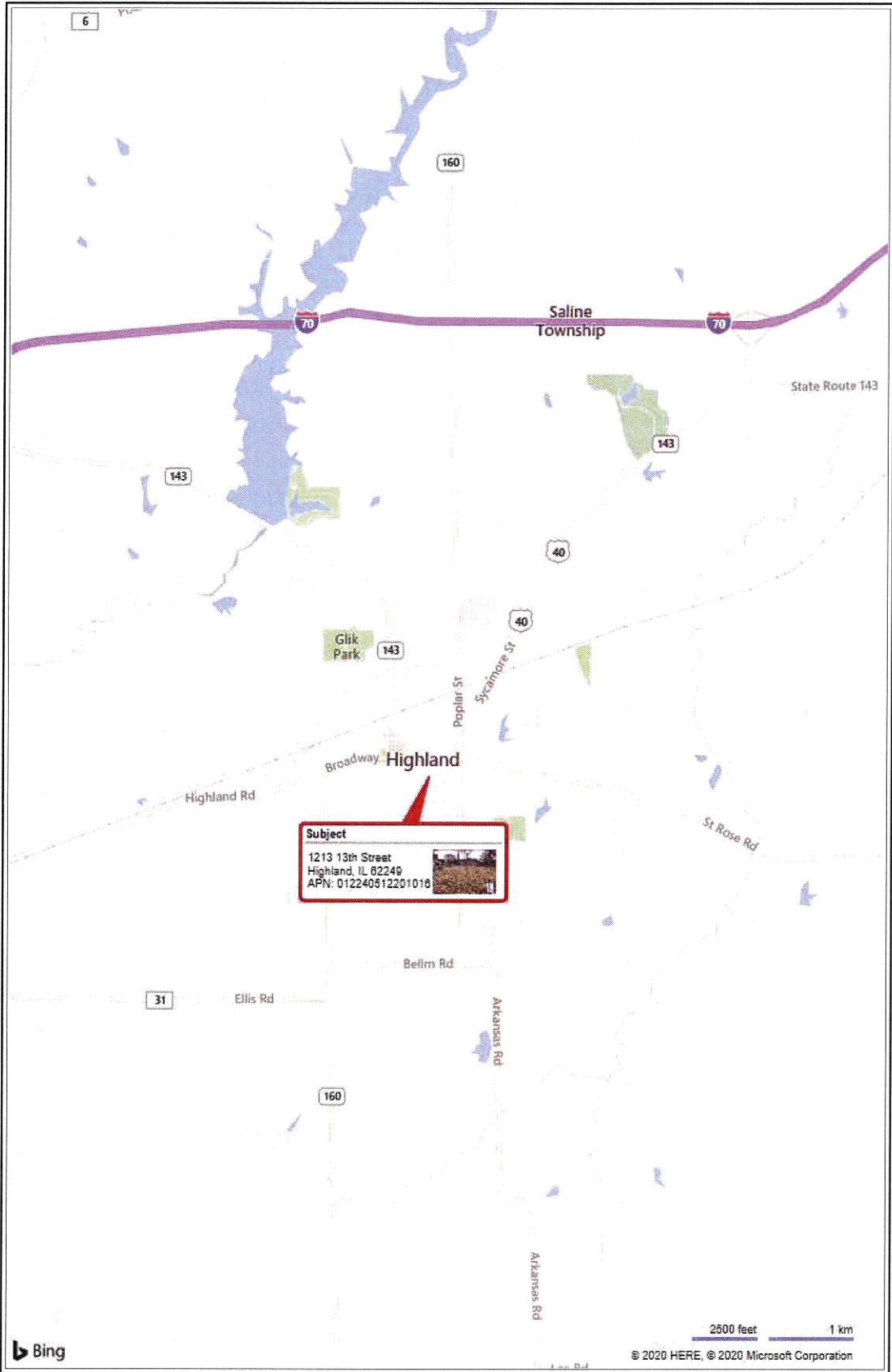
Summary

In summary, the subject property is located in Highland, Madison County, Illinois. The market area is defined as a five mile radius of the subject property. This market area has seen modest increases each year in population since 2010. Demographic projections from STDB online indicate that the population increases will continue for the next five years at a modest rate. The five-mile radius of the subject has a median household income that is higher than the U. S. median. The area appears to be stable with prospects for growth in the near term.

NEIGHBORHOOD MAP

File No. C20-128
Case No.

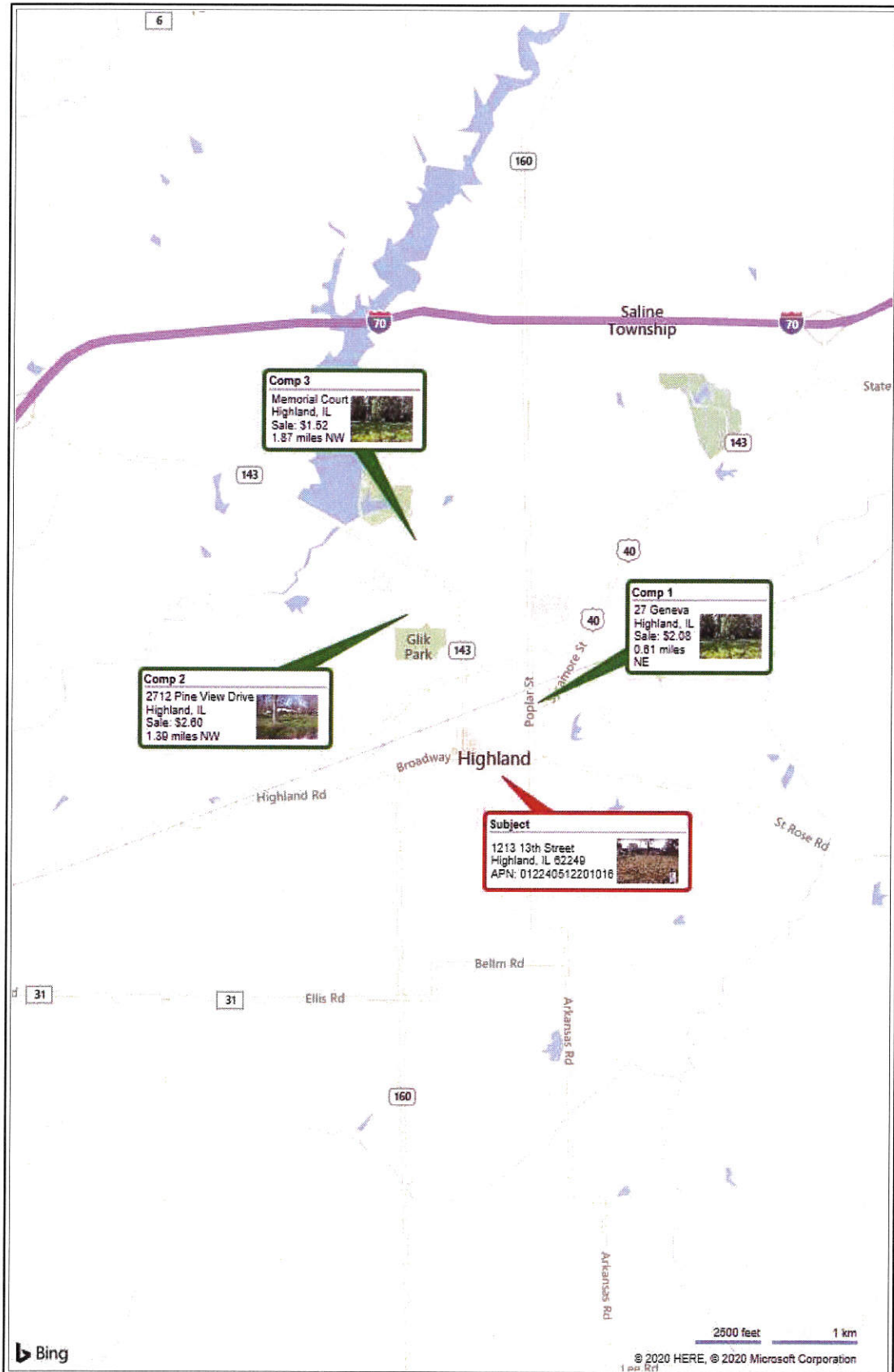
Borrower	N/A						
Property Address	1213 13th Street						
City	Highland	County	Madison	State	IL	Zip Code	62249
Lender/Client	City of Highland	Address					1115 Broadway, Highland, IL 62249



DJ Howard & Associates Inc.
SALES LOCATION MAP

File No. C20-128
Case No.

Borrower	N/A						
Property Address	1213 13th Street						
City	Highland	County	Madison	State	IL	Zip Code	62249
Lender/Client	City of Highland	Address 1115 Broadway, Highland, IL 62249					



Borrower	N/A							
Property Address	1213 13th Street							
City	Highland	County	Madison	State	IL	Zip Code	62249	
Lender/Client	City of Highland	Address					1115 Broadway, Highland, IL 62249	



COMPARABLE SALE # 1
27 Geneva
Highland, IL



COMPARABLE SALE # 2
2712 Pine View Drive
Highland, IL



COMPARABLE SALE # 3
Memorial Court
Highland, IL

DJ Howard & Associates Inc.
SUBJECT PHOTO ADDENDUM

File No. C20-128
Case No.

Borrower	N/A						
Property Address	1213 13th Street						
City	Highland	County	Madison	State	IL	Zip Code	62249
Lender/Client	City of Highland		Address 1115 Broadway, Highland, IL 62249				



**FRONT OF
SUBJECT PROPERTY**
1213 13th Street
Highland, IL 62249

DJ Howard & Associates Inc.
SUBJECT PHOTO ADDENDUM

File No. C20-128
Case No.

Borrower N/A						
Property Address 1213 13th Street						
City	Highland	County	Madison	State	IL	Zip Code 62249
Lender/Client	City of Highland		Address 1115 Broadway, Highland, IL 62249			



13th Street looking west



13th Street looking east

APPRAISAL COMPLIANCE ADDENDUM

File No. C20-128
Case No.

Borrower/Client <u>N/A</u>		Unit No. _____	
Address <u>1213 13th Street</u>		City <u>Highland</u> County <u>Madison</u> State <u>IL</u> Zip Code <u>62249</u>	
Lender/Client <u>City of Highland</u>			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I HAVE made a personal inspection of the property that is the subject of this report.

I have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: _____


MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 180 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 180 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Donna J Howard

Date of Signature April 30, 2020

State Certification # 553.001267

or State License # _____

State IL

Expiration Date of Certification or License 09/30/2021

Effective Date of Appraisal April 24, 2020

Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior Only from street Interior and Exterior

COMMERCIAL REAL ESTATE SALES CONTRACT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

THIS REAL ESTATE SALES CONTRACT ("Agreement") is made and entered into by and between CITY OF HIGHLAND, ILLINOIS, an Illinois municipal corporation ("Seller") and Glass Development LLC ("Purchaser"), effective when signed by both parties, and when approved by the corporate authorities of the City of Highland, Illinois (the "Effective Date"):

- I. Sale of Property.** Seller agrees to sell, transfer, and convey to Purchaser and Purchaser agrees to purchase from Seller, in accordance with the terms of this Agreement, all of Seller's right, title, estate, and interest in and to a portion of that certain real property known as:
- a. Address: 1213 13th Street, Highland, Illinois 62249**
 - b. Parcel Number: 01-2-24-05-12-201-016**
 - c. Legal Description:**
Lot Nine and Three feet off the East side of Lot Ten in Block Thirty-Eight in Highland, Illinois, as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 15 Page 20.

Hereinafter "Property."

- II. Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is **Twelve Thousand and 00/100 Dollars (\$12,000.00)**, which shall be paid as follows:
- a. Payment at Closing.** At Closing, Purchaser shall pay to Seller the balance of the Purchase Price, subject to the prorations and adjustment in Section 3 below, by check or by wire transfer of funds.
- III. Prorations and Adjustments.** The following prorations and adjustments shall be made to the Purchase Price at Closing:
- a. Taxes.** All ad valorem real estate taxes ("Taxes") imposed on the Property for the year in which Closing occurs and any prior years which are not yet due and payable shall be prorated and adjusted to the Closing Date, hereinafter defined, based on the latest information available with respect to Taxes. All prorations will be on the basis of a 365-day year with the Closing Date being charged to Purchaser. The Taxes which are charged to Purchaser pursuant hereto shall be a Permitted Encumbrance, as defined in Subsection 3(b) below; and Purchaser shall be responsible for the payment of all of such Taxes, when they become due.

