

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, November 16, 2022

The Highland Plan Commission met in regular session on November 16, 2022. The Pledge of Allegiance was led by Commissioner Zemen. The meeting opened at 7:00 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners Doug Turich, Joseph Grzyski, Mark Kendra, Mario Martini, Bernie Zemen, Balczo and James Kissee. Also present Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Attorney John Reed and Town Engineer Derek Snyder.

MINUTES: Are there any deletions, additions or corrections to the minutes of October 19, 2022 regular meeting? If none, they will stand approved as posted.

ANNOUNCEMENTS: The next study session will be held on December 7, 2022 at 6:30 P.M. The next business meeting will be held on December 21, 2022 at 7:00 P.M.

COMMUNICATION: None

NEW BUSINESS: Docket No. 2022-03 Approval of the Plan Commissions Resolution # 2022-01, a Resolution to Alter the Meeting Schedule for the Plan Commissions Plenary Meetings.

Attorney Reed relayed that as the current rule reads now is that the Plan Commission Study Sessions begin at 6:30 and the Meeting is scheduled for 7:00. He stated that often there are lag times or lulls at the Study Session and Resolution 2022-01 would allow for the Study Session to organically move right into the Plan Commission Meeting. He said we would notify petitioners and the Public that they would need to be here at 6:30 because the Study Session may only take a few minutes.

Commissioner Zemen motioned to approve Resolution #2022-01. Commissioner Briseno Seconded and it unanimously passed with a roll call vote of 7 - 0.

OLD BUSINESS: Jennifer Smith General Counsel for Russell Co., and co-legal counsel with Attorney Wieser for SJ Highland, LLC, have requested to be placed on the meeting agenda to ask the Plan Commission for a 180-day extension from the December 12, 2022 date to allow for the recording of the Russell's First Addition to the Town of Highland Plat of Subdivision. The Town of Highland Subdivision Control Ordinance 17.25.020 Certification and Recording of plat (B) Recording Procedures states that this be accomplished within -1-year of Secondary Plat Approval which the Plan Commission granted the petitioner on June 16, 2021.

General Counsel Jennifer Smith for Russell Co was present to request a 180-day extension for the the recording of the Russell's First Addition to the Town of Highland Plat of Subdivision. The first 180 -day extension was granted in June of 2022, extending that request to December 12, 2022. The reason for the extension request is due to delays in their financial approval. Their first

financial application was via a conventional loan, and then that shifted to HUD financing. They are experiencing longer than anticipated delays in their financing through HUD. HUD financing approval time is usually 45 days.

Commissioner Turich at this point asked for a Motion. Commissioner Kissee motioned to grant the 180-day extension from December 12, 2022 to June 12, 2023. Commissioner Martini seconded.

Commissioner Briseno asked where in the queue Russell Group is in the financing with HUD. Counsel Smith responded they are next in line with one entity ahead of them.

Commissioner Turich asked the time frame from when they went from conventional financing to HUD financing. Ms. Smith responded second or third quarter of 2022, late June or early July, as they were still hoping for conventional financing in May. She said they consulted a firm called Bellwether who pursue a whole gamut of financing and the decision was made to pursue HUD financing. Commissioner Turich inquired as to why they didn't apply for the HUD loan until September. Ms. Smith's responded they had to go through a checklist of items prior to making the application. Those items entailed an appraisal, market studies, etc. She mentioned that an appraisal time frame is usually 4 – 6 weeks.

Commissioner Martini asked if Russell Co. is a public or private corporation. Ms. Smith replied they are a private corporation. Commissioner Martini asked if Russell Co has any other Senior Living Facilities similar to the proposed project in Highland. She replied they have one in Batavia, Illinois and Moline, Illinois. Commissioner Martini relayed he had concerns about the length of time it has taken to get this particular project started. Ms. Smith replied the delay is due to financing issues.

Commissioner Turich open the Public Meeting.

Mr. Larry Kondrat of 8815 4th St. expressed concern for the time frame this project was taking, particularly regarding the financing and that it was not the best fit for tax benefits.

Hearing no more remonstrators, Commissioner Turich closed the Public Meeting.

Commissioner Turich asked for a roll call vote to approve the extension request. Commissioners Grzymiski, Martini, Zemen, Kissee and Briseno voted yes. Commissioners Turich and Balczo voted no. The extension request passed with a roll call vote of 5 – 2.

Attorney Reed brought up a prior conversation that took place at the Plan Commission Study Session of November 2, 2022 regarding potential payment for crops. The discussion at tonight's meeting between Commissioner Turich and General Counsel Smith was regarding the crops that may be planted at the proposed project site and if Russell Co. would pay for those crops. Ms. Smith said Sheeringa's had reached out to Griffland asking if they could plant crops and Griffland reached out to Russell Co regarding the subject. The discussion continued between Commissioner Turich and Counselor Smith regarding payment for the crops that it was dependent upon when the project began, where the crops were in relation to being harvested

depend on the planting season, and when they would close on the land. Attorney Reed pointed out that it would be hard for Russell to commit until they had all this information first.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Martini seconded the motion. Meeting adjourned at 7:22 P.M.