



City of Highland Building and Zoning

Combined Planning & Zoning Board Agenda
Highland City Hall - 1115 Broadway, Highland IL 62249
January 7, 2026 at 7:00 PM

1. Call to Order
2. Roll Call
3. General Business:
Approval of the December 3, 2025 Regular Meeting Minutes
4. Public Comment Section
Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for information purposes only. No action will be taken.
5. Public Hearings and Items Listed on the Agenda
Persons who wish to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.
6. New Business
 - a. 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.
7. Calendar – February 4, 2026 Meeting
8. Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting by phone, call 618-882-4358 and use conference ID# 464162. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request Portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Jackie Heimbürger, ADA Coordinator for City of Highland, at (618-654-9891) or (jheimburger@highlandil.gov).



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

VARIANCE APPLICATION

When an applicant feels that the strict application of the requirements of the Zoning Regulations would create an undue hardship, they may request a variance from the Combined Planning and Zoning Board. The Combined Planning and Zoning Board must base its decision, to as great a degree as possible, on factual evidence and not the personal opinion of the applicant, neighbors, or others. The request for a variance should be based on a conflict between the restrictions on the development of the property due to the Zoning Regulations and the restrictions on the development of the property due to its physical characteristics. A variance should be issued only to the specific restrictions on physical construction and not to the list of permissible land uses within a given zone.

1. **Application and Fees:** Every application for a variance shall be filed with the Administrative Official on forms provided by the City along with a **\$250.00** review and processing fee established pursuant to Section 90-067. The administrator shall promptly route the application, to the Combined Planning and Zoning Board. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:
 - a. Name and address of the applicant;
 - b. Location of the structure/use for which the variance is sought;
 - c. Relationship of the structure/use to existing structures/uses on adjacent lots;
 - d. Specific section of this chapter containing the requirements which, if strictly applied, would cause a serious problem;
 - e. Any other pertinent information that the administrator may require; and
2. **Public Hearing:** The Combined Planning and Zoning Board shall hold a public hearing on each zoning variance request within a reasonable time after the variance application is submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and place of the hearing, and the nature of the proposed variance, shall be given not more than 30 nor less than 15 days before the hearing by:
 - a. First class mail to the applicant and to all parties whose property would be directly affected by the proposed variance. and
 - b. Publication in a newspaper of general circulation within this City.
3. **Standards for Consideration:** The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that the proposed variance meets the requirements below and as noted in Section 90.093 of the Zoning Code and also provided in the Application Checklist located at the end of this Section.
 - a. The applicant acquired his property in good faith and where by reason of exceptional

narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the Zoning Regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located

- b. That the proposed variance is consistent with the general purpose of City's Zoning Code. (Section 90.001)
 - c. Strict application of the Chapter of which the variance is being requested would constitute unnecessary hardship upon the property owner represented in the application;
 - d. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;
 - e. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.
 - f. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and
 - g. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.
4. Supplemental Requirements: In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.
5. Basis for Decision-Making: The Combined Planning and Zoning Board shall render a decision on every zoning variance request within a reasonable time after the public hearing. In accordance with Illinois State Statute (65 ILCS 5/11-13-11), the Combined Planning and Zoning Board shall specify the terms of relief granted, if any, in one statement, and their findings of fact in another statement. The findings of fact shall clearly indicate the Board's reasons for granting or denying any requested variance.

EXHIBIT "A"
Variance Application

Return Form To:

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

For Office Use Only

Date Submitted: 12-08-25
Filing Fees: \$250.00
Date Paid: 12-08-25
Date Advertised: 12-18-25
Date Notices Sent: 12-11-25
Public Hearing Date: 1-07-26
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: <u>Trouw Nutrition USA, LLC</u>	Phone: <u>403-818-9132</u>
Address: <u>115 Executive Dr, Highland, IL</u>	Zip: <u>62249</u>
Email Address: <u>shaun.potter@nutreco.com</u>	
Owner: <u>Trouw Nutrition USA, LLC</u>	Phone: <u>403-818-9132</u>
Address: <u>115 Executive Dr, Highland, IL</u>	Zip: <u>62249</u>
Email Address: <u>shaun.potter@nutreco.com</u>	

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 145 Matter Drive, Highland IL 62249

Present Use of Property: Light Manufacturing and Warehouse

Proposed Use of Property: Light Manufacturing and Warehouse

Variance Requested: Acceptance of an alternate site plan under Section 90-222.

Code Section: Section 90-222

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Vacant Parcel</u>	<u>Industrial</u>
South	<u>Vacant Parcel</u>	<u>Industrial</u>
East	<u>Manufacturing</u>	<u>Industrial</u>
West	<u>Auto Repair Shop</u>	<u>Industrial</u>

<i>The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:</i>	Yes	No
1. <u>Property Acquisition:</u> The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	X	
2. <u>Zoning Code Compliance:</u> The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	X	
3. <u>Hardship:</u> Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;	X	
4. <u>Minimal Deviation:</u> The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	X	
5. <u>Uniqueness:</u> The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	X	
6. <u>Public Interest:</u> The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	X	
7. <u>Comprehensive Plan Compliance:</u> The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

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

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



Applicant's Signature

Dec 3, 2025

Date



PLAN DETAILED REPORT VAR-1225-0019 FOR CITY OF HIGHLAND

Plan Type: Variance	Project:	App Date: 12/08/2025
Work Class: Variance	District: Highland	Exp Date: 06/06/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Chris Straub	Approval
Description:		Expire Date:

Parcel: 022183200000034	Address: 145 Matter Dr	Main	Zone: I(I)
022183200000027	Highland, IL 62249		

Property Owner	Applicant
Trouw Nutrition USA, LLC	Korte Company
115 Executive Drive	Mobile: 6186548611
Highland, IL 62249	

Activity Type	Activity Number	Name	User	Created On
Application Completeness	000543-2025		Chris Straub	12/08/2025

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004425	Variance	\$250.00	\$250.00
		Total for Invoice INV-00004425	\$250.00
		Grand Total for Plan	\$250.00

**INVOICE (INV-00004425)
FOR CITY OF HIGHLAND**

BILLING CONTACT

Korte Company

Trouw Nutrition USA, LLC
115 Executive Drive
Highland, IL 62249



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00004425	12/08/2025	01/07/2026	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
VAR-1225-0019	Variance	\$250.00
145 Matter Dr Highland, IL 62249		SUBTOTAL \$250.00