- b. Release of Encumbrances. Seller shall convey to Purchaser, good, marketable and insurable fee simple title to the Property, free and clear of all liens and encumbrances, subject only to: (i) the lien of taxes not yet due and payable, (ii) all matters shown in public records, (iii) any matter that is waived or not timely objected to by Purchaser that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Purchaser that would be shown by a current and accurate survey and/or inspection of the Property, (v) any matter created by or arising from an act, omission or acquiescence of Purchaser, its employees, agents, contractors or subcontractors; (vi) any lien or encumbrance relating to general or special assessments; (vii) any other matters of title to which Purchaser expressly consents to in writing. Each item listed shall be a "Permitted Encumbrance" and shall be collectively referred to as the "Permitted Encumbrances." Other than the Permitted Encumbrances, on or before Closing, Seller shall cause, at Seller's cost, any and all assessments, liens, security interests, mortgages or deeds of trust and other encumbrances affecting the Property that were not caused by Purchaser ("Seller Encumbrances"), to be satisfied and released, unless they are assumed by Purchaser at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Seller Encumbrances.
- c. Expenses. Seller shall be responsible to pay for all expenses in connection with the payment of any Seller Encumbrances and recording costs to release any Seller Encumbrances, Seller's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company.

Purchaser shall be responsible to pay for the recording fee for the deed, Purchaser's attorney's fees, the customary escrow or closing fees charged by the Title Company, Purchaser's title insurance endorsements, if any, Purchaser's lender's policy of title insurance and any endorsements thereto, if any, Purchaser's tests and inspections, Purchaser's survey, the premium for Purchaser's basic owner's policy of title insurance in the amount of the Purchase Price, and such other expenses provided to be paid by Purchaser herein.

IV. Items to be delivered to Purchaser. After purchase of the Property, Seller shall deliver to Purchaser, in the form of photocopies of executed originals, any documents related to the Property that Seller is aware of and able to locate ("Seller Documents"). Purchaser acknowledges and agrees that Seller acquired the Property many years ago and, as a result, Seller may not be aware of the location or existence of some or all of the Seller Documents. Based on this information, Purchaser acknowledges and agrees that Seller will be deemed to have complied with this Section 4, if Seller provides to Purchaser the Seller Documents that are known to exist, if any, by Seller after purchase of the Property, and without any obligation or duty being imposed on Seller to investigate or to confirm the accuracy or completeness of the Seller Documents.

V. Investigation of the Property. From and after the date that this Agreement is signed by the last party hereto, Seller grants to Purchaser and its agents and representatives access to the Property for the sole purpose of conducting a complete physical inspection of the Property including, without limitation, preparation of boundary line, spot and topographical surveys, soil sampling and boring tests, and such other engineering, environmental, and mechanical inspections and investigations as Purchaser may reasonably require (collectively, "Investigations").

Purchaser shall indemnify, protect, defend and hold harmless the Seller against all mechanic's liens and other claims, demands, causes of action, liens, fines, damages, losses, costs and expenses (including attorneys' fees and litigation costs) and all other liabilities asserted against or incurred by the Property or Seller's ownership therein in connection with Purchaser's entry upon the Property or Purchaser's inspection, surveying, test borings or other work performed by or through Purchaser and Purchaser shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Purchaser shall pay for all inspections and reports ordered by Purchaser, promptly; and shall not allow any liens to be filed against the Property. For purposes of Purchaser's indemnification of Seller described herein, the term "Purchaser" shall mean any agent, broker, contractor, employee, or representative of Purchaser. This provision shall survive Closing or other termination of this Agreement.

VI. Contingencies. In addition to any other conditions set forth in this Agreement, Purchaser's obligation to consummate the purchase provided for herein shall be subject to the fulfillment, of the following items by Purchaser on or before thirty (30) business days from execution of this contract and any and all required action(s) by City (the "Contingency Date") (each a "Contingency" and collectively, the "Contingencies"):

- a. **Title Commitment/Examination.** Purchaser, at Purchaser's cost and expense, may order a title search and commitment for title insurance ("Commitment") on the Property, together with complete copies of all exception documents to title ("Exceptions") from Title Company. Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Purchaser; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Purchaser shall be subject.
- b. **Physical Inspection.** Purchaser shall be satisfied with the results of the Investigations. Purchaser shall notify Seller, in writing, of any condition disclosed during its Investigations that is not satisfactory to Purchaser and Seller shall have thirty days (30) days to cure such condition, with the Contingency Date automatically extended for such period, if cure is undertaken.
- c. **Survey.** Purchaser, at its sole cost and expense, may order a survey of the Property (the "Survey"). Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Purchaser, including, but not limited to,

discrepancies in the legal description on the Survey as compared to the legal description recorded in the chain of title, verification of the total acreage of the Property, the Property boundary lines, and the location of all recorded easements and other encroachments, if any, the location of the improvements on the Property, and any other considerations deemed necessary by Purchaser. Purchaser shall notify Seller, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Purchaser. If Purchaser fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Seller that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Seller would have secured a survey, such items shall be Permitted Encumbrances.

- d. Permitted Use. Purchaser shall determine the existing zoning and other governmental regulations that permit the use of the Property for Purchaser's intended use.

If Purchaser does not give written notice to Seller on or before the Contingency Date that any one of the Contingencies has not been satisfied, then Purchaser's obligation under this Agreement shall be enforceable by Seller pursuant to the terms set forth herein.

If Purchaser does give written notice to Seller on or before the Contingency Date that any one of the Contingencies has not been satisfied, and Seller fails to cure any one of the Contingencies on or before the expiration of the Contingency Date, this Agreement shall be terminated and be of no further force or effect, except for Purchaser's obligations and indemnity as stated herein.

VII. Closing

- a. Place and Closing Date. Subject to the terms of this Agreement, the closing of the purchase and sale of the Property ("Closing") shall take place on or before May 10, 2021, or after all Contingencies are waived by Purchaser ("Closing Date"), in the offices of the Title Company. Seller and Purchaser may agree to an extension of the Closing date by written agreement.
- b. Purchaser waives any claim to contingencies or any right to the Contingency Date on the Closing Date as stated herein. **In all instances, the Closing Date and Contingency Date shall be the same date.**
- c. Possession. Seller shall deliver possession of the Property to Purchaser at Closing and shall remove all personal property that will be retained by Seller at that time.
- d. Seller's Obligations at Closing. At Closing, Seller shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Seller's Obligations") upon satisfaction of Purchaser's Obligations (as defined below):

1. Deed. A Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 2. P-Tax. Execute along with Purchaser, an Illinois Transfer Tax Declaration Form.
 3. Seller's Affidavit. A commercially reasonable Seller's Affidavit.
 4. Non-Foreign Seller Affidavit. An affidavit of Seller in form and substance satisfactory to Purchaser setting forth Seller's United States taxpayer identification number and certifying that Seller is not a foreign person as that term is used and defined in Section 1445 of the United States Internal Revenue Code.
 5. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Purchaser to be delivered by Seller or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Seller and any Tenant under any lease being assumed by Purchaser satisfactory to Purchaser.
- e. Purchaser's Obligations at Closing. At Closing, Purchaser shall, in addition to any other obligations of Purchaser as set forth in this Agreement, execute and deliver the following items to Seller or the Title Company, as the case may be (collectively, "Purchaser's Obligations"):
1. Purchase Price. Deliver the balance of the Purchase Price by check or by wire transfer of funds to the Title Company (subject to adjustment and proration as hereinbefore provided).
 2. P-Tax. Execute along with Seller an Illinois Transfer Tax Declaration.
 3. Deed. Acknowledge and accept a copy of Seller's Special Warranty Deed with the Deed Restrictions attached thereto, conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Seller to be delivered by Purchaser or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Purchaser satisfactory to Seller.

VIII. Notices. Any notice, request, approval, demand, instruction or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall be in writing, and shall be conclusively deemed to be delivered when personally delivered or when (a) transmitted by telefax to the applicable telefax number followed with mailing by regular United States mail, addressed as follows:

If to Seller: City of Highland
Madison County, Illinois
Attention: Chris Conrad
City Manager
1115 Broadway
P.O. Box 218
Highland, Illinois 62249-0218
Telephone (618) 654-9891
Facsimile: (618) 654-4768

If to Purchaser: Glass Development LLC
Attention: Edward Michael Harris IV
1918 Washington Ave., Unit 1A
St. Louis, MO 63103

IX. Additional Covenants.

a. **Brokerage.** Seller and Purchaser each hereby represent and warrant to the other that neither has dealt with any broker or finder in connection with the transaction contemplated hereby, and each hereby agrees to indemnify, defend and hold the other harmless against and from any and all manner of claims, liabilities, loss, damage, attorneys' fees and expenses, incurred by either party and arising out of, or resulting from, any claim by any such broker or finder in contravention of its representation and warranty herein contained.

X. AS IS.

a. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER OR ANYONE ELSE MAY

CONDUCT THEREON; (IV) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (VII) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (VIII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND, SPECIFICALLY, THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, ZONING OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES; THAT SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. SELLER IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE PROPERTY IS SOLD BY SELLER AND PURCHASED BY PURCHASER SUBJECT TO THE FOREGOING. ALL PROVISIONS OF THIS SUBSECTION SHALL SURVIVE CLOSING OR THE TERMINATION OF THIS AGREEMENT WITHOUT CLOSING, AS APPLICABLE.

XI. Litigation.

- a. Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The parties hereby consent to the exclusive jurisdiction of the State of Illinois and hereby consent and agree that any action or proceeding involving the interpretation of, enforcement of, or in any way relating to this agreement shall be brought in the Circuit Court in Madison County, Illinois.

XII. Defaults and Remedies

- a. Default by Seller. In the event that Seller shall have failed to have timely performed any of Seller's Obligations, covenants, and/or agreements contained herein which are to be performed by Seller, then Purchaser, at its option and as its sole and exclusive remedy, may either: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.
- b. Default by Purchaser. In the event that Purchaser shall have failed to have timely performed any of Purchaser's Obligations, covenants, and/or agreements contained herein which are to be performed by Purchaser, then Seller, at its option and as its sole and exclusive remedy, may either: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.

XIII. Miscellaneous

- a. Binding Effect. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. This Agreement may not be assigned by Purchaser without the written approval of Seller.
- b. Purchaser Defined. The word "Purchaser" as used herein shall include all individuals, partnerships, limited liability companies, corporations, or any business entities of any kind affiliated with the purchase of the Property.
- c. Exhibits/Time Periods. Any reference herein to any exhibits, addenda or attachments refers to the applicable exhibit, addendum, or attachment that is attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly made a part hereof. If any date, time period or deadline hereunder falls on a weekend or a state or federal holiday, then such date shall be extended to the next occurring business day.
- d. Agreement Separable. If any provision hereof is for any reason held to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein, and any such unenforceable provision shall be reformed to, as nearly as possible, reflect the parties' intent in an enforceable manner.

- e. Counterparts. This Agreement may be executed in several counterparts, via email, and/or via facsimile, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. The parties further agree that signatures transmitted by email, facsimile, or in Portable Document Format (pdf) may be considered an original for all purposes, including, without limitation, the execution of this Agreement and the enforcement of this Agreement.
- f. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.
- g. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation, attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.
- h. Entire Agreement. This Agreement constitutes the entire agreement between Seller and Purchaser, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon Seller or Purchaser unless in writing and signed by both Seller and Purchaser. No subsequent amendment or change to an addendum shall be binding, unless signed by both parties.
- i. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the parties or party's brokers, it being recognized that both Seller and Purchaser have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- j. Compliance with Laws, Regulations, and Accreditation. Purchaser and Seller believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Seller have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the Closing, Seller shall give written notice to the Purchaser regarding such belief. The parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of Seller first providing notice to the Purchaser of the need to amend this Agreement to comply with the laws and regulations, the parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the parties determine in good faith that amendments or alterations to the requirements are not

feasible, then either may terminate this Agreement upon thirty (30) days prior written notice. Upon the termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any Earnest Money shall be returned to Purchaser and both Seller and Purchaser shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

XIV. Acceptance of Contract. Purchaser and Seller intend to execute this Agreement prior to Seller obtaining the approvals necessary to give force and effect to this Agreement. Seller represents that this Agreement must be passed by Ordinance and by the affirmative vote of 2/3 of the corporate authorities then holding office. Neither Purchaser nor Seller shall have any obligation under this Agreement until Seller has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Seller prior to _____, this Agreement shall have no force or effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed the Agreement as of the date(s) below:

SELLER:

**City of Highland
Madison County, Illinois
1115 Broadway
P.O. Box 218
Highland, Illinois 62249-0218**

PURCHASER:

**Glass Development LLC
Edward Michael Harris IV
1918 Washington Ave., Unit 1A
St. Louis, MO 63103**

By: _____
Chris Conrad
City Manager
City of Highland, Illinois

By: _____
Glass Development LLC

Date: _____

Date: _____



City of Highland
Building and Zoning

March 8, 2021

To: Chris Conrad, City Manager

From: Breann Speraneo, Director of Community Development

RE: 1213 13th Street

I recommend selling 1213 13th Street to Glass Development, LLC for \$12,000.

