

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
COMBINED PLANNING & ZONING BOARD  
HIGHLAND CITY HALL, 1115 BROADWAY  
WEDNESDAY, JANUARY 7, 2026  
7:00 PM**

**Call to Order:**

The January 7, 2026, meeting of the Combined Planning & Zoning Board was called to order at 7:00 PM by Chairman Anthony Walker.

**Roll Call:**

Members present: Chairman Anthony Walker, Bill Koehnemann, Larry Munie, Brad Korte, Deanna Harlan, and Robert Vance

Members absent: Shirley Lodes

Also present: Moran Economic Development's Director of Planning, Emily Calderon; City Attorney Trent Carriger; Building and Zoning Supervisor Chris Straub; the Applicant, Amy Schmidt with Korte Company; and Deputy City Clerk Flake, as recorder.

**Approval of Minutes:**

Korte made a motion to approve the minutes of the December 3, 2025, Regular Session meeting of the Combined Planning & Zoning Board; seconded by Harlan. Koehnemann, Munie, Korte, Harlan, Walker, and Vance voted aye; none voted no; Lodes was absent; The motion carried.

**Public Comments Relating to Items Not on the Agenda:**

No public comments were made. No written comments were submitted by email or other means.

**Public Hearings and Items Listed on the Agenda - Procedures:**

Chairman Walker reviewed the procedures for testifying on any items on this agenda during the hearings and offered to swear-in members of the public wishing to testify on the issue listed on the agenda. The applicant, Amy Schmidt, took the oath, along with Emily Calderon.

**New Business:**

- a) **Trouw Nutrition USA, LLC, of 115 Executive Drive, Highland, IL, is requesting a variance to approve an alternate parking plan per Section 90-222. The property has a Parcel Identification Number of 02-2-18-32-00-000-027 and a site address of 145 Matter Drive, Highland, IL 62249. It is zoned "I," Industrial District.**

Emily Calderon presented information related to this application for a Variance, as follows: Trouw Nutrition USA, LLC, of 115 Executive Drive, Highland, IL, is requesting a variance to approve an alternate parking plan per Section 90-222. The property has a Parcel Identification Number of 02-2-18-32-00-000-027 and a site address of 145 Matter Drive, Highland, IL 62249. It is zoned "I," Industrial District.

Specifically, the proposed parking plan does not meet the following requirements:

1. *Sec. 90-224(2) Internal Access and Circulation.* Access aisles in parking lots must be at least 22 feet wide for two-way traffic and 14 feet wide for one-way traffic. No parking space shall be accessible from an access driveway within the first 20 feet of the driveway from the right-of-way line.

2. Sec. 90-227 – Ingress and egress to any parking area or use shall be by means of paved driveways from the adjoining street.
3. 90-297(2) *Landscape Plan – When Required*. The construction of a new parking lot or the major expansion (more than 25% increase in parking spaces) of an existing parking lot.

**Consideration regarding the Comprehensive Plan and Future Land Use Map**

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 identified as “Industrial” on the Comprehensive Plan's Future Land Use Map.

**Surrounding Uses:**

The properties to the North, South, East and West are zoned Industrial.

**Findings of Fact on the seven standards of review listed in Section 90-94 of the Zoning Code include:**

1. Strict application of the zoning regulations would prohibit the property owner from constructing any parking spaces on this parcel.
2. The variance is in line with the general purpose of this chapter, providing for the health, safety, and general welfare of the community. The proposed parking lot layout is a safer solution than any other scenario where employees may be required to walk in front of dock bays to access the building.
3. Strict application of the variance would result in a hardship for the property owner, in that they would not be able to provide employee parking in a safe location without approval of this alternate parking plan.
4. The proposed parking plan is the minimum deviation that will allow for the expansion of interior facilities while still providing parking for staff.
5. The variance request is unique to this property, as there is no standard lot size in this industrial area.
6. The circumstances engendering this variance request are not applicable to other property in the district, since there is no standard lot size.
7. If granted, the variance would not alter the character of the neighborhood. There are other properties with similar parking characteristics in the immediate vicinity.

**Staff Discussion and Recommendation:**

There is no standard lot size in this particular industrial area and with the need to expand interior employee facilities, the location of the proposed parking spaces will not meet the required setback. The code requires that parking spaces be only accessible from an interior drive aisle, while 8 of the proposed parking spaces will be accessed directly from the street. The remainder of the parking spaces will be located immediately north of the building addition and will be accessed via an interior drive aisle that is 19.5' wide, rather than required 22' wide drive for two-

way traffic. Additionally, because of site constraints, no landscaping is proposed.

It is recommended that the variance for an alternate parking plan be approved.

**The Public Hearing on this issue was opened:**

The applicant, Amy Schmitt, stated we worked with Trouw for a year and a half on this project. They are extremely excited about it. The driving force behind this project is to get new employee facilities. This will include a locker room and shower room in the front of the building. This will allow the staff to park in the front, utilize the shower/locker room area and then enter the workspace. This is a huge improvement from what they currently have. This will also allow them to expand their maintenance area as well. They are excited about this project and thanks to the board for looking at this alternate site plan.

There were no public comments submitted via email.

**The public hearing on this issue was closed.**

Walker asked for a motion to consider to allow for a Variance at 115 Executive Drive, Highland, IL 62249. Korte made a motion to consider; Seconded by Munie. Koehnemann, Munie, Korte, Harlen, Walker, and Vance voted aye; none voted no; Lodes was absent; The motion carried.

**Next Meeting:**

The next meeting of the Combined Planning & Zoning Board is scheduled for Wednesday, February 4, 2026.

**Adjournment:**

Korte made a motion to adjourn; seconded by Vance. All members voted aye. The motion carried and the meeting was adjourned at 7:10 PM.