REMITTANCE INFORMATION
City of Highland P.O. Box 218 Highland, IL 62249

TOTAL **\$250.00**



12441 U.S. Highway 40
Highland, Illinois 62249
Telephone: 618/654-8611

Narrative Statement

Date: December 3, 2025

Project: Trouw Nutrition USA - 25/26 CAPEX Project FETCH

Project No.: 40882

Trouw Nutrition USA, LLC requests that the City of Highland grant acceptance of an alternate site plan under Section 90-222;

Trouw's existing facility at 145 Matter Drive currently consists of warehouse and production areas with limited employee facilities. Trouw would like to expand their operations inside the building to include a new Ingredients Weighing Room that is essential to operations but will eliminate the existing Maintenance Area. A proposed expansion of building will allow for a larger Maintenance Area and new Employee Facilities offering a more expansive break room and individualized showers with a lockers for Trouw's employees. The Employee Facility and Maintenance Expansion creates a need for an upgraded electrical service and Electrical Room Expansion. These expansions will eliminate 10 of the existing parking stalls on the west side of the building, so Trouw would like to create an additional parking area adjacent to the new Employee Facilities and Maintenance Expansion.

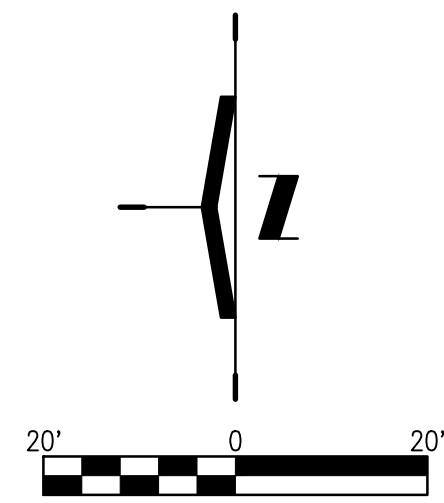
The existing site is limited in space with the building only being 95'-4" +/- from the street. Trouw would like to be able to maximize the amount of parking spaces provided for employees on the west side of the building, so a layout that is consistent with the existing parking has been provided, but improved upon by providing striped stalls that meet the zoning requirements for 90 degree parking. ADA accessible parking stalls will be added as well as an ADA accessible ramped entry to the facility. To provide better visibility of oncoming traffic, Trouw's safety standards will require that all vehicles must back into parking stalls, with posted signage.

The proposed parking for the facility consists of 27 parking spaces and 2 ada compliant space for a total of 29 new parking spaces. Trouw Nutrition is anticipating that they will have 28 total employees working a first shift, and 11 total employees working a second shift after the new expansion is complete. Providing 29 new parking spaces for these 39 employees during the overlapping shift time would exceed the 1 to 2 ratio in the zoning code, but does not conform to the 1 space for every 1,000 square feet of floor space. Providing 1 space for every 1,000 square foot would pose site challenges with their existing operational layout and the proposed building expansion footprints. Trouw also has an adjacent lot to the east with a parking area that could be utilized for additional parking if needed, ensuring that street parking would not occur.

The current facility does not have any existing landscaping and Trouw is proposing no landscaping for the new parking area. The facility is a feed-grade facility in which cleanliness is a key component to operations and passing inspections. Landscaping would attract and/or harbor animals and pest, producing an environment undesirable for feed-grade facilities.

Accepting this alternate site plan will not alter the existing land use, which is currently zoned I Industrial District. Since all parking will still be on site with back-in parking required, there would be no additional impacts to the existing traffic conditions. Surrounding properties are of similar characteristics, so the proposed change will have no impact on them.