The City does not have a use for this property. It was acquired as part of the demolition process. The City has taken the proper steps to ensure that this property may be sold for 80% of the appraised value. The appraised value is \$15,000, making 80% of the appraised value \$12,000.

Glass Development, LLC intends to build a single-family home on the property.

ORDINANCE NO. _____

AN ORDINANCE APPROVING REAL ESTATE REZONING FOR
429 WALNUT STREET, HIGHLAND, ILLINOIS, FROM
“C-2” CENTRAL BUSINESS DISTRICT TO “I” INDUSTRIAL

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, DD & SD Properties, LLC (11410 Hickory Flat Road, Highland, IL) (hereinafter “Owner”), owns the fee simple interest in 429 Walnut Street, Highland, Illinois 62249, PIN# 02-2-18-32-19-401-009 (hereinafter “Land”); and

WHEREAS, Mike Jascur (2130 Broadway, Highland, IL) (hereinafter “Jascur”) is requesting to rezone the Land to Industrial, and is currently in the process of purchasing the Land from the Owner; and

WHEREAS, Jascur, 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 Combined Planning and Zoning Board Staff Report and Zoning Map Amendment Rezoning Application attached hereto as Exhibit A*); and

WHEREAS, Jascur’s application requests that the Land be rezoned from “C-2” Central Business District to “I” Industrial, 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 March 3, 2021, and has submitted its advisory report, attached hereto as **Exhibit B**; and

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

WHEREAS, City has determined it should approve the Land being rezoned from “C-2” Central Business District to “I” Industrial; and

WHEREAS, the City Manager and/or Mayor is authorized and directed to sign any documents required to rezone the Land from “C-2” Central Business District to “I” Industrial; and

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 “C-2” Central Business District to “I” Industrial.

Section 3. The City of Highland Official Zoning Map is hereby amended to indicate that change in zoning classification – from “C-2” Central Business District to “I” Industrial – with respect to the Land in question.

Section 4. This Ordinance shall be known as Ordinance No. _____ and 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 _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Joseph R. Michaelis, Mayor
City of Highland
Madison County, Illinois

ATTEST:

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



Meeting Date: March 3, 2021

From: Breann Speraneo, Director of Community Development

Location: 429 Walnut Street

Zoning Request: Rezoning

Description: Rezoning from C-2 Central Business District to Industrial

Proposal Summary

The applicant is Mike Jascur 2130 (Broadway, Highland, IL). The property owner is DD & SD Properties, LLC (11410 Hickory Flat Road, Highland, IL). The applicant of this case is requesting the following rezoning:

- Rezone 429 Walnut Street from C-2 Central Business District to Industrial. (PIN# 02-2-18-32-19-401-009)

This property is a vacant building that was formerly a speed lube. In the C-2 district, this is a nonconforming use and since the use has been discontinued for over a year the nonconforming use may not be continued. The rezoning is being requested in order to allow for a speed lube to occupy this building again.

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 “multifamily” on the Comprehensive Plan’s Future Land Use Map. This property is not best suited for multifamily purposes and an update will be considered at the time of the next Future Land Use Map update.



City of Highland Building and Zoning

Zoning Map



Legend

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

Future Land Use Map



Future Land Use

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



City of Highland
Building and Zoning

Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

- Existing use and zoning of the property in question.
 The property is currently a vacant building and is zoned C-2.

- Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	SF Residence/Pet Parlor	C-2
South	Edgecliff Services	Industrial
East	SF Residence	R-1-D
West	Highland Diner	C-2

- The extent to which the zoning map amendment may detrimentally affect nearby properties.
 Nearby property will not be negatively affected. The area to the south is zoned Industrial and this area contains a variety of uses.
- Suitability of the property in question for uses already permitted under existing requirements.
 C-2 is primarily for downtown commercial uses and, therefore, is not the most appropriate zoning classification.
- Suitability of the property in question for the proposed uses.
 The property is suitable for an automotive service. This building was previously an automotive service.
- The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
 The proposed zoning goes with the character of the area. This area has a mixture of zoning districts, including Industrial.
- The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
 The proposed map amendment is consistent with the City's Comprehensive Plan.
- The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
 There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

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

Staff Discussion

This property was originally an automotive service, which is a legal nonconforming use in the C-2 district. The legal nonconforming status use has expired since the use has been discontinued for over a year. Given that this property was an automotive service before, staff supports this rezoning and agrees that rezoning this property is the most appropriate way to allow for an automotive service to operate at this location again.

Given that this area consists of a mixture of commercial uses and industrial uses, staff believes that rezoning to allow for an automotive service to operate on the property is appropriate.

Aerial Photograph



Site Photos



RECEIVED
JAN 29 2021

EXHIBIT "A"
Zoning Map Amendment Rezoning Application

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 1-29-2021
Filing Fees: \$ 200
Date Paid: 1-29-2021
Date Advertised: 2/10 & 2/11
Date Notices Sent: 2/10
Public Hearing Date: 3/3
Zoning File #: REZON-0124-0002

APPLICANT INFORMATION:

Applicant: Mike Jascur Phone: 618-616-3113
Address: 2130 Broadway Highland IL. Zip: 62249
Email Address: mjascur@hotmail.com
Owner: DD & SB Properties, LLC Phone: 618-781-3526
Address: 11410 Hickory Flat Rd, Highland, IL Zip: 62249
Email Address: _____

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: 429 Walnut Street

Property is Located In (Legal Description): Attached

Present Zoning: C-2 Requested Zoning: Industrial Acreage: _____

Present Use of Property: Vacant Building; Former Speed Lube

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>SF Residence/Pet Parlor</u>	<u>C-2</u>
South	<u>Edgecliff Services</u>	<u>Industrial</u>
East	<u>SF Residence</u>	<u>R-1-D</u>
West	<u>Highland Diner</u>	<u>C-2</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: Automotive services are not

allowed in current zoning district.

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 _____ No X


UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

This property was formerly a speed lube. In the C-2 district, this is a legal nonconforming use and since the property has been vacant for over a year the nonconforming use may not be continued.

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. A stamped copy from the Madison County Maps and Plats Department identifying all property owners within 250 feet of the subject property (see Exhibit "B").
7. 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

1/29/21
Date

AUTHORIZATION TO REZONE PROPERTY

DD & SD Properties, LLC, an Illinois limited liability company, the owner of the real estate located at 429 Walnut, Highland, Illinois, hereby authorizes the rezoning request of Jascur Speed Lube, LLC / Michael Jascur from C-2 to Industrial.

Dated this 1 day of February 2021.

DD & SD PROPERTIES, LLC

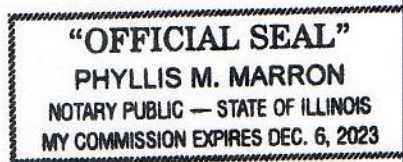
By: [Signature]
Steven C. Dugan, Managing Member

STATE OF ILLINOIS)
) ss
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that STEVEN C. DUGAN, a duly authorized agent and managing member of DD & SD PROPERTIES, LLC, a limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that as such duly authorized agent and managing member of said limited liability company, pursuant to authority, given by the members of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1ST day of February, 2021.

[Signature]
Notary Public



Dear Highland Community,

I'm writing this letter today to have the oil change facility zoned to be a C2 zoning. I don't feel that it should be a problem as it was an oil change facility once before and that's what the intended use for it is again. There are three different routes that can be taken to get to the back of the building where you pull in to have services done to your vehicle. There will be very little to no traffic impact since you enter from the back. One other point I would like to make is that it will also generate revenue for the city of Highland and create more jobs. Thank you for your time and consideration.

Thank You,

Mike Jascur



City of Highland
Building and Zoning

Exhibit "C"
Determination of Rezoning Request

Date Submitted: 1-29-2021
 Filing Fees: \$200
 Date Paid: 1-29-2021
 Date Advertised: 2/10/21 & 2/11/21
 Date of Sent Notice: 2/10/21
 Public Hearing Date: 3/3/2021

On March 3rd, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting approved/denied a request for rezoning for the following:

The applicant is Mike Jascur 2130 (Broadway, Highland, IL). The property owner is DD & SD Properties, LLC (11410 Hickory Flat Road, Highland, IL). The applicant of this case is requesting the following rezoning: Rezone 429 Walnut Street from C-2 Central Business District to Industrial. (PIN# 02-2-18-32-19-401-009).

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the March 15th, 2021 meeting of the City Council.

In recommending APPROVAL (action) of this request for rezoning, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation 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.

Conditions (if any): NONE

Chairperson of the Combined Planning and Zoning Board

3/3/2021
Date

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF HIGHLAND CODE OF ORDINANCES TO INCLUDE “PET CARE AND PET RELATED SALES AND SERVICES” AS A SPECIAL USE WITHIN THE C-2 CENTRAL BUSINESS 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, City has determined Karie Schuck (2003 Zschokke Street, Highland, IL) (“Applicant”) is requesting a text amendment to Table 3.1.B of the City Municipal Code to allow “Pet Care and Pet Related Sales and Services” as a Special Use within the C-2 Central Business District (*See Exhibit A*); and

WHEREAS, City has determined this text amendment was proposed by the Applicant to permit a dog training business at 708 Laurel Street, Highland, IL (“Land”); and

WHEREAS, City has determined the Land is currently zoned “C-2” Central Business District, and does not permit Pet Care and Pet Related Sales and Services; and

WHEREAS, City has determined Pet Care and Pet Related Sales and Services are a permitted use in “I” Industrial and “MX” Mixed Zoning within the City; and

WHEREAS, City has determined Applicant’s proposed text amendment would allow all property owners within the C-2 Central Business District to apply for Special Use Permits for Pet Care and Pet Related Sales and Services, and while each Special Use application would be reviewed individually, City Staff generally considers this use to be most appropriate within the Industrial and MX districts (*See Staff Report attached hereto as **Exhibit B***); and

WHEREAS, the Combined Planning and Zoning Board (“CBZB”) met at a regular meeting on March 3, 2021 and considered the text amendment to the City Code as stated herein (*See **Exhibit B***); and

WHEREAS, the CBZB denied the Applicant’s request for a text amendment change to the City Code to permit Pet Care and Pet Related Sales and Services in the “C-2” Central Business District as a Special Use (*See **Exhibit C***); and

WHEREAS, the CBZB does not recommend to the City Council that it adopt the text amendment to the City Code of Ordinances permitting Pet Care and Pet Related Sales and Services in the “C-2” Central Business District as a Special Use (*See **Exhibit C***).

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 Code of Ordinances, Article III, Districts & Zoning Map, 90-201, Table 3.1.B, shall be amended as follows:

Article III, Section 90-201, Table 3.1.B

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES																
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.	
44. Pet Care and Pet Related Sales and Service									S				.		.	

Section 2. 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 _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Joseph R. Michaelis, Mayor
City of Highland
Madison County, Illinois

ATTEST:

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

EXHIBIT "A"
CITY OF HIGHLAND, ILLINOIS
Zoning & Land Development Text Amendment

Return Form to:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-7115
(618) 654-1901 (fax)

For Office Use Only:

Date Submitted: 2-1-21
Filing Fees: \$200.00
Date Paid: 2-1-21 CK 2572
Date Advertised: 2/10 & 2/11
Date Notices Sent: 2/10
Public Hearing Date: 3/3
Zoning Case # ZTA-0221-0001

APPLICANT INFORMATION:

Applicant: Karie L. Schuck Phone: 6184779393
Address: 2003 Zschokke Street, Highland Zip: 62249
Kschuck51
Email Address: Kshuckst@gmail.com

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations City Land Development Regulations

Section(s) to Be Amended: Section Table 3.1.B - Zoning Matrix Section _____

Present Text: Attached

Proposed Text: Attached

Reason for Amendment: To allow for a dog training service via a SUP within the C-2 district

IMPACT OF AMENDMENT

	Yes	No
1. Does the amendment add language to the regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the amendment supplement an existing section?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the amendment modify an existing section?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does the amendment repeal a section?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MATTERS TO BE CONSIDERED

	Yes	No
1. Is the proposed amendment consistent with the City's Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed amendment 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Karrie L. Schuck
Applicant's Signature

1.29.21
Date

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service												.		.	

