

Posted: 3/15/17

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**Monday, March 20, 2017**  
**7:00 p.m.**  
**Marengo City Hall**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** February 21, 2017
4. **New Business**
  - a. **