REVISIONS

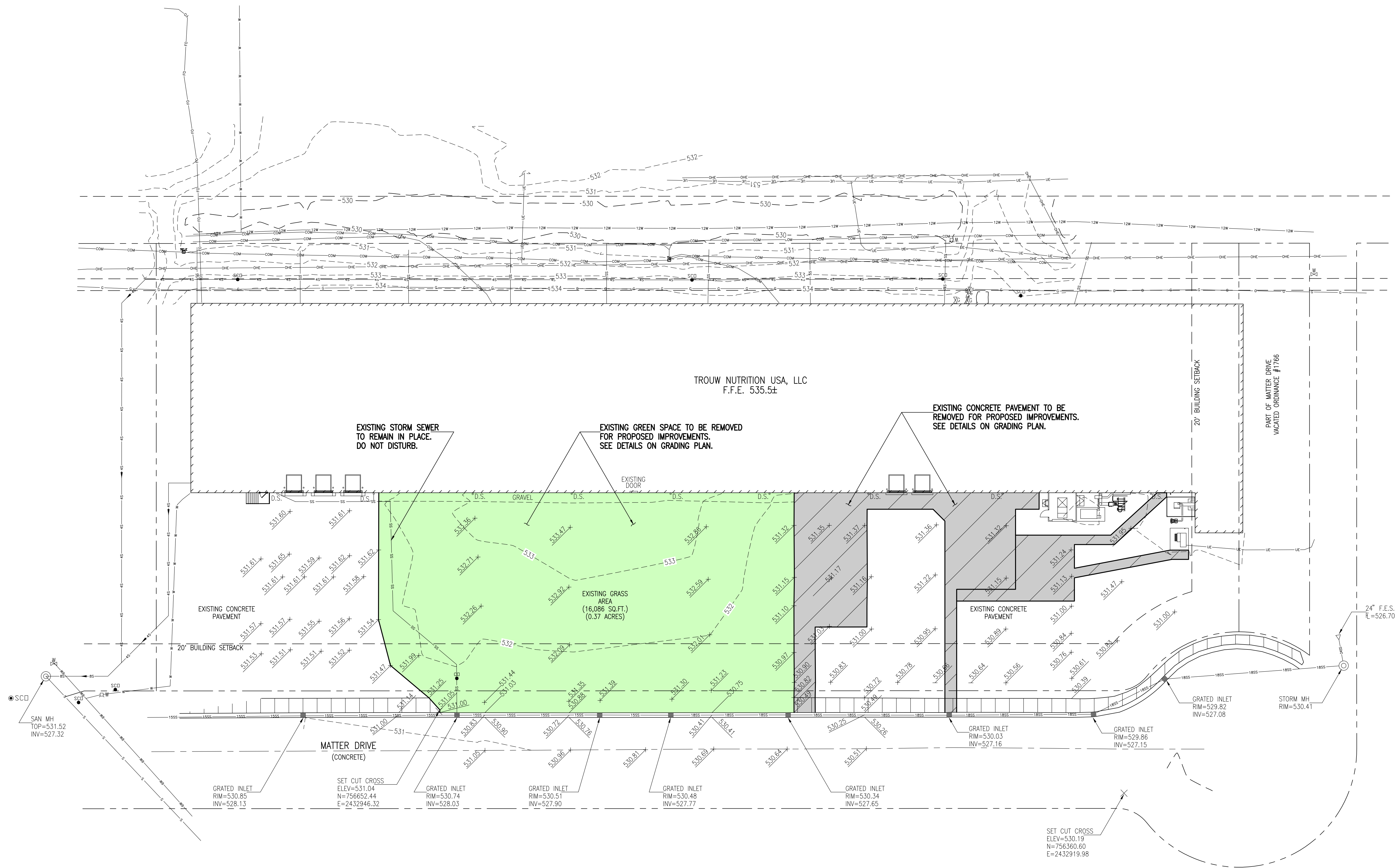


EXISTING TOPOGRAPHIC LEGEND

[C]	COMMERCIAL BUILDING
UE	UNDERGROUND ELECTRIC LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
OHE	OVERHEAD ELECTRIC LINE
COM	COMMUNICATION LINE
FO	BURIED FIBER OPTIC CABLE
SS	STORM SEWER
15SS	15" STORM SEWER
18SS	18" STORM SEWER
24SS	24" STORM SEWER
G	GAS MAIN
G-M	GAS MAIN GATE VALVE & BOX
W	WATER MAIN (SERVICE)
12W	12" WATER MAIN
W-M	WATER MAIN GATE VALVE & BOX
TM	WATER METER
S	SANITARY SEWER
S-C	SANITARY CLEAN OUT
RL	RIGHT OF WAY LINE
PL	PROPERTY LINE
CR	CENTER LINE OF ROADWAY/SURVEY
20'	20' BUILDING SETBACK
SB	STEEL BOLLARD
TP	TELEPHONE PEDESTAL
TV	TV PEDESTAL
CS	CONCRETE SIDEWALK
SI	STORM SEWER INLETS
CL (M)	CONTOUR LINE (MINOR)
CL (M)	CONTOUR LINE (MAJOR)
SP	SPOT ELEVATION

PROPOSED GRADING LEGEND

[Hatched Box]	PROPOSED REMOVAL OF EXISTING PAVEMENT
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GENERAL NOTES

- THE LOCATION OF EXISTING UNDERGROUND PIPING AND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM AVAILABLE INFORMATION AND HAS BEEN SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR MUST ASSUME RESPONSIBILITY FOR ALL EXISTING FACILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UNDERGROUND PIPING AND UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE PLANS. ALL PROPOSED UNDERGROUND PIPING SHALL BE VERIFIED IN THE FIELD. WHERE NECESSARY, MINOR REVISIONS MAY BE NEEDED TO MATCH EXISTING WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED. CONTACT UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING EXCAVATION. CONTACT J.JULIE.
- PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE CONSTRUCTION OR WORK SITE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PREPARATION OF A SAFETY PLAN AND FOR CARRYING OUT SAFETY PLAN. THE CONTRACTOR STAFF SHALL MAINTAIN CONFORMANCE TO THE HEALTH AND SAFETY PLAN THROUGHOUT THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, INSTALLING AND MAINTAINING ANY AND ALL TRAFFIC CONTROL BARRICADES, MARKERS, SIGNS, OR OTHER TRAFFIC CONTROL DEVICES AT ALL TIMES AS NECESSARY DURING CONSTRUCTION AS REQUIRED TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS DURING CONSTRUCTION.

GENERAL PROJECT SPECIFICATIONS

RELATED REQUIREMENTS SPECIFIED ELSEWHERE IN OTHER DOCUMENTS WHICH ARE MADE A PART OF THIS CONTRACT WHERE SPECIFICALLY REFERRED TO HEREIN:

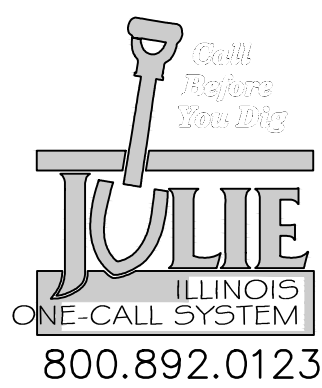
- STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, JANUARY 2022 AND ADDENDA, ILLINOIS DEPT. OF TRANSPORTATION, AS AMENDED, HEREINAFTER REFERRED TO AS "STANDARD R&B SPECIFICATIONS". (PAY ITEMS AND SECTION 100 DO NOT APPLY UNLESS NOTED OTHERWISE.)
- ASTM STANDARDS, AMERICAN SOCIETY FOR TESTING MATERIALS, 1916 RACE STREET, PHILADELPHIA, PA 19103
- ACI, AMERICAN CONCRETE INSTITUTE, 22400 WEST SEVENMILE, DETROIT, MICHIGAN
- AISC, AMERICAN INSTITUTE FOR STEEL CONSTRUCTION, 101 PARK AVENUE, NEW YORK, NY 10017
- CRSI, CONCRETE REINFORCING STEEL INSTITUTE, 228 NORTH LASALLE, CHICAGO, IL 60601
- PCA, PORTLAND CEMENT ASSOCIATION, 5420 OLD ORCHARD ROAD, SKOKIE, IL 60077
- ILLINOIS URBAN MANUAL
- FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- UNITED STATES DISABILITY ACT AND THE ILLINOIS ADA.

DEMOLITION

- COSTS FOR ALL DEMOLITION AND REMOVAL WORK SHALL BE DONE ON A LUMP SUM BASIS INCLUDING BUT NOT LIMITED TO:
 - OPERATORS AND EQUIPMENT REQUIRED FOR DEMOLITION OF CONCRETE PAVEMENT, PADS, ETC.
 - HAULING OF WASTE MATERIALS OFF SITE AND DISPOSAL BY CONTRACTOR.
 - CLEANUP AND ROUGH GRADING OF SITE.
- ALL DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE IN A RESPONSIBLE/LAWFUL MANNER BY THE CONTRACTOR.