Current Text

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service												.		.	

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service												.		.	

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service												.		.	

Proposed Text Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service												.		.	

Proposed Text

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service												.		.	

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES

Use	R1 A	R1 B	R 1 C	R 1 D	R 2 A	R 2 B	R 3	C 1	C2	C 3	C 4	I	M	M X	Supp. Regs.
44. Pet Care and Pet Related Sales and Service									S			.		.	



City of Highland Building and Zoning

Ex B

Meeting Date: March 3, 2021

From: Breann Speraneo, Director of Community Development

Text Amendment: Article III, Districts & Zoning Map, 90-201, Table 3.1.B

Description: Text amendment to allow for “Pet Care and Pet Related Sales and Service” as a Special Use within the C-2 Central Business District

Proposal Summary

Karie Schuck (2003 Zschokke Street, Highland, IL) is requesting a text amendment to Table 3.1.B of the Municipal Code to allow for “Pet Care and Pet Related Sales and Service” as a Special Use within the C-2 central business district.

Article III, Section 90-201, Table 3.1.B

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES																
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.	
44. Pet Care and Pet Related Sales and Service									S				.		.	

Note: Red text is the proposed amendment.

Staff Discussion

This text amendment is proposed in order to allow for a dog training business at 708 Laurel Street. The property is currently zoned C-2, so the applicant’s options were to apply for a rezoning or to apply for a text amendment to allow for “pet care and pet related sales and service” as a Special Use within the C-2 district.

The applicant was advised that applying for a rezoning to Industrial or MX would create spot zoning amongst other zoning concerns and, therefore, is not recommended. Applying for a text amendment to allow for “pet care and pet related sales and service” as a Special Use within the C-2 central business district is the alternative course of action.

This text amendment would be integrated into the Zoning Code and allow property owners within the C-2 central business districts to apply for Special Use Permits for “pet care and pet related sales and service.” While each Special Use application would be reviewed individually, staff generally considers this use to be most appropriate within the Industrial and MX districts.



City of Highland
Building and Zoning

Exhibit "C"
Determination for Zoning Text Amendment

Date Advertised: 2/10/21 & 2/11/21
Public Hearing Date: 3/3/2021

On March 3rd, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting **approved** denied a Zoning Text Amendment for the following:

Karie Schuck (2003 Zschokke Street, Highland, IL) is requesting a text amendment to Table 3.1.B of the Municipal Code to allow for "Pet Care and Pet Related Sales and Service" as a Special Use within the C-2 central business district.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the March 15th, 2021 meeting of the City Council.

In recommending DENYING (action) of this Zoning Text Amendment, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation 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.

Conditions (if any): NONE

Brenda [Signature]
Chairperson of the Combined Planning and Zoning Board

3/3/2021
Date

RESOLUTION NO. _____

**A RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT FOR
PET CARE AND PET RELATED SALES AND SERVICES WITHIN THE
“C-2” CENTRAL BUSINESS 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, Zen Paws, LLC (1513 Broadway, Highland, IL) (“Applicant”) has filed an application for a Special Use Permit for a dog training service within the “C-2” Central Business District at 708 Laurel Street, Highland, Illinois, in accord with the *Code of Ordinances, City of Highland* (See **Exhibit A**, Special Use Application attached hereto and incorporated by reference as though fully set forth herein); and

WHEREAS, Karie Schuck (2003 Zschokke, Highland, IL) (“Owner”) is the owner of 708 Laurel Street, Highland, IL; 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 denied approval of this Special Use pursuant to **Exhibit A** and **Exhibit B**. See CPZB Determination of Special Use Permit attached hereto as **Exhibit C**.

WHEREAS, CPZB does not recommend approval of this Special Use to permit a dog training service within the “C-2” Central Business District (See **Exhibit C**).

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

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

Section 2 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 March 3, 2020 at 7:00 p.m., via properly noticed public Zoom call, and in accordance with COVID-19 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 denial 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 3 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 Special Use will adequately protect the public health, safety, welfare and the physical environment of the surrounding area and the City of Highland.
- (b) The proposed Special Use is consistent with the City of Highland'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 “C2”
- (f) The granting of this Special Use Permit would be in the best interest of the City of Highland, and, so, the Special Use Permit should be granted by ordinance.

Section 4 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 5 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, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Joseph R. Michaelis, Mayor
City of Highland
Madison County, Illinois

ATTEST:

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) 654-7115
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 2-1-21
Filing Fee: \$200.00
Date Paid: 2-1-2021 CK1454
Date Advertised: 2-10+2-11
Date Notices Sent: 2-10
Public Hearing Date: 3-3
Zoning File #: SUP-0221-0004

APPLICANT INFORMATION:

Applicant: ZEN PAWS LLC Phone: 618-304-3921
Address: 1513 BROADWAY Zip: 62249
Email Address: nalex83@yahoo.com
Owner: KARIE LSCHUCK Phone: 618-477-9393
Address: 2003 ZSCHOKKE STREET Zip: 62249
Email Address: KSCHUCK51@GMAIL.COM

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 708 Laurel Street; PIN#02-2-18-32-19-403-004

Property is Located In (Legal Description): Attached

Present Zoning Classification: C-2 Acreage: _____

Present Use of Property: Vacant apartments

Proposed Land Use: Dog training service

Description of proposed use and reasons for seeking a special use permit:
"Pet care and pet-related sales and service" is a special use within the C-2 district

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Schuck Massage Therapy</u>	<u>C-2</u>
South	<u>SF Residence</u>	<u>C-2</u>
East	<u>SF Residence</u>	<u>C-2</u>
West	<u>Keith's Automotive</u>	<u>C-2</u>

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. A stamped copy from the Madison County Maps and Plats Department identifying all property owners within 250 feet of the subject property (see Exhibit "B").
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.

Michael L. Asch
Applicant's Signature

1/29/21
Date

To Whom It May Concern,

My name is Nicki Alexander and I have been a Personal Dog Trainer at the same pet facility for 13 years. I reside in Highland and to my knowledge we do not have any dog training businesses. I feel that this business would help this community as I have had several locals contact me about providing this service in Highland, which will increase revenue. That being said, I've always wanted to open my own training business and hopefully will have the opportunity to do so. I greatly appreciate your consideration for this business. Below you will find details on what I plan to offer this community.

The only service I would like to offer is personal training as I do not want to take away from the other amazing small businesses that offer daycare, boarding, and grooming in this town. I actually hope to work with these businesses and refer clients to them and hope they will do the same for me.

Services Offered:

1. Private Lessons-One on one sessions with a client and their dog held at my business.
2. In Home Lessons-Same as above except I will travel to their home.
3. Day Training-This service will consist of a client dropping their dog off at my business in the morning and picking up in the afternoon/evening. I will offer this service for dogs that need extra help such as rescue dogs, puppies if their owners work all day, and anyone that would prefer a trainer to do more of the teaching.

Business Hours:

Monday-Friday
7am or 8am-5pm or 6pm

My hours of operation may change weekly depending on which services clients choose that week and when I have appointments with owners. At most 7am-6pm and weekdays only. Traffic conditions will be mild, as I will be meeting with one client at a time. I will be sharing the parking lot with Schuck Massage Therapy, located in front of 708 Laurel Street. My business will not impact street parking.

Capacity:

I plan to keep this a small business and I will be the only trainer. I would like to keep my capacity at 3-5 dogs per day for day training services. I will be fencing in the backyard with a 6ft vinyl privacy fence. The yard will be used for potty breaks and play sessions between training as all dogs need recess. All dogs will be supervised at all time whether inside or out.

Home/Business Space:

I plan on using the 2nd floor apartment as my living space and the 1st level for my business.

Feel free to contact me with further questions. Once again, I appreciate you considering my business at 708 Laurel.

Kind regards,

Nicki Alexander
nalex83@yahoo.com
618-304-3921

January 29, 2021

To Whom It May Concern:

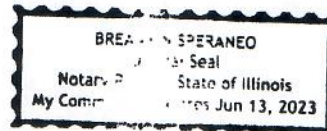
I, Karie L. Schuck, authorize Zen Paws LLC to apply for a Special Use Permit for a dog training business at 708 Laurel Street.

Thank you for your attention to this matter.



Karie L. Schuck
Owner – 708 Laurel Street
618-477-9393

✓ Brian Speraneo
1-29-21





City of Highland Building and Zoning

Ex B

Meeting Date: March 3, 2021

From: Breann Speraneo, Director of Community Development

Location: 708 Laurel Street

Zoning Request: Special Use Permit

Description: SUP to allow for a dog training business

Proposal Summary

The applicant is Zen Paws, LLC (1513 Broadway, Highland, IL). The property owner is Karie Schuck (2003 Zschokke Street, Highland, IL). The applicant of this case is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- **A Special Use Permit for a dog training service within the C-2 central business district at 708 Laurel Street. (PIN# 02-2-18-32-19-403-004)**

The zoning matrix identifies “pet care and pet related sales and service” as a Special Use within the C-2 central business district.*

**This petition is only valid if the proposed text amendment allowing for “pet care and pet related sales and service” within the C-2 district is passed by City Council.*

Comprehensive Plan Consideration

The subject property is denoted as downtown on the Comprehensive Plan’s Future Land Use Map. “Pet care and pet related sales and service” is not generally an appropriate Special Use for the downtown area, although each proposal should be individually considered.

Surrounding Uses

Direction	Land Use	Zoning
North	Schuck Massage Therapy LLC	C-2
South	Single-Family Residence	C-2
East	Single-Family Residence	C-2
West	Keith’s Automotive Center	C-2

Standards of Review for Special Use Permits

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



City of Highland Building and Zoning

Ex B

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

This area is classified as “downtown” on the Comprehensive Plan’s Future Land Use Map. A dog training business is not traditionally considered to be a downtown use.

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

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

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

The proposed Special Use will adequately protect the public health, safety and welfare. The physical environment will be protected so long as all elements of the dog training business (noise, traffic, etc.) are secured within the property’s premises.

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

The proposed Special Use will not have a detrimental impact on the value of neighboring property or on the City’s overall tax base.

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

The proposed Special Use will utilize public utilities.

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

There are no facilities nearby that require special protection.

Staff Discussion

“Pet care and pet related sales and service” businesses are allowed outright in the Industrial and MX districts, as such businesses often result in noise and outdoor use of space. Businesses within the C-2 central business district are typically solely indoors with minimal noise levels. Therefore, staff believes the Industrial and MX districts to be the most appropriate districts for a dog training business.

In order for a dog training business to be considered as a Special Use within the C-2 district, factors such as fencing, parking, noise buffers, hours of business, and surrounding uses should be considered.



City of Highland Building and Zoning

Ex B

Aerial Photograph



Site Photos





City of Highland

Building and Zoning

Ex B





City of Highland
Building and Zoning

Exhibit "C"
Determination for Zoning Text Amendment

Date Advertised: 2/10/21 & 2/11/21
Public Hearing Date: 3/3/2021


On March 3rd, 2021, the City of Highland Combined Planning and Zoning Board at its regular meeting ~~approved~~ denied a Zoning Text Amendment for the following:

Karie Schuck (2003 Zschokke Street, Highland, IL) is requesting a text amendment to Table 3.1.B of the Municipal Code to allow for "Pet Care and Pet Related Sales and Service" as a Special Use within the C-2 central business district.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the March 15th, 2021 meeting of the City Council.

In recommending DENYING (action) of this Zoning Text Amendment, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation 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.

Conditions (if any): NONE



Chairperson of the Combined Planning and Zoning Board
Date 3/3/2021

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ZEN PAWS, LLC
TO ALLOW PET CARE AND PET RELATED SALES AND SERVICES WITHIN THE
“C-2” CENTRAL BUSINESS ZONING DISTRICT
AT 708 LAUREL STREET, HIGHLAND, ILLINOIS 62249**

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. Zen Paws, LLC, 1513 Broadway, Highland, IL, is hereby granted a Special Use Permit in a “C2” zoning district, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*, for Pet Care and Pet Related Services at 708 Laurel Street, Highland, Illinois 62249.

Section 2. The Special Use Permit is granted.

