



# City of Highland

## Building and Zoning

Combined Planning & Zoning Board Agenda  
City Hall – 1115 Broadway  
July 6, 2022 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the June 1, 2022 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 informational purposes only. No action will be taken.

5. Public Hearings and Items Listed on the Agenda

Persons wishing 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) Summit Ridge Energy (1515 Wilson Blvd., Suite 300, Arlington, VA 22209), on behalf of Grandview Farms Limited Partnership (10295 State Rt. 143, Marine, IL 62601), is requesting a variance to Section 90-214 of the Municipal Code to allow for above ground wiring between electric components within a solar farm on a presently unaddressed property located on the north side of Highland Road and approximately 1/3 mile west of the intersection of Highland Road and Hemlock Street. PIN# 01-1-24-06-00-000-017.002
- b) Jean Schellenger LLC (1106 New Trenton Rd) is requesting a Special Use Permit for a bar/tavern at 1106 New Trenton Rd. PIN# 01-1-24-06-12-201-034
- c) BS Merkle LLC (1014 Pine Street), on behalf of Kevin Kapp (1816 Parkview Drive), is requesting a Special Use Permit for a bar/tavern at 1014 Pine Street. PIN# 01-2-24-05-07-202-030
- d) Cedarhurst of Highland Real Estate LLC (300 Hunter Ave., Suite 200, St. Louis, MO) is requesting a variance to Section 90-73 of the Municipal Code to allow for a storage shed to be located within the eastern front setback on a corner lot with two street frontages at 220 Field Crossing Drive. PIN# 02-2-18-31-00-000-045
- e) Options HME Inc. (25 Shannon Ct.) is requesting to rezone 713 5<sup>th</sup> Street from C-2 Central Business District to Industrial. PIN# 02-2-18-32-18-301-019
- f) Plocher Construction Company (2808 Thole-Plocher Road), on behalf of Rehberger Holdings, LLC (3945 N. Neenah Ave., Chicago, IL 60634) is requesting a Special Use Permit for a drive-through at 916 6th Street, 608 Washington Street, and 620 Washington Street. PIN# 02-2-18-32-19-403-017, 02-2-18-32-19-403-018, 02-2-18-32-19-403-019



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- g) Plocher Construction Company (2808 Thole-Plocher Road), on behalf of Rehberger Holdings, LLC (3945 N. Neenah Ave., Chicago, IL 60634) is requesting a preliminary plat to combine 916 6th Street, 608 Washington Street, and 620 Washington Street into one parcel. PIN# 02-2-18-32-19-403-017, 02-2-18-32-19-403-018, 02-2-18-32-19-403-019
- h) The City of Highland is requesting a text amendment to Section 90-201, Table 3.1.B of the Municipal Code to allow for data processing, hosting and related services as a Special Use within the Industrial District.
- i) Quatrain LLC (651 N. Broad St., Suite 206, Middletown, DE), on behalf of Trow Nutrition USA LLC (115 Executive Drive) is requesting a Special Use Permit for data processing, hosting and related services at 1 Ultraway Drive. PIN# 01-2-24-06-08-202-004; 01-2-24-06-08-202-002

### 7. Calendar

- a) August 3, 2022– Combined Planning and Zoning Board Meeting
- b) Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 267091. To have a comment read into the meeting minutes, email your comment to [highlandzoning@highlandil.gov](mailto: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 Breann Vazquez, ADA Coordinator, at 618-654-9891.*