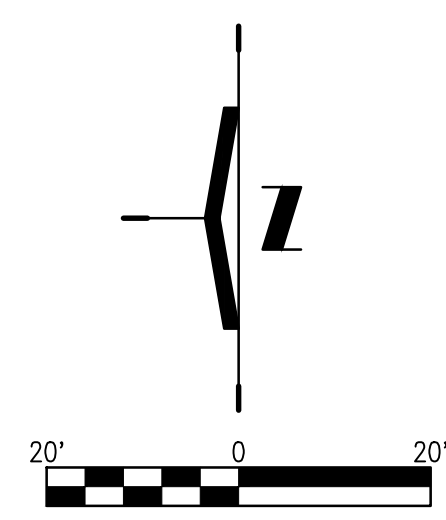
SURVEY/LAYOUT NOTES

- CONTRACTOR SHALL LAYOUT THE WORK UNDER THIS CONTRACT INCLUDING THE ESTABLISHMENT OF WORK LINES, LEVELS, ELEVATIONS AND MEASUREMENTS.
- CONTRACTOR SHALL EMPLOY THE SERVICES OF A COMPETENT INSTRUMENT OPERATOR WITH PROPER EQUIPMENT AND ASSISTANCE TO LAYOUT ALL WORK.
- ENGINEER WILL FURNISH A TOPOGRAPHIC SURVEY OF SITE, GIVING ALL NECESSARY GRADES AND LINES OF STREETS, ALLEYS, PAVEMENTS AND ADJOINING PROPERTY, RIGHTS-OF-WAY, ENCROACHMENTS, BOUNDARIES AND ELEVATIONS OF CONSTRUCTION SITE AS WELL AS TEMPORARY BENCHMARK LOCATIONS AND ELEVATIONS.
- ENGINEER WILL ALSO FURNISH AN AUTOCAD POINT FILE WITH LAYOUT DIMENSIONS AND ELEVATIONS IF REQUESTED BY CONTRACTOR.



NOT VALID FOR BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR WORK OF THIS SHEET.

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

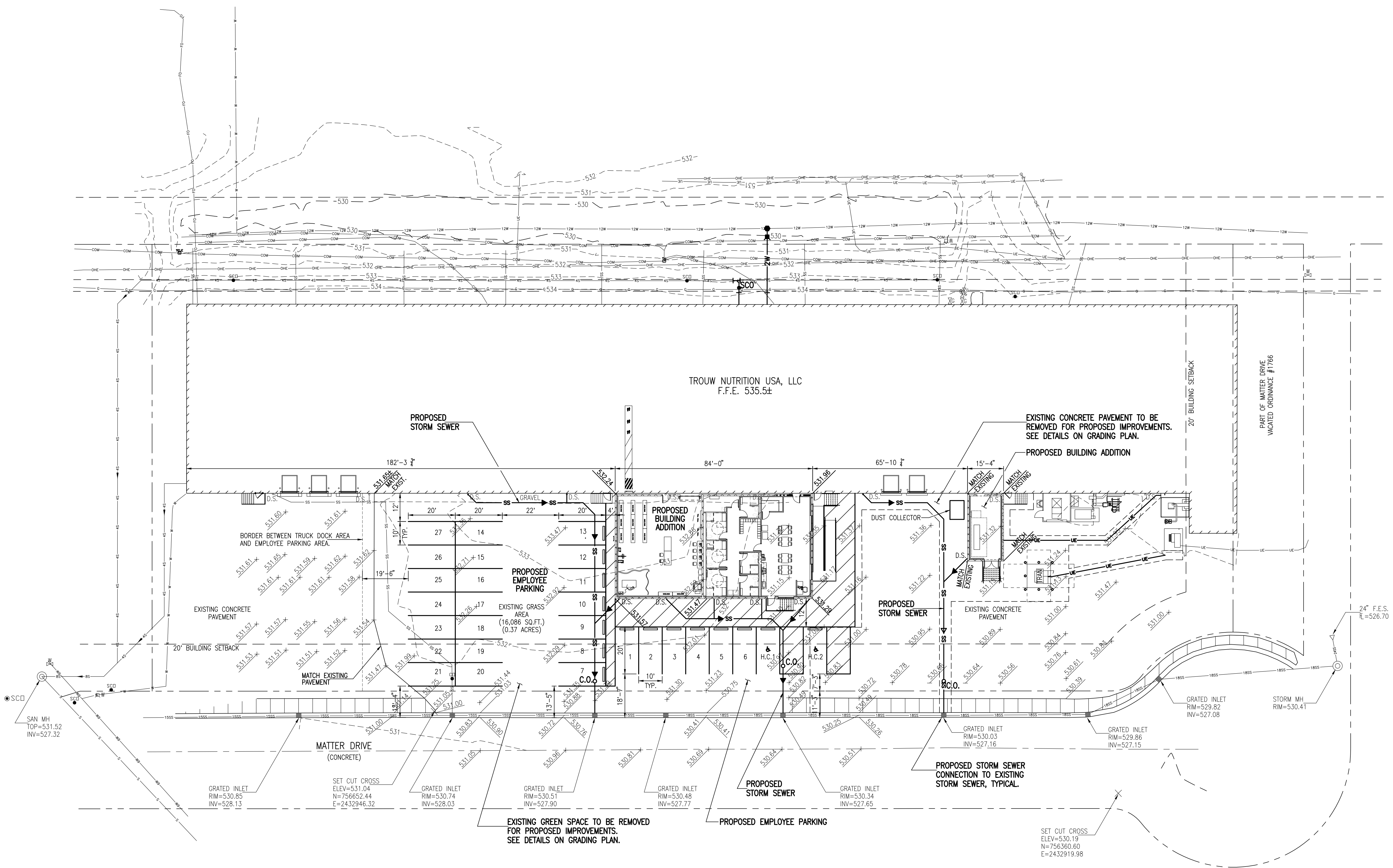


EXISTING TOPOGRAPHIC LEGEND

- [C] COMMERCIAL BUILDING
- UE UNDERGROUND ELECTRIC LINE
- OHE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- OHE OVERHEAD ELECTRIC LINE
- COM COMMUNICATION LINE
- FO BURIED FIBER OPTIC CABLE
- SS STORM SEWER
- 15SS 15" STORM SEWER
- 18SS 18" STORM SEWER
- 24SS 24" STORM SEWER
- G GAS MAIN
- GAS GAS MAIN GATE VALVE & BOX
- W WATER MAIN (SERVICE)
- 12W 12" WATER MAIN
- W WATER MAIN GATE VALVE & BOX
- W WATER METER
- S SANITARY SEWER
- SCS SANITARY CLEAN OUT
- RL RIGHT OF WAY LINE
- PL PROPERTY LINE
- CL CENTER LINE OF ROADWAY/SURVEY
- 20' 20" BUILDING SETBACK
- SB STEEL BOLLARD
- TP TELEPHONE PEDESTAL
- TV TV PEDESTAL
- CS CONCRETE SIDEWALK
- SI STORM SEWER INLETS
- CL CONTOUR LINE (MINOR)
- MA CONTOUR LINE (MAJOR)
- SP SPOT ELEVATION