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

Section 1. 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 _____, 2021, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Joseph R. Michaelis, Mayor
City of Highland
Madison County, Illinois

ATTEST:

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

CITY OF HIGHLAND

WARRANT # 1191

March 15, 2021

001	General Fund	\$	100,240.96
006	TIF #1	\$	440.00
007	Community Development	\$	4,397.50
008	Motor Fuel Tax Fund	\$	34,512.34
009	Parks & Recreation Fund	\$	19,275.09
050	Street Bond	\$	10,232.50
101	Electric Fund	\$	369,830.73
012	Business District A	\$	17,533.28
111	Fiber To The Premise Fund	\$	176,621.93
208	WATER ALT BOND INT &RED	\$	100,249.60
201	Water Fund	\$	21,104.72
301	Sewer Fund	\$	14,755.58
401	Ambulance Fund	\$	5,319.75
706	liability Insurance	\$	77,785.55
702	Police Pension Fund	\$	125.00
713	SOLID WASTE FUND	\$	282.61
802	Payroll Account	\$	-
	TOTAL WARRANT	\$	952,707.14

CITY CLERK
March 15, 2021

MAYOR

Accounts Payable

Computer Check Proof List by Vendor

User: DZOBRIST
 Printed: 03/11/2021 - 1:20PM
 Batch: 00007.03.2021

Invoice No	Description	Amount	Payment Date	Acct Number
Vendor: 1569 115063	4COM Inc MARCH 2021 PROGRAMMING	11,493.44	03/16/2021	Check Sequence: 1 111-111-5-390-51
	Check Total:	11,493.44		
Vendor: 3938 4219	Ace Hardware ACE HARDWARE OPERATING SUPPLIES	9.18	03/16/2021	Check Sequence: 2 401-401-5-460-00
4219	ACE HARDWARE OPERATING SUPPLIES	5.58	03/16/2021	401-401-5-430-00
4219	ACE HARDWARE OPERATING SUPPLIES	69.97	03/16/2021	301-304-5-450-00
4219	ACE HARDWARE OPERATING SUPPLIES	19.67	03/16/2021	301-303-5-450-00
4219	ACE HARDWARE OPERATING SUPPLIES	19.66	03/16/2021	201-203-5-450-00
4219	ACE HARDWARE OPERATING SUPPLIES	5.98	03/16/2021	001-011-5-450-00
4219	ACE HARDWARE OPERATING SUPPLIES	25.90	03/16/2021	009-016-5-450-00
4219	ACE HARDWARE OPERATING SUPPLIES	34.99	03/16/2021	201-202-5-470-00
4219	ACE HARDWARE OPERATING SUPPLIES	75.14	03/16/2021	201-202-5-450-00
4219	ACE HARDWARE OPERATING SUPPLIES	52.46	03/16/2021	201-202-5-430-00
4219	ACE HARDWARE OPERATING SUPPLIES	16.99	03/16/2021	101-104-5-430-00
4219	ACE HARDWARE OPERATING SUPPLIES	101.98	03/16/2021	001-017-5-430-00
4219	ACE HARDWARE OPERATING SUPPLIES	0.83	03/16/2021	009-009-5-450-00
	Check Total:	438.33		
Vendor: 193 194,999	ADR HIGHLAND, INC. Truck # 64 - Check Engine Replace EGR Valve	2,308.90	03/16/2021	Check Sequence: 3 001-017-5-360-10
195,075	Truck # 63 - Check Engine, CAC Hose	168.59	03/16/2021	001-017-5-360-10
195,103	Truck # 64 - Check Oil leak, hydraulic - replace hydraulic hose	488.69	03/16/2021	001-017-5-360-10
195,104	Oxygen, Acetylene	25.81	03/16/2021	301-303-5-430-00
195,104	Oxygen, Acetylene	25.81	03/16/2021	201-203-5-430-00
20059	TOW FOR AMBULANCE 1543	225.00	03/16/2021	401-401-5-360-10
20083	Truck # 607 - Winch out of ditch, Tow Call after hours	550.00	03/16/2021	001-017-5-390-00
	Check Total:	3,792.80		
Vendor: 4674 1033144016	Ameren Illinois GAS SERVICES - HCS	239.14	03/16/2021	Check Sequence: 4 111-111-5-330-00
1033144016	GAS SERVICES- HCS	214.11	03/16/2021	111-111-5-330-00
4742177616321	gas utilities park maint shed	135.36	03/16/2021	009-016-5-330-00
5736662735 WTP	Utilities	252.18	03/16/2021	201-202-5-330-00
5983358251	GAS SERVICES- STATION 2	326.83	03/16/2021	001-014-5-330-00
7059173000 PWA	Utilities	221.31	03/16/2021	001-017-5-330-00
7072262256321	gas utilities KRC	1,215.75	03/16/2021	009-009-5-330-00
9305822894	POLICE DEPT GAS UTILITIES	104.98	03/16/2021	001-012-5-330-00
	Check Total:	2,709.66		
Vendor: 3076 4808083-00	ANIXTER, INC. J820501	82,350.00	03/16/2021	Check Sequence: 5 101-104-5-530-60
4808083-00	J820505	10,900.00	03/16/2021	101-104-5-530-60
4823836-00	FCS Upgrade	2,750.00	03/16/2021	101-101-5-390-00
4823836-00	FCS Upgrade	2,750.00	03/16/2021	201-201-5-390-00
4859482-00	CBP-37-43-15A Transformer Sleeve	980.00	03/16/2021	101-104-5-430-00
4859482-00	163-23-3072	24,029.12	03/16/2021	101-104-5-540-30
4867896-00	DPC625- 600AMP 15/25 KV insulated deaden	75.00	03/16/2021	101-104-5-430-00
	Check Total:	123,834.12		
Vendor: 195 150246	Aviston Lumber Company posts for fish pond at silver lake	111.66	03/16/2021	Check Sequence: 6 009-016-5-450-00
150582	LP tank	16.00	03/16/2021	301-303-5-430-00
150582	LP tank	16.00	03/16/2021	201-203-5-430-00
	Check Total:	143.66		
Vendor: 5319 2465	BARNETT PEST SOLUTIONS MONTHLY PEST CONTROL - CITY HALL	20.00	03/16/2021	Check Sequence: 7 001-011-5-390-00
2466	MONTHLY PEST CONTROL - CITY HALL STORAGE	20.00	03/16/2021	001-011-5-390-00
2467	INSPECTION AND TREATMENT	14.00	03/16/2021	001-013-5-390-00
2467	INSPECTION AND TREATMENT	14.00	03/16/2021	101-101-5-390-00
2468	POLICE DEPT PEST CONTROL	25.00	03/16/2021	001-012-5-390-00
2469	INSPECTION AND TREATMENT	30.00	03/16/2021	101-102-5-390-00
2470	Monthly Onslaught	30.00	03/16/2021	001-017-5-390-00
2471	WCC pest control	25.00	03/16/2021	009-016-5-390-00
	Check Total:	178.00		
Vendor: 5803 MARI52021	CHARLES J BECHERER INTERIM CHIEF OF POLICE PER CONTRACT	5,000.00	03/16/2021	Check Sequence: 8 001-012-5-390-00
	ACH PAID	5,000.00		
Vendor: 20343 200114032	Bestone Tire of Clinton Co oil change/tires for 2010 ford f150	800.08	03/16/2021	Check Sequence: 9 009-016-5-360-10
200114063	TIRE REPAIR	78.12	03/16/2021	101-104-5-360-00
	Check Total:	878.20		
Vendor: 4552 2020-07-03 0006	Blue Cross & Blue Shield of IL 121 AMBULANCE REFUND	95.73	03/16/2021	Check Sequence: 10 401-401-5-390-25

FEBRUARY	FEBRUARY CENTRAL PURCHASING	37.84	03/16/2021	301-301-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	56.97	03/16/2021	201-203-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	321.37	03/16/2021	001-011-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	206.35	03/16/2021	001-012-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	165.11	03/16/2021	101-101-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	225.60	03/16/2021	401-401-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	56.97	03/16/2021	301-303-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	74.63	03/16/2021	111-111-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	366.89	03/16/2021	009-009-5-430-00
FEBRUARY	FEBRUARY CENTRAL PURCHASING	80.00	03/16/2021	009-016-5-430-00
	Check Total:	2,128.40		
Vendor: 3422 4856	Clinton County Garage Door PARTS AND LABOR FOR GARAGE DOOR	146.50	03/16/2021	Check Sequence: 22 101-104-5-380-00
	Check Total:	146.50		
Vendor: 5491 1322	KIMBERLY A. COLE PRETREATMENT CONSULTING SERVICES	525.00	03/16/2021	Check Sequence: 23 301-305-5-230-00
	Check Total:	525.00		
Vendor: 475 767719 769096 770514 771837 771994 772533	Compass Minerals SALT SALT SALT SALT Salt Salt	12,521.13 3,122.56 1,546.45 1,577.93 6,406.19 6,589.66	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 24 008-008-5-430-00 008-008-5-430-00 008-008-5-430-00 008-008-5-430-00 008-008-5-430-00 008-008-5-430-00
	Check Total:	31,763.92		
Vendor: 2345 0213722	Crawford, Murphy & Tilly Inc Professional Services from 1/1/21 to 1/29/21	60.00	03/16/2021	Check Sequence: 25 001-013-5-390-00
	Check Total:	60.00		
Vendor: 20255 INV210888	Da-Com Digital Office Solutions monthly service fee for copier at krc	222.86	03/16/2021	Check Sequence: 26 009-009-5-390-00
	Check Total:	222.86		
Vendor: 5451 36197 36198	DATATRONICS, INC QTY 10 - LED, XSTREAM, SNG HEAD, BLUE, RED, WHITE LED,QUADRA FLARE, CLEAR LENS,RED/BLUE,BEXEL,CHROME,TRIM	1,200.00 460.00	03/16/2021 03/16/2021	Check Sequence: 27 001-014-5-470-00 001-014-5-470-00
	Check Total:	1,660.00		
Vendor: 5050 800084995 800084995 800084995 800084995	DexYP MONTHLY PHONE LISTING MONTHLY PHONE LISTING MONTHLY PHONE LISTING MONTHLY PHONE LISTING	89.40 48.80 52.50 36.30	03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 28 001-011-5-390-00 101-101-5-390-00 111-111-5-390-00 001-012-5-390-00
	Check Total:	227.00		
Vendor: 4184 INV-115	DigitalArtz LLC signage for silver lake fish rearing pond	959.05	03/16/2021	Check Sequence: 29 009-016-5-390-00
	Check Total:	959.05		
Vendor: 159 P26474	Ditch Witch Sales Inc Pulling Grips	161.00	03/16/2021	Check Sequence: 30 201-203-5-430-00
	Check Total:	161.00		
Vendor: 5682 1439	DIVERSIFIED DIESEL SERVICES, LLC AMBULANCE MTN/REPAIRS TO 1542	472.15	03/16/2021	Check Sequence: 31 401-401-5-360-10
	Check Total:	472.15		
Vendor: 1753 8702	Diversified Tinting Services 2016 FORD TAURUS FULL TINT	280.00	03/16/2021	Check Sequence: 32 001-012-5-360-10
	Check Total:	280.00		
Vendor: 20045 03/09/2021 PR 03/09/2021 PW	Dr. Wood Trees & Landscape 6.5 HRS AT SILVER LAKE-REMOVE TREE, STUMP, 1.5 HRS STORM DAMAGE SECTOR 2 TREE WORK, STUMP REMOVAL	1,000.00 2,800.00	03/16/2021 03/16/2021	Check Sequence: 33 009-016-5-390-00 001-017-5-390-22
	Check Total:	3,800.00		
Vendor: 20091 6260044858	ECOLAB hand sanitizer	223.21	03/16/2021	Check Sequence: 34 009-009-5-440-00
	Check Total:	223.21		
Vendor: 20722 BY0515	Extreme Pyrotechnics LLC deposit for 2021 fireworks display	10,000.00	03/16/2021	Check Sequence: 35 001-011-5-390-31
	Check Total:	10,000.00		
Vendor: 20345 feb	Fens Fitness, LLC personal trainer sessions at krc	234.02	03/16/2021	Check Sequence: 36 009-009-5-390-09
	Check Total:	234.02		
Vendor: 2191	Ferrellgas			Check Sequence: 37