PROPOSED UTILITY AND GRADING LEGEND

- 540 PROPOSED CONTOUR
- SS PROPOSED STORM SEWER PIPE
- 530.00 PROPOSED SPOT ELEVATION
- 6" 6" SCH. 40 STEEL BOLLARD



GRADING NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THEY HAVE THE LATEST VERSION OF THE CONSTRUCTION DRAWINGS.
- IMPROVEMENTS SHOULD BE STAKED IN THE FIELD BY THE CONTRACTOR AND REVIEWED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW OTHER SITE RELATED DRAWINGS BY OTHER DESIGNERS (ARCHITECTURAL, STRUCTURAL, PLUMBING, ETC.) IN ADDITION TO CIVIL SHEETS FOR COORDINATION PURPOSES PRIOR TO START OF CONSTRUCTION. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER AND OWNER IMMEDIATELY.
- PROPOSED GRADES AND CONTOURS SHOWN ARE TO THE FINISHED ELEVATION.
- EARTHWORK QUANTITY ESTIMATIONS ARE THE RESPONSIBILITY OF CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR HAUL-IN OR HAUL-OUT OF MATERIAL FROM THE SITE AS MAY BE REQUIRED.
- EXISTING FILL, ORGANIC SOILS, VEGETATION, TOPSOIL, AND ANY LOOSE, SOFT, OR OTHERWISE UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE PROPOSED CONSTRUCTION AREAS IN ACCORDANCE WITH RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT WHICH IS INCLUDED IN THE PROJECT SPECIFICATION MANUAL.
- SOIL STABILIZATION AND ALL OTHER EARTHWORK, GRADING, DRAINAGE, AND LANDSCAPING SHALL ALSO BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

GENERAL NOTES:

- ALL ESTIMATED QUANTITIES SHOWN IN THE PLANS ARE ENGINEERING ESTIMATES. EACH BIDDING CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR THEIR BIDS AND CLARIFY ALL QUANTITIES WITH KORTE.
- ALL BURIED UTILITIES WITHIN 5' OF A PAVED AREA OR THE BUILDING PAD SHALL BE BACKFILLED WITH GRANULAR BACKFILL IN ACCORDANCE WITH ILLINOIS STANDARDS FOR WATER & SEWER CONSTRUCTION.
- PVC PROTECTIVE CASING PIPE SHALL BE PROVIDED AT ALL LOCATIONS WHERE PROPOSED WATER MAIN OR WATER SERVICE WILL BE UNDER OR WITHIN 18" ABOVE EXISTING OR PROPOSED STORM OR SANITARY SEWER MAINS IN ACCORDANCE WITH IEPA WATER AND SEWER SEPARATION REQUIREMENTS.
- CONCRETE MIX DESIGN FOR ANY CAST-IN-PLACE STRUCTURES IF REQUIRED SHALL COMPLY WITH IDOT CLASS SI AS INDICATED IN SECTION 1020 OF THE IDOT STANDARD SPECIFICATIONS.



CONSULTANT:

ASSOCIATES

ENGINEERS INC

P.O. BOX 246

243 E. ILL. STREET

CHICAGO, IL 60606

TEL: 312.541.6283

CAL PROJECT NO.: 2025.131

A BUILDING RENOVATION FOR:

TROUW NUTRITION USA, LLC

HIGHLAND PREMIX PLANT

145 Matter Dr., Highland, IL 62249

GRADING PLAN AND DETAILS

PROGRESS DRAWINGS	
12/3/25	
CHECKED BY	JOB NO.
MRB	40882
DESIGNED BY	DRAWN BY
MRB	REJ
SHEET NO.	
C100	

PIPE SCHEDULE – STORM SEWER

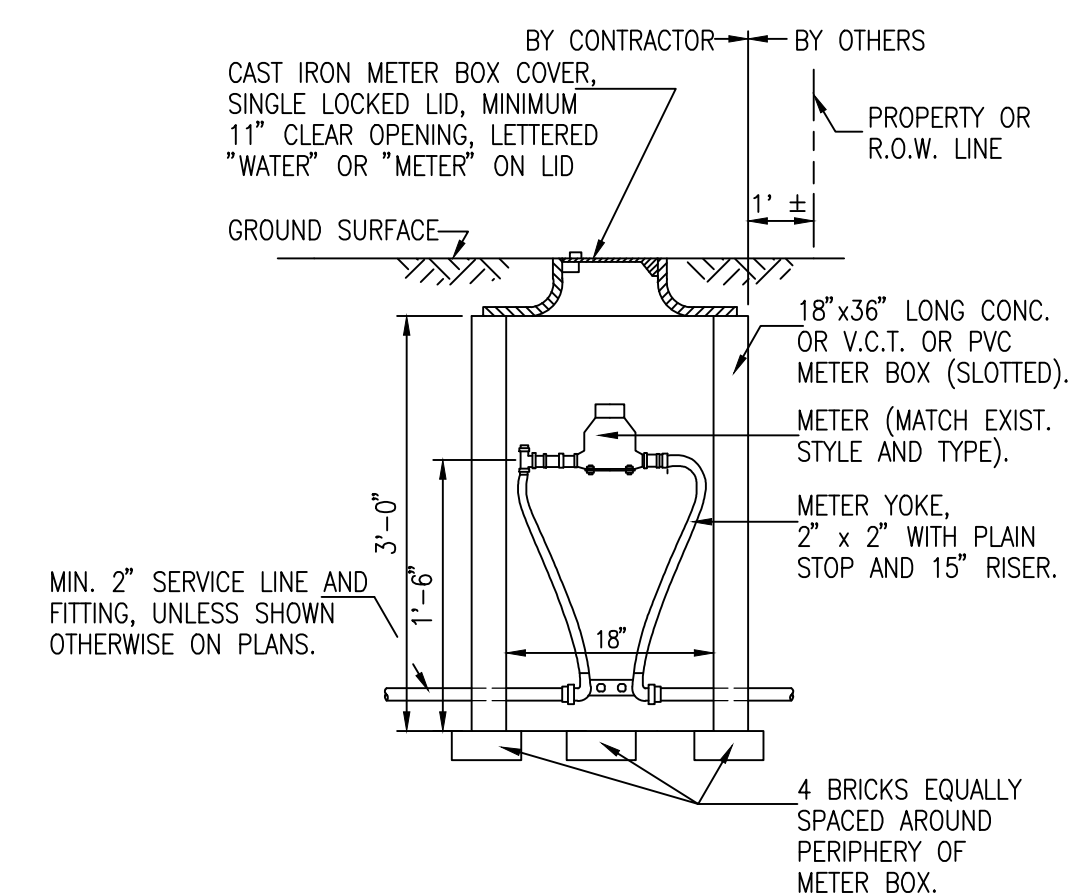
NORTH STORM SEWER								
JUNCTION	TYPE	DESCRIPTION	INV. EL.	GROUND/PVMT. EL.	PIPE SIZE (IN)	PIPE LENGTH (FT)	PIPE SLOPE (%)	PIPE MATERIAL
EX DS-1	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.90	531.88	6	5	0.60	ADS N-12 WT
PR 45-1	FITTING	45 DEGREE ELBOW	528.87	531.82				
PR TEE-1	FITTING	TEE WITH INCREASER	528.64	532.06	6	39	0.60	ADS N-12 WT
PR 45-2	FITTING	45 DEGREE ELBOW	528.59	532.11	8	7	0.70	ADS N-12 WT
PR 45-3	FITTING	45 DEGREE ELBOW	528.54	532.07	8	7	0.70	ADS N-12 WT
PR WYE-1	FITTING	45 DEGREE WYE	528.22	531.40	8	46	0.70	ADS N-12 WT
PR CO-1	FITTING	CLEANOUT WITH CAST IRON OR STEEL COVER	528.06	531.40	8	23	0.70	ADS N-12 WT
EX INLET-1	INLET	EXISTING STORM SEWER INLET - CUT IN CONNECTION	527.95	530.85	8	15	0.70	ADS N-12 WT
EX DS-2	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.70	532.12	6	4	1.50	ADS N-12 WT
PR TEE-1	FITTING	TEE FITTING	528.64	532.06				
PR DS-2	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.44	531.57	6	15	1.50	ADS N-12 WT
PR WYE-1	FITTING	45 DEGREE WYE	528.22	531.40				

PIPE SCHEDULE – STORM SEWER

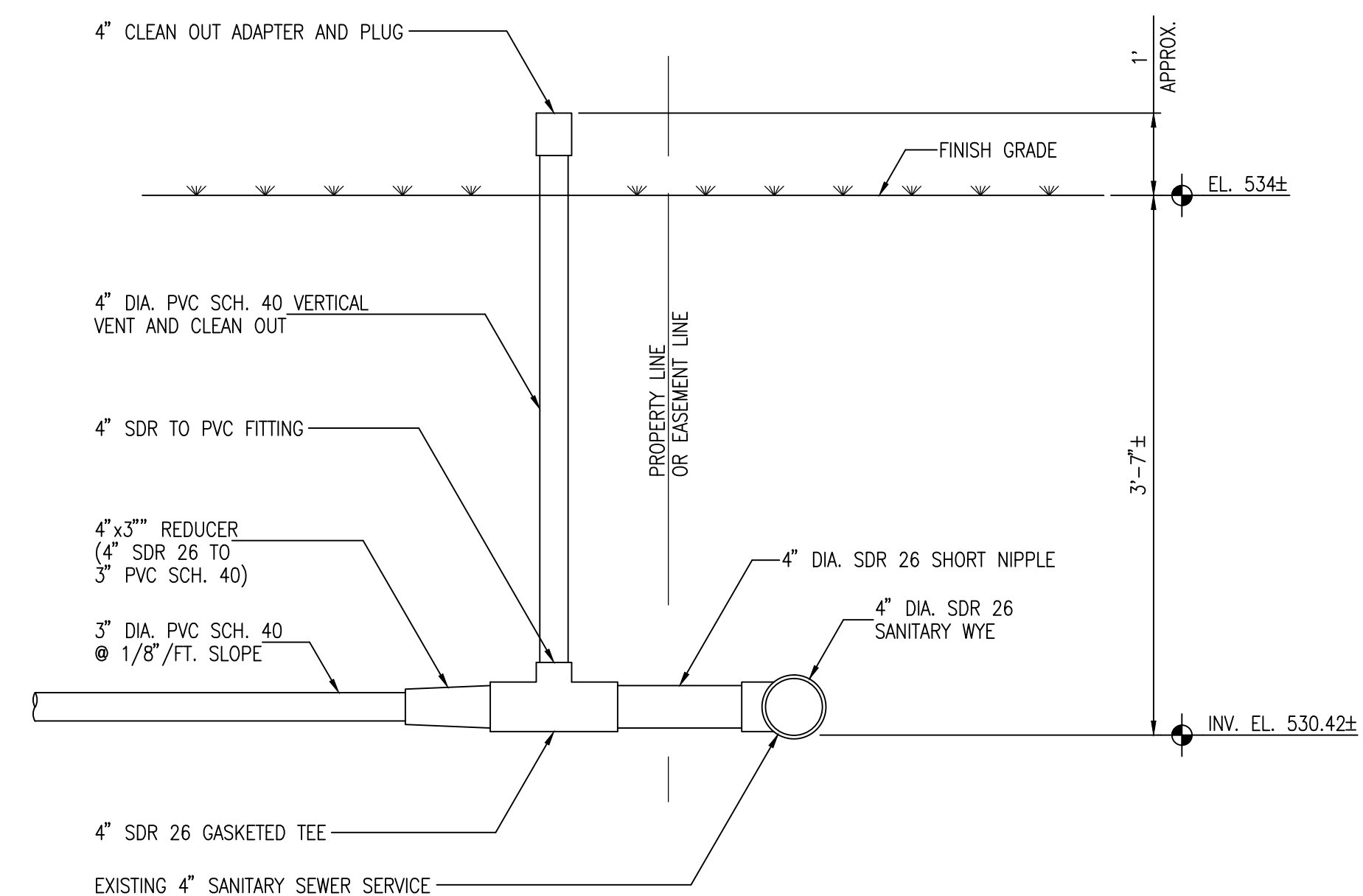
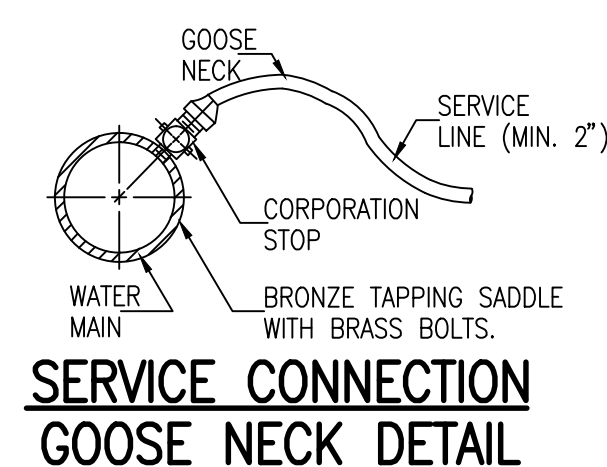
CENTER STORM SEWER								
JUNCTION	TYPE	DESCRIPTION	INV. EL.	GROUND/PVMT. EL.	PIPE SIZE (IN)	PIPE LENGTH (FT)	PIPE SLOPE (%)	PIPE MATERIAL
PR DS-2	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.49	531.51				
					6	12	0.75	ADS N-12 WT
PR 45-4	FITTING	45 DEGREE ELBOW	528.40	531.37				
					6	12	0.75	ADS N-12 WT
PR TEE-2	FITTING	TEE FITTING	528.31	531.33				
					8	20	0.75	ADS N-12 WT
PR TEE-3	FITTING	TEE FITTING	528.16	531.27				
					8	4	1.00	ADS N-12 WT
PR 45-5	FITTING	45 DEGREE ELBOW	528.12	531.25				
					8	7	1.00	ADS N-12 WT
PR WYE-2	FITTING	45 DEGREE WYE	528.05	531.17				
					8	15	1.00	ADS N-12 WT
PR CO-2	FITTING	CLEANOUT WITH CAST IRON OR STEEL COVER	527.90	530.90				
					8	20	1.00	ADS N-12 WT
EX INLET-2	INLET	EXISTING STORM SEWER INLET - CUT IN CONNECTION	527.70	530.48				
PR DS-3	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.39	531.45				
					6	8	1.00	ADS N-12 WT
PR TEE-2	FITTING	TEE FITTING	528.31	531.33				
PR DS-4	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.24	531.39				
					6	8	1.00	ADS N-12 WT
PR TEE-3	FITTING	45 DEGREE WYE	528.16	531.27				
PR DS-5	DOWNSPOUT	DOWNSPOUT COLLECTOR - SEE DETAIL	528.13	531.29				
					6	8	1.00	ADS N-12 WT
PR WYE-2	FITTING	45 DEGREE WYE	528.05	531.27				