1114767741	gas utilities for cemetery shed	61.95	03/16/2021	009-715-5-330-00
1114767745	PROPANE- SEWER PLANT	406.62	03/16/2021	301-304-5-330-00
1114991721	PROPANE REFILL	85.16	03/16/2021	101-102-5-330-00
1114991734	PROPANE - SEWER PLANT	351.19	03/16/2021	301-304-5-330-00
	Check Total:	904.92		
Vendor: 1659	Fidelity Communications Co. Inc.			Check Sequence: 38
323771-PIN7253	2021 MIDDLEWARE SUPPORT	12,960.00	03/16/2021	111-111-5-390-52
323771-PIN7253	2021 MIDDLEWARE GEMSTAR	303.48	03/16/2021	111-111-5-390-52
323771-PIN7253	2021 MIDDLEWARE LICENSE	2,610.00	03/16/2021	111-111-5-390-52
323771-PIN7253	2021 VUBIQUITY SUPPORT	8,700.00	03/16/2021	111-111-5-390-52
	Check Total:	24,573.48		
Vendor: 2329	FIRE APPARATUS & SUPPLY TEAM INC.			Check Sequence: 39
21-82	LABOR/PARTS TO REPAIR TANK AND FILL NIPPLE AT VALVE	543.01	03/16/2021	001-014-5-360-10
	Check Total:	543.01		
Vendor: 745	Fletcher Reinhardt Company			Check Sequence: 40
S1239161.01	4010150215 Deadend Insulators	431.55	03/16/2021	101-104-5-430-00
S1239798.001	Wire-Mike- Micrometer	21.85	03/16/2021	101-104-5-430-00
S1239798.002	Wire-Mike- Micrometer	43.70	03/16/2021	101-104-5-430-00
	Check Total:	497.10		
Vendor: 1654	Fox Sports St. Louis			Check Sequence: 41
S52705	FEBRUARY VIDEO CONTENT FEE	10,659.40	03/16/2021	111-111-5-390-52
	Check Total:	10,659.40		
Vendor: 788	Frost Electric Supply Co			Check Sequence: 42
S4258626.001	LIGHT BULBS FOR FIRE HOUSE 2	72.50	03/16/2021	001-014-5-360-00
S4258764.001	SWITCH FOR GUYS BATHROOM	123.06	03/16/2021	101-104-5-450-00
	Check Total:	195.56		
Vendor: 795	Galls, LLC			Check Sequence: 43
017606253	BELT KEEPERS	29.38	03/16/2021	001-012-5-440-00
017622878	LINED DUTY BELT	93.43	03/16/2021	001-012-5-440-00
	Check Total:	122.81		
Vendor: 5332	GILMORE & BELL, P.C			Check Sequence: 44
8044424	ELECTRIC SYSTEM REFUNDING REVENUE BONDS SERIES 2019	800.00	03/16/2021	001-011-5-390-00
	Check Total:	800.00		
Vendor: 2226	GLOBAL TECHNICAL SYSTEMS, INC			Check Sequence: 45
141001646	QTY 2 - KENWOOD VHF ANT HELICAL	30.00	03/16/2021	001-012-5-360-00
	Check Total:	30.00		
Vendor: 851	Grainger			Check Sequence: 46
9810590886	Motor 1/10 hp	69.02	03/16/2021	201-202-5-450-00
9810590894	Emergency Respirators	77.08	03/16/2021	201-202-5-440-00
	Check Total:	146.10		
Vendor: 858	Graybar			Check Sequence: 47
9320137184	150/55/ECO E39 Mogul	317.52	03/16/2021	101-104-5-430-00
	Check Total:	317.52		
Vendor: 3333	GREAT LAKES DATA SYSTEMS			Check Sequence: 48
0125409-IN	SMS OUTBOUND MESSAGING FEES	150.00	03/16/2021	111-111-5-390-50
0125527-IN	BROADHUB SOFTWARE SUPPORT	1,200.00	03/16/2021	111-111-5-390-50
	Check Total:	1,350.00		
Vendor: 5777	HARRISON EDWARDS, INC.			Check Sequence: 49
Highl 2021-103	FOURTH PAYMENT ON MARKETING PLAN PROJECT	3,000.00	03/16/2021	007-007-5-390-33
	Check Total:	3,000.00		
Vendor: 1423	Highland Communication Services			Check Sequence: 50
200-301431	HCS SERVICES - CITY HALL	534.75	03/16/2021	001-011-5-390-50
200-301537	HCS SERVICES	1,501.75	03/16/2021	111-111-5-390-50
200-3037033321	telephone/computer/tv KRC	334.23	03/16/2021	009-009-5-390-50
200-303706321	telephone/computer/tv WCC	3.08	03/16/2021	009-016-5-390-50
200-303712321	telephone/computer/tv park maint shed	2.00	03/16/2021	009-016-5-390-50
200-303716	TV/PHONE/INTERNET POLICE DEPT	496.59	03/16/2021	001-012-5-390-50
200-369460	COMMUNICATION CHARGE	2.00	03/16/2021	101-102-5-390-50
200-369460	COMMUNICATION CHARGE	99.85	03/16/2021	101-101-5-390-50
200-369460	COMMUNICATION CHARGE	79.00	03/16/2021	001-013-5-390-50
200-527315	Enterprise Bundle 3/8/21 to 4/7/21	199.25	03/16/2021	001-013-5-390-50
200-528004321	telephone/computer/tv senior center	15.90	03/16/2021	009-016-5-390-50
	Check Total:	3,268.40		
Vendor: 1537	Highland Optimist Club			Check Sequence: 51
945721	Supplies for Central Purchasing	690.00	03/16/2021	001-000-0-157-00
	Check Total:	690.00		
Vendor: 984	Highland's Tru Buy			Check Sequence: 52
2835	CENTRAL PURCHASING ORDER	88.80	03/16/2021	001-000-0-157-00

	Check Total:		88.80		
Vendor: 8069 700455126	Hillyard St Louis Inc maint/repairs/labor floor scrubber at wcc		274.00	03/16/2021	Check Sequence: 53 009-016-5-390-00
	Check Total:		274.00		
Vendor: 3199 332000	Home Nursery Inc trees for optimist field berm		998.00	03/16/2021	Check Sequence: 54 009-016-5-390-22
	Check Total:		998.00		
Vendor: 4884	Huels Oil Co				Check Sequence: 55
FEBRUARY	FEBRUARY DIESEL FUEL		917.97	03/16/2021	101-104-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		802.60	03/16/2021	401-401-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		172.19	03/16/2021	001-014-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		241.73	03/16/2021	301-303-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		1,995.37	03/16/2021	001-017-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		241.73	03/16/2021	201-203-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		56.41	03/16/2021	111-111-5-420-00
FEBRUARY	FEBRUARY DIESEL FUEL		357.38	03/16/2021	009-016-5-420-00
SI-432	DHS - PREM OFF - ROAD DIESEL - TANKER LOADS		16,631.06	03/16/2021	101-102-5-490-00
SI-434	DHS - PREM OFF - ROAD DIESEL - TANKER LOADS		15,598.57	03/16/2021	101-102-5-490-00
SI-435	DHS - PREM OFF - ROAD DIESEL - TANKER LOADS		16,418.92	03/16/2021	101-102-5-490-00
SI-444	DHS - PREM OFF - ROAD DIESEL - TANKER LOADS		15,681.25	03/16/2021	101-102-5-490-00
SI-449	DHS - PREM OFF - ROAD DIESEL - TANKER LOADS		16,971.25	03/16/2021	101-102-5-490-00
TB-RK 003583	DHS - PREM OFF - ROAD DIESEL - POWER PLANT		11,849.94	03/16/2021	101-102-5-490-00
TB-RK 003587	PREM OFF-ROAD DIESEL		484.44	03/16/2021	001-017-5-420-00
TB-RK 003590	CHV 1000 THF 55/1 DR - CHV URSA SP EC15/40		1,258.95	03/16/2021	001-017-5-430-00
TB-RK 003591	CHV URSA SP EC15/40		316.53	03/16/2021	301-303-5-450-00
TB-RK 003591	CHV URSA SP EC15/40		316.52	03/16/2021	201-203-5-450-00
TB-RK 133436	EMPTY BLUE 55 GAL DRUMS		60.00	03/16/2021	101-102-5-490-00
	Check Total:		100,372.81		
Vendor: 5861 2021MEMBERSHIP	IGFOA 2021 MEMBERSHIP RENEWAL -KK		200.00	03/16/2021	Check Sequence: 56 001-011-5-390-00
	Check Total:		200.00		
Vendor: 4686 RENEWAL2021	IIMC ANNUAL MEMBERSHIP FEE THROUGH 03/31/2022- LHEDIGER		175.00	03/16/2021	Check Sequence: 57 001-011-5-390-00
	Check Total:		175.00		
Vendor: 1038 FEBRUARY2021	IL Dept Of Revenue FEBRUARY 2021 UTILITY TAX		29,712.40	03/16/2021	Check Sequence: 58 101-101-5-710-00
	ACH PAID		29,712.40		
Vendor: 5364	ILLINOIS MUNICIPAL LEAGUE RMA				Check Sequence: 59
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		77,785.55	03/16/2021	706-706-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		2,586.66	03/16/2021	001-011-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		1,121.00	03/16/2021	001-012-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		50.00	03/16/2021	001-013-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		2,514.25	03/16/2021	001-014-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		1,216.75	03/16/2021	001-017-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		1,814.41	03/16/2021	009-009-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT - LIBRARY		1,115.00	03/16/2021	001-011-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		11,029.05	03/16/2021	201-201-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		571.50	03/16/2021	401-401-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		1,941.98	03/16/2021	009-016-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		510.11	03/16/2021	009-503-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		56.75	03/16/2021	009-715-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		28,680.55	03/16/2021	101-101-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		12,364.55	03/16/2021	111-111-5-350-00
INV03162021	2021 ANNUAL CONTRIBUTION - 4TH & FINAL PAYMENT		9,720.55	03/16/2021	301-301-5-350-00
	Check Total:		153,078.66		
Vendor: 3634 FEBRUARY2021	ILLINOIS TELECOMMUNICATIONS ACCESS CORP. LOCAL EXCHANGE CARRIER & INTERCONNECTED VOIP & WIRELESS PROVIDER		16.64	03/16/2021	Check Sequence: 60 111-111-5-390-00
	Check Total:		16.64		
Vendor: 5304	JOHN DEERE FINANCIAL				Check Sequence: 61
11113-57860	HIGHLAND RURAL KING SUPPLIES		70.16	03/16/2021	201-202-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		431.67	03/16/2021	001-014-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		17.47	03/16/2021	301-304-5-450-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		3.99	03/16/2021	201-203-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		7.99	03/16/2021	001-011-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		287.01	03/16/2021	001-017-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		95.97	03/16/2021	001-017-5-440-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		252.99	03/16/2021	001-017-5-470-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		45.34	03/16/2021	101-101-5-460-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		36.27	03/16/2021	101-101-5-450-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		121.99	03/16/2021	101-102-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		596.43	03/16/2021	101-104-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		1,287.36	03/16/2021	101-104-5-440-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		55.13	03/16/2021	101-104-5-460-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		209.78	03/16/2021	301-304-5-470-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		11.74	03/16/2021	201-202-5-450-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		13.29	03/16/2021	201-202-5-460-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		35.35	03/16/2021	201-203-5-430-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		51.99	03/16/2021	201-203-5-440-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		66.71	03/16/2021	201-203-5-450-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		12.14	03/16/2021	201-203-5-460-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		44.50	03/16/2021	201-203-5-470-00
11113-57860	HIGHLAND RURAL KING SUPPLIES		35.37	03/16/2021	301-303-5-430-00

11113-57860	HIGHLAND RURAL KING SUPPLIES	52.00	03/16/2021	301-303-5-440-00
11113-57860	HIGHLAND RURAL KING SUPPLIES	72.73	03/16/2021	301-303-5-450-00
11113-57860	HIGHLAND RURAL KING SUPPLIES	12.13	03/16/2021	301-303-5-460-00
11113-57860	HIGHLAND RURAL KING SUPPLIES	44.50	03/16/2021	301-303-5-470-00
various feb.	misc maint/repair splys parks	526.69	03/16/2021	009-016-5-450-00
various feb.	misc operating splys parks	49.54	03/16/2021	009-016-5-430-00
	Check Total:	4,548.23		
Vendor: 1137 63578 63683	Journal Printing LEJUENE NOTRAY DIE -QTY 1 case of colored copy paper	14.30 142.50	03/16/2021 03/16/2021	Check Sequence: 62 001-011-5-430-00 009-009-5-430-00
	Check Total:	156.80		
Vendor: 951 INV20130855 INV20133207	KGP Logistics Inc Cable Supprt Lashed Individual Splitter Module 1x32 - Corning	40.00 1,135.00	03/16/2021 03/16/2021	Check Sequence: 63 111-111-5-470-00 111-111-5-530-00
	Check Total:	1,175.00		
Vendor: 1236 110874	Langhauser Sheet Metal Co Labor & Service: Pump Room, Locker Room-Fan switches, Thermostat	2,225.48	03/16/2021	Check Sequence: 64 201-202-5-380-00
	Check Total:	2,225.48		
Vendor: 2569 LEADBETTER	Karen Leadbetter JACKETS AND SHOES FOR LEADBETTER	32.42	03/16/2021	Check Sequence: 65 001-012-5-440-00
	Check Total:	32.42		
Vendor: 1258 518043-01	Leon Uniform Company Inc EMS UNIFORM SUPPLIES	16.50	03/16/2021	Check Sequence: 66 401-401-5-440-00
	Check Total:	16.50		
Vendor: 24 B-20-020235 CRAR01210004 CRAR12200002 RPLUMB11200002 RPLUMB12200003	Craig Loyet 1100 5th St Unit A - Final Plumbing Inspection 1010 Laurel St - Plumbing Rough-In Inspection 1000 Zsehokke St - Final Plumbing Inspection 145 Sunray Dr - Final Plumbing Inspection 1510 Lindenthal Ave - Final Plumbing Inspection	47.50 47.50 47.50 25.00 25.00	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 67 001-013-5-390-82 001-013-5-390-82 001-013-5-390-82 001-013-5-390-82 001-013-5-390-82
	Check Total:	192.50		
Vendor: 5181 JOB # 1820-R21	LOYET-ARCHITECTS REDESIGN - CITY OF HIGHLAND PUBLIC SAFETY FAC JOB 1820-R21	17,533.28	03/16/2021	Check Sequence: 68 012-012-5-505-00
	Check Total:	17,533.28		
Vendor: 5859 2020-05-27 002	WILLIAM LUKOWSKI AMBULANCE REFUND	94.97	03/16/2021	Check Sequence: 69 401-401-5-390-25
	Check Total:	94.97		
Vendor: 20004 IN0021750	Madison County Health Dept. GLIK PARK food permit	150.00	03/16/2021	Check Sequence: 70 009-016-5-390-00
	Check Total:	150.00		
Vendor: 2941 2020-12H	MADISON COUNTY INFORMATION TECHNOLOGY LEADS LEASE FROM MAD. CO	24.28	03/16/2021	Check Sequence: 71 001-012-5-340-00
	Check Total:	24.28		
Vendor: 5222 1166	MCFA DEATH BENEFIT DEATH BENEFIT - #1408, #1409, #1410, #1411, #1412	375.00	03/16/2021	Check Sequence: 72 001-014-5-390-00
	Check Total:	375.00		
Vendor: 5860 INVREIMB	BONNIE MCGINLEY ONLINE 4 HR TRANSITION TRAINING (RECORDED FALL 2020)	125.00	03/16/2021	Check Sequence: 73 702-702-5-240-00
	Check Total:	125.00		
Vendor: 1924 832180 832180 832667 833539 833817 834404 834597 834729 834729	McKay Auto Parts Inc 13P TP Bit Socket Set 13P TP Bit Socket Set PX Rear Wind Grid Rep Trailer Wire hereuliner Bed Liner -Truck # 55 OIL FILTER AND BLADE Battery -Truck # 57 Power Service Diesel Power Service Diesel	49.99 50.00 12.99 15.49 85.99 47.71 163.98 41.94 41.94	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 74 301-303-5-430-00 201-203-5-430-00 001-017-5-430-00 001-017-5-430-00 001-017-5-460-00 101-104-5-460-00 001-017-5-460-00 301-303-5-460-00 201-203-5-460-00
	Check Total:	510.03		
Vendor: 2643 GHLAND-2/28/202	MEREDITH CORPORATION FEBRUARY VIDEO CONTENT FEE	8,127.00	03/16/2021	Check Sequence: 75 111-111-5-390-52
	Check Total:	8,127.00		
Vendor: 5269 980963	METROLINE INC. Polycom VVX411 VOIP phone	477.75	03/16/2021	Check Sequence: 76 111-111-5-530-00
	Check Total:	477.75		
Vendor: 20785	Midwest Mulch & Compost			Check Sequence: 77

4909	mulch for parks		250.00	03/16/2021	009-016-5-430-00
	Check Total:		250.00		
Vendor: 1386 2026872	Midwest Municipal Supply Inc rinderer park maint/repair splys		320.84	03/16/2021	Check Sequence: 78 009-016-5-450-00
	Check Total:		320.84		
Vendor: 2555 36905	Mike A Maedge Trucking Inc CM7: tic# 1674110 & 4249, CM6: tic# 1674496 & 4634		980.34	03/16/2021	Check Sequence: 79 008-008-5-430-00
	Check Total:		980.34		
Vendor: 2392 35781 35781 35781	Missouri Network Alliance LLC DATA CONTENT FEE VOICE CONTENT FEE VIDEO CONTENT FEE	12,000.00 827.68 6,761.96		03/16/2021 03/16/2021 03/16/2021	Check Sequence: 80 111-111-5-390-53 111-111-5-390-51 111-111-5-390-52
	Check Total:		19,589.64		
Vendor: 1479 69245 69245	Navy Brand WOW, Navy Shield WOW, Navy Shield		38.50 38.50	03/16/2021 03/16/2021	Check Sequence: 81 201-203-5-460-00 301-303-5-460-00
	Check Total:		77.00		
Vendor: 5658 374801 375438	NEXSTAR BROADCASTING, INC. FEBRUARY VIDEO CONTENT FEE FEBRUARY VIDEO CONTENT FEE	460.32 7,759.68		03/16/2021 03/16/2021	Check Sequence: 82 111-111-5-390-52 111-111-5-390-52
	Check Total:		8,220.00		
Vendor: 5107 904318302	Northern Safety Co Inc EAR PLUGS		52.20	03/16/2021	Check Sequence: 83 101-104-5-440-00
	Check Total:		52.20		
Vendor: 1512 7608-215348 7608-215491 7608-215491	Northtown Auto & Tractor Hex Die 12V Commer Battery 12V Commer Battery		11.99 134.56 134.56	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 84 001-017-5-430-00 201-203-5-460-00 301-303-5-460-00
	Check Total:		281.11		
Vendor: 3903 0985-191913 0985-193238 0985-197201 0985-197224 0985-197296 0985-197305 0985-197325 0985-197455 0985-197463 0985-197469 0985-197502 0985-198073 0985-198285 0985-198378 0985-198432 0985-199244	O'Reilly Automotive Inc. QTY 1 - GL-WIPER FLD, QTY 1 - LED HEADLAMP QTY 1 - BATTERY QTY 1 - 10.25OZ RUST QTY 2 - BRAKE ROTOR, QTY 1 - SEMI-MET PAD QTY 1 - 10.25 OZ RUST QTY 1 - 16 OZ PROTCT, QTY 1 NTER CLEANR QTY 1 - RUST-MORT QTY 1 - 12OZ STOP LEAK, QTY 1 10T-P/S FLUID QTY 1 - CERAMIC PADS Wheel Brush, HD Nozzle, CarWash, Bucket QTY 1 - SUCTION GUN 16 oz. Undercrt. QTY 2 - WINTER BLADE QTY 1- BATTERY FOR 2014 FORD EXPLORER tail light QTY 1 - MOTOR OIL	13.98 40.81 8.99 109.99 8.99 16.98 121.57 17.48 39.09 28.36 10.99 24.44 20.50 86.40 33.42 6.99		03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 85 111-111-5-460-00 111-111-5-460-00 101-102-5-430-00 101-104-5-460-00 101-102-5-430-00 111-111-5-460-00 101-102-5-430-00 101-104-5-460-00 101-102-5-460-00 201-202-5-460-00 101-102-5-460-00 201-203-5-430-00 101-104-5-460-00 001-012-5-460-00 009-715-5-460-00 101-102-5-430-00
	Check Total:		588.98		
Vendor: 2139 33590 33619 33621 33622 33623	Oates Associates Inc ST. PAUL PARRISH DRAINAGE REVIEW CSXT RAILROAD CULVERT MODIFICATION CONSTRUCTION SERVICES HEMLOCK TRAFFIC SIGNAL PLANS- CONSTRUCTION SERVICES BROADWAY STREETScape PHASE I CONSTRUCTION SERVICES BELLM AND IBERG ROAD ROW STUDY	800.00 440.00 920.00 3,192.50 6,120.00		03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 86 001-017-5-230-00 006-006-5-505-00 050-050-5-505-00 050-050-5-505-00 050-050-5-505-00
	Check Total:		11,472.50		
Vendor: 8594 73537464-1001	PAETEC POLICE DEPT LONG DISTANCE SERVICE		1.77	03/16/2021	Check Sequence: 87 001-012-5-310-00
	Check Total:		1.77		
Vendor: 1574 26018803 26239956 49791557 8844703 93749609	Pepsi soda/water/gatorade - case returns/co2 returns soda/water/gatorade krc crate/product returns soda/water/gatorade krc bottle soda/gatorade/water	-668.20 564.78 -377.83 626.37 454.03		03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 88 009-009-5-430-50 009-009-5-430-50 009-016-5-430-50 009-009-5-430-50 009-016-5-430-50
	Check Total:		599.15		
Vendor: 1773 56542935 56544465 56545306 56547209 56547209	Power Line Supply 8452 Cold Shrink UG Cable Sealing Kit 1- 1/2"X 44' Vinyl Electrical Tape D200-9NE-INS Linemans Pliers Arc Reflection Model XF16-1280v.2 MI-88 Magnectic Impulse Indicator	298.50 171.90 131.36 20,000.00 168.25		03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 89 101-104-5-430-00 101-104-5-430-00 101-104-5-430-00 101-104-5-530-00 101-104-5-530-00
	Check Total:		20,770.01		
Vendor: 5862 37682	PRECISION MARKETING & SALES WORK SHIRTS - GENE COX QTY 4, DAVID GROSSMAN QTY 5		541.62	03/16/2021	Check Sequence: 90 101-104-5-440-00