PIPE SCHEDULE – STORM SEWER

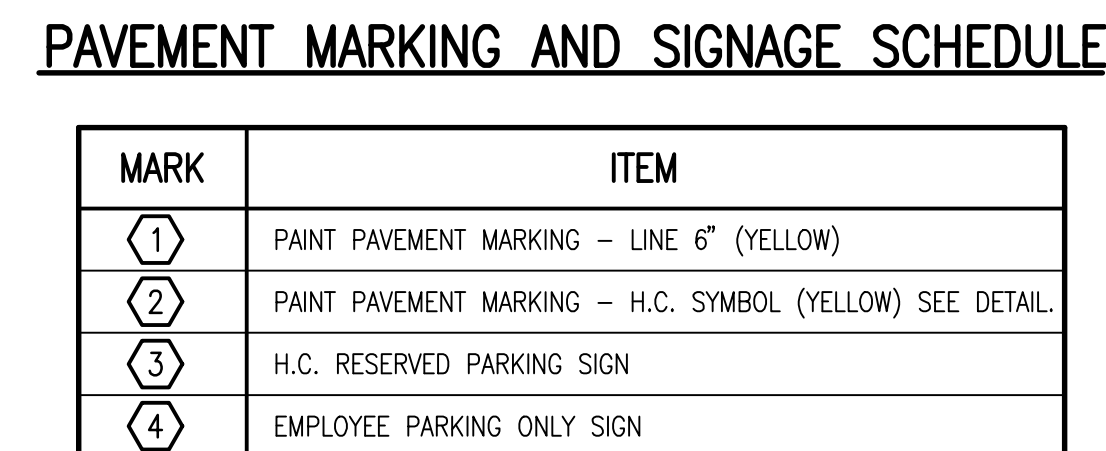
SOUTH STORM SEWER								
JUNCTION	TYPE	DESCRIPTION	INV. EL.	GROUND/PVMT. EL.	PIPE SIZE (IN)	PIPE LENGTH (FT)	PIPE SLOPE (%)	PIPE MATERIAL
EX DS-3	DOWNSPOUT	DOWNSPOUT COLLECTOR -- SEE DETAIL	528.90	531.90				
					6	5	1.00	ADS N-12 WT
PR 45-6	FITTING	45 DEGREE ELBOW	528.85	531.85				
					6	24	1.00	ADS N-12 WT
PR 45-7	FITTING	45 DEGREE ELBOW	528.61	531.85				
					8	10	1.00	ADS N-12 WT
PR 45-8	FITTING	45 DEGREE ELBOW	528.51	531.50				
					8	27	1.50	ADS N-12 WT
PR WYE-3	FITTING	45 DEGREE WYE	528.11	531.20				
					8	41	1.60	ADS N-12 WT
PR CO-3	FITTING	CLEANOUT WITH CAST IRON OR STEEL COVER	527.45	530.70				
					8	15	1.60	ADS N-12 WT
EX INLET-3	INLET	EXISTING STORM SEWER INLET -- CUT IN CONNECTION	527.21	530.20				
PR DS-6	DOWNSPOUT	DOWNSPOUT COLLECTOR -- SEE DETAIL	528.28	531.25				
					6	17	1.00	ADS N-12 WT
PR WYE-3	FITTING	45 DEGREE WYE	528.11	531.20				



TYPICAL METER INSTALLATION (OUTSIDE)

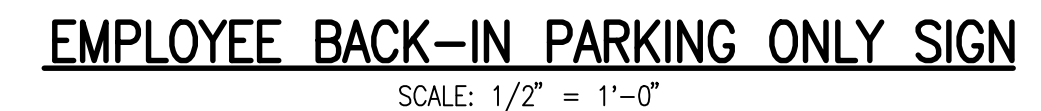
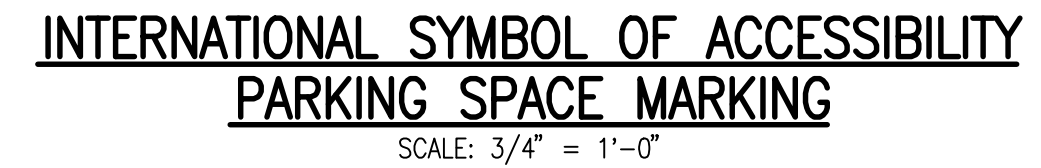
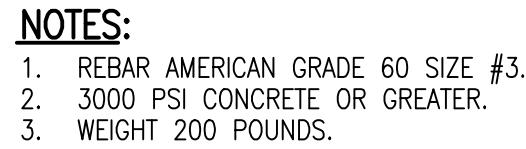


SANITARY SEWER MAIN
SERVICE CONNECTION DETAIL
NOT TO SCALE



TYPICAL SECTION MARK ②
JOINTED AND REINFORCED CONCRETE PAVEMENT
HEAVY TRUCK ACCESS/PARKING





H.C. RESERVED PARKING
SIGN DETAIL
SCALE: 1/2" = 1'-0"



KORTE
build smart.™

TROUW NUTRITION USA, LLC
HIGHLAND PREMIX PLANT
145 Matter Dr., Highland, IL 62249
PAVING DETAILS

PROGRESS DRAWINGS	
12/3/25	
CHECKED BY MRB	JOB NO. 40882
DESIGNED BY MRB	DRAWN BY REJ
SHEET NO.	
C301	

MEMORANDUM

Meeting Date: January 7, 2026

From: Emily Calderon, AICP, Director of Planning, Moran Economic Development

Site Address: 145 Matter Drive, Highland, IL 62249
PIN #: 02-2-18-32-00-000-027

Zoning Request: Variance

Description: Approval of Alternate Parking Plan

Summary

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.

Comprehensive Plan Consideration

The subject property is identified as “Industrial” on the Comprehensive Plan’s Future Land Use Map.

Surrounding Uses and Zoning Classifications

Direction	Land Use	Zoning
North	Farm Credit Union	I
South	Manufacturing	I
East	Trouw Nutrition	I
West	Auto Repair / Body Shop	I

Standards of Review for Variances

Section 90-94 of the Zoning Code identifies seven (7) factors that the Combined Planning and Zoning Board must consider when deciding whether to approve or deny a variance request.

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness, or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

Strict application of the zoning regulations would prohibit the property owner from constructing any parking spaces on this parcel.

2. The proposed variance is consistent with the general purpose of this chapter, Section 90-1.

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 this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application.

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 variance is the minimum deviation from such requirements that will alleviate the difficulties / hardship and allow a reasonable return on the property.

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 requested arises from such conditions which are unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.

The variance request is unique to this property, as there is no standard lot size in this industrial area.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, a variance would be a more appropriate remedy than an amendment (rezoning).

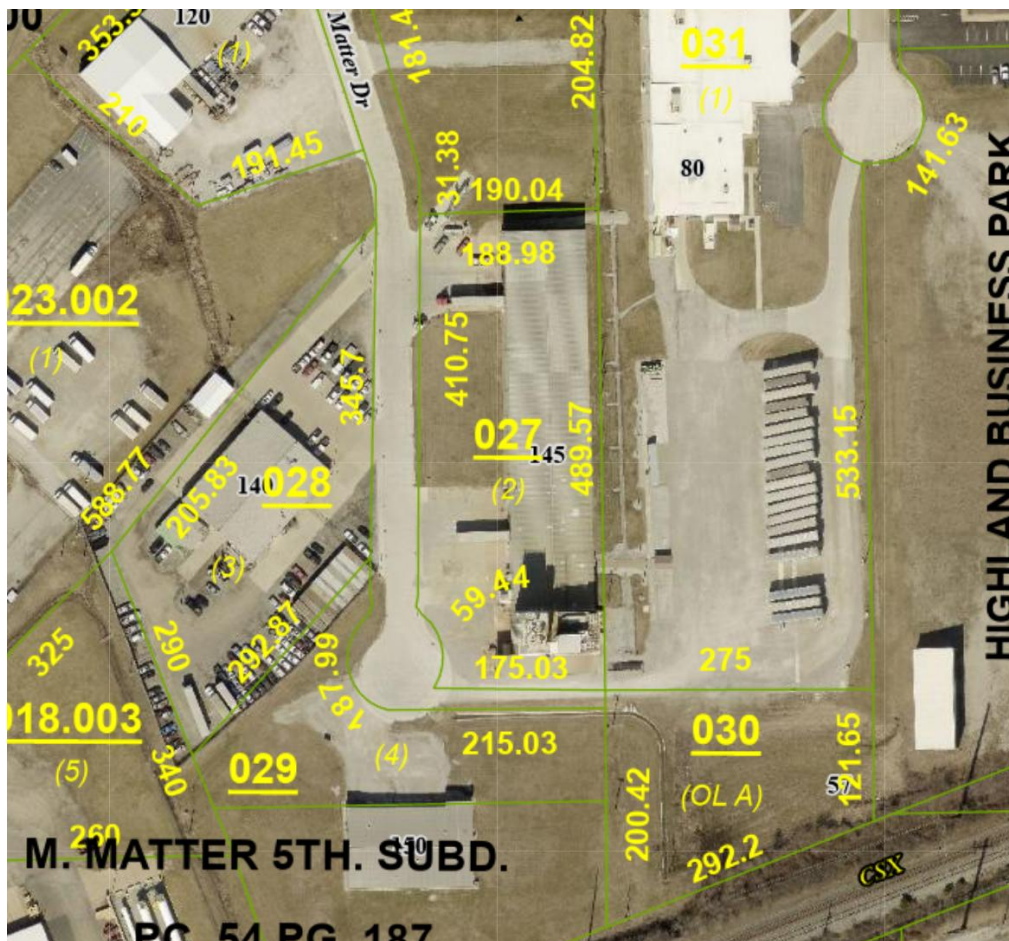
The circumstances engendering this variance request are not applicable to other property in the district, since there is no standard lot size.

7. The variance, if granted, will not alter the essential character of the area in which the premises in question are located nor materially frustrate the implementation of the City's Comprehensive Plan.

If granted, the variance would not alter the character of the neighborhood. There are other properties with similar parking characteristics in the immediate vicinity.

Discussion

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.



Staff Recommendation

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