	Check Total:		541.62		
Vendor: 2983 2021-757	PWW MEDIA INC. SPRING VIRTUAL 2021 - TIM RUSTERBERG & STEPHANIE NICKLIN		1,270.00	03/16/2021	Check Sequence: 91 401-401-5-240-00
	Check Total:		1,270.00		
Vendor: 4211 2102-489995 2102-491719 2103-026647	R P Lumber Co Inc maint/repai splys maint/repai splys replacement equipment		16.99 31.92 65.97	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 92 009-016-5-450-00 009-016-5-450-00 009-016-5-470-00
	Check Total:		114.88		
Vendor: 969 851210 851260 851300	Red E Mix LLC washed sand for cemetery CA6 grade 8 for cemetery concrete for cemetery footings		57.50 270.00 727.50	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 93 009-715-5-430-00 009-715-5-430-00 009-715-5-450-00
	Check Total:		1,055.00		
Vendor: 1238 2120266 2120287 2120335	Reding Tire & Battery Inc fires for jeep CAR 5 SPARK PLUGS, COIL PLUGS AND FUEL ADDITIVE CAR 2 OIL,LUBE AND FILTER/ ROTATE		571.24 457.55 29.45	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 94 009-016-5-360-10 001-012-5-360-10 001-012-5-360-10
	Check Total:		1,058.24		
Vendor: 4255 INV03012021 INV03012021	Randall Rinderer REIMBURSEMENT FOR LUNCH DURING WATER MAIN BREAK REIMBURSEMENT FOR LUNCH DURING WATER MAIN BREAK		70.30 70.31	03/16/2021 03/16/2021	Check Sequence: 95 301-303-5-390-00 201-203-5-390-00
	Check Total:		140.61		
Vendor: 3514 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021 Feb2021	SANDBERG PHOENIX & VON GONTARD P.C. Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services Legal Services		247.06 741.18 0.00 222.35 74.12 543.53 247.06 1,334.12 0.00 0.00 0.00 7,362.35 370.59 5,350.52 321.18	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 96 201-201-5-220-00 301-301-5-220-00 401-401-5-220-00 111-111-5-220-00 101-101-5-220-00 009-016-5-220-00 009-009-5-220-00 007-007-5-220-00 010-010-5-220-00 006-006-5-220-00 001-014-5-220-00 001-013-5-220-00 001-012-5-220-00 001-011-5-220-00 001-017-5-220-00
	Check Total:		16,813.86		
Vendor: 1907 BDY1002-INV1	Schaeffer Specialized Lubricants 5 GALLON STEEL DRUM DIESEL TREAT		845.50	03/16/2021	Check Sequence: 97 101-102-5-490-00
	Check Total:		845.50		
Vendor: 5355 34361	SCHMITT'S TROY GARAGE DOOR, INC. QTY 2 - 250 X 2 X 30 - BAY 3 & 4 / SERVICE CALL		261.50	03/16/2021	Check Sequence: 98 001-012-5-380-00
	Check Total:		261.50		
Vendor: 1884 S1169129.001 S1169129.001 S1169573.001	Schulte Supply Inc 18V batteries with charger for ST33Q Transmitter 18V batteries with charger for ST33Q Transmitter 4" Hymax Coupling, 4" Gasket Pipe, 6' x 15" Clamp		187.50 187.50 752.80	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 99 301-303-5-470-00 201-203-5-470-00 201-203-5-430-00
	Check Total:		1,127.80		
Vendor: 2313 75927 75929 76029	SENTINEL EMERGENCY SOLUTIONS ADAPTER 2.5" QUARTER TURN HYDRANT VALVE STORZ ADAPTER 5" W/ LOCK NH SWIVEL LONG HANDLE ANODIZED		61.85 1,371.80 831.80	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 100 001-014-5-430-00 001-014-5-470-00 001-014-5-470-00
	Check Total:		2,265.45		
Vendor: 1736 29234	Showtime Networks Inc FEBRUARY VIDEO CONTENT FEE		151.47	03/16/2021	Check Sequence: 101 111-111-5-390-52
	Check Total:		151.47		
Vendor: 5732 FEBRUARY	SINCLAIR TELEVISION GROUP, INC. FEBRUARY 2021 SUBSCRIBER COUNTS		5,058.00	03/16/2021	Check Sequence: 102 111-111-5-390-52
	Check Total:		5,058.00		
Vendor: 1587 B-20-020235 CRAR01210004 CRAR12200002 RPLUMB11200002 RPLUMB12200003	Timothy Singler 1100 5th St Unit A - Final Plumbing Inspection 1010 Laurel St - Plumbing Rough-In Inspection 1000 Zschokke St - Final Plumbing Inspection 145 Sunray Dr - Final Plumbing Inspection 1510 Lindenthal Ave - Final Plumbing Inspection		47.50 47.50 47.50 25.00 25.00	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 103 001-013-5-390-82 001-013-5-390-82 001-013-5-390-82 001-013-5-390-82 001-013-5-390-82
	Check Total:		192.50		
Vendor: 1677 29233	SNI / SI Networks LLC Inc FEBRUARY VIDEO CONTENT FEE		137.03	03/16/2021	Check Sequence: 104 111-111-5-390-52

	Check Total:		137.03		
Vendor: 5731 TM INV-003788	SPRINGBROOK HOLDING COMPANY LLC PROFESSIONAL SERVICES FOR 7.09 TO 7.18 UPGRADE WITH CUSTOM		6,267.00	03/16/2021	Check Sequence: 105 001-011-5-550-00
	Check Total:		6,267.00		
Vendor: 5151 2782872 2782872 2791158 2792590 2792590 2793538 2793538 L306746056	SUMNER ONE, INC. COLOR OVERAGES COLOR OVERAGES COPIER LEASE/USAGE- HCS COLOR OVERAGES COLOR OVERAGES COLOR OVERAGES COLOR OVERAGES COPIER LEASE/USAGE- HCS		70.00 18.57 35.86 22.00 6.00 106.40 106.40 172.24	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 106 001-013-5-340-00 101-101-5-340-00 111-111-5-340-00 001-013-5-340-00 101-101-5-340-00 001-013-5-340-00 101-101-5-340-00 111-111-5-340-00
	Check Total:		537.47		
Vendor: 2038 20983 20983 20983	TANTALUS SYSTEMS INC. TC-1216 TC-1220-RD NSE-201		5,950.00 57,375.00 3,500.00	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 107 101-104-5-530-60 101-104-5-530-60 101-104-5-530-60
	Check Total:		66,825.00		
Vendor: 2028 254616	Teklab Inc Coliform, Total Membrane Filter		202.80	03/16/2021	Check Sequence: 108 201-203-5-390-23
	Check Total:		202.80		
Vendor: 111111 44401 44401 44414	The Kwik Konnection Printing Inc 3/3/21 CPZB Meeting Notice Legal Ad - Purchase New Asphalt Hotbox PW-02-21 - S&A 20 year group fitness		165.00 132.00 240.00	03/16/2021 03/16/2021 03/16/2021	Check Sequence: 109 001-013-5-390-00 001-017-5-390-00 009-009-5-390-33
	Check Total:		537.00		
Vendor: 20368 127964	The Mail Box Store FED EX PRIORITY - PDC LABORATORIES		68.52	03/16/2021	Check Sequence: 110 201-202-5-320-00
	Check Total:		68.52		
Vendor: 74 25873 25873 25873 25873 25873	Third Millennium Assoc Inc Utility Bill Printing Service Utility Bill Printing Service Utility Bill Printing Services Utility Bill Printing Service Utility Bill Printing Service		188.40 282.61 847.82 282.60 282.61	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 111 001-011-5-390-00 301-301-5-390-00 101-101-5-390-00 201-201-5-390-00 713-713-5-390-00
	Check Total:		1,884.04		
Vendor: 8493 12222	Thole Fabrication & Welding Inc Snow Plow - Repair		250.00	03/16/2021	Check Sequence: 112 001-017-5-360-00
	Check Total:		250.00		
Vendor: 2317 175025-202102-1	TRANSUNION RISK AND ALTERNATIVE TLO BACKGROUND INVESTIGATIONS FOR DETECTIVES		75.00	03/16/2021	Check Sequence: 113 001-012-5-390-00
	Check Total:		75.00		
Vendor: 2089 6202268/1	Tri Ford Inc CAR 6 AIR CLEANER		24.96	03/16/2021	Check Sequence: 114 001-012-5-360-10
	Check Total:		24.96		
Vendor: 5420 351652 351653	TRIPACK, INC. Supplies for Central Purchasing Supplies for Central Purchasing		48.25 759.54	03/16/2021 03/16/2021	Check Sequence: 115 001-000-0-157-00 001-000-0-157-00
	Check Total:		807.79		
Vendor: 4739 436987960	U.S. BANK EQUIPMENT FINANCE COPIER LEASE/USAGE		170.03	03/16/2021	Check Sequence: 116 401-401-5-340-00
	Check Total:		170.03		
Vendor: 2773 0000Y78672071 0000Y78672071 0000Y78672071 0000Y78672071 0000Y78672081	UPS SHIPPING CHARGES SHIPPING CHARGES SHIPPING CHARGES SHIPPING CHARGES SHIPPING CHARGES		5.59 16.62 7.21 0.06 63.36	03/16/2021 03/16/2021 03/16/2021 03/16/2021 03/16/2021	Check Sequence: 117 101-101-5-320-00 001-011-5-320-00 001-011-5-320-00 001-011-5-320-00 101-101-5-320-00
	Check Total:		92.84		
Vendor: 502 507486 510241	USA Blue Book Windsock w/ frame Lab Items - PH Fill Solution, Monoclor F		84.84 318.73	03/16/2021 03/16/2021	Check Sequence: 118 201-202-5-430-00 201-202-5-390-23
	Check Total:		403.57		
Vendor: 3626 9205	VIVICAST MEDIA, LLC VIDEO CONTENT FEE - MARCH		60,310.55	03/16/2021	Check Sequence: 119 111-111-5-390-52
	Check Total:		60,310.55		

Vendor: 2286 226494	WALZ LABEL AND MAILING POSTAGE MACHINE SERVICE AGREEMENT RENEWAL 3/1/2021-3/1/2022	736.00	03/16/2021	Check Sequence: 120 001-011-5-340-00
	Check Total:	736.00		
Vendor: 4979 1042979	Watts Copy Systems Inc. COPIER LEASE/USAGE FOR BOTH COPIERS IN CITY HALL BACK OFFICE	597.97	03/16/2021	Check Sequence: 121 001-011-5-340-00
	Check Total:	597.97		
Vendor: 5858 2020-07-03 0006	KENNETH WELLEN AMBULANCE REFUND	127.66	03/16/2021	Check Sequence: 122 401-401-5-390-25
	Check Total:	127.66		
Vendor: 1963 70530814	WEX BANK FEBRURAY FUEL	113.31	03/16/2021	Check Sequence: 123 301-304-5-420-00
70530814	FEBRURAY FUEL	322.34	03/16/2021	301-303-5-420-00
70530814	FEBRURAY FUEL	16.80	03/16/2021	201-202-5-420-00
70530814	FEBRURAY FUEL	24.98	03/16/2021	001-013-5-420-00
70530814	FEBRURAY FUEL	172.83	03/16/2021	101-101-5-420-00
70530814	FEBRURAY FUEL	322.35	03/16/2021	201-203-5-420-00
70530814	FEBRURAY FUEL	1,246.39	03/16/2021	001-017-5-420-00
70530814	FEBRURAY FUEL	343.99	03/16/2021	101-104-5-420-00
70530814	FEBRURAY FUEL	2,350.24	03/16/2021	001-012-5-420-00
70530814	FEBRURAY FUEL	942.19	03/16/2021	009-016-5-420-00
70530814	FEBRURAY FUEL	104.03	03/16/2021	111-111-5-420-00
70530814	FEBRURAY FUEL	380.99	03/16/2021	401-401-5-420-00
70530814	FEBRURAY FUEL	422.11	03/16/2021	101-102-5-420-00
70530814	FEBRURAY FUEL	119.26	03/16/2021	001-011-5-420-00
70530814	FEBRURAY FUEL	117.11	03/16/2021	001-014-5-420-00
	Check Total:	6,998.92		
Vendor: 20202 37604	Wilke Truck Service, Inc. sand	255.13	03/16/2021	Check Sequence: 124 009-016-5-450-00
	Check Total:	255.13		
Vendor: 2219 29514 29515	Wisschr Electrical Contractors Inc Work Request# C4288 - IL 160 & Laurel: Fix NE Pole Leaning Work Request# C4289 - IL 160 & Troxler: Replace Green Lamp	75.01 132.50	03/16/2021 03/16/2021	Check Sequence: 125 001-017-5-390-00 001-017-5-390-00
	Check Total:	207.51		
	Total for Check Run:	828,108.48		
	Total of Number of Checks:	125		

Vendor: 5252	USAC BILLING & DISBURSEMENT	220215	ACH PAID 03/04/2021
UBDI0001179430	\$ 1,368.90	03/04/2021	SUPPORT MECHANISM CHARGES
UBDI0001179430	\$ 3,615.01	03/04/2021	SUPPORT MECHANISM CHARGES - 2020 499A
Total for Check	\$ 4,983.91		
Total for 5252	\$ 4,983.91		

Vendor: 3633	ILLINOIS DEPT OF REVENUE	220213	ACH PAID 3/3/2021
RT02 02 21	\$ 3,102.08	3/3/2021	RT-2 TELECOMMUNICATIONS TAX
RT02 02 21	\$ 118.11	3/3/2021	RT-2 TELECOMMUNICATIONS TAX
TOTAL FOR CHECK	\$ 3,220.19		
TOTAL FOR 3633	\$ 3,220.19		

Vendor: 5399	STATE BANK OF BERN	220212	ACH PAID 3/3/2021
ACH	\$ 25,249.60	3/3/2021	2018 WATER LOAN PAYMENT
ACH	\$ 75,000.00	3/3/2021	2018 WATER LOAN PAYMENT
TOTAL FOR CHECK	\$ 100,249.60		
TOTAL FOR 5399	\$ 100,249.60		

TOTAL CHECKS: \$ 103,469.79

Vendor: 5864	IMRF	220214	ACH PAID 3/11/2021
LATHAM	\$ 16,134.96	3/11/2021	ACCELERATED PAYMENT FOR MARK LA
TOTAL FOR CHECK	\$ 16,134.96		
TOTA FOR 5864	\$ 16,134.96		

Vendor: 4763 63034838N	Secretary Of State Index Dept MEGAN VON HATTEN NOTARY PUBLIC APPLICATION RENEWAL	10.00	03/04/2021	Check Sequence: 1 001-011-5-390-00
	Check # 4332	10.00		

Total for Check Run:

10.00

Check Total:

\$ 124,598.66

GRAND TOTAL:

\$ 952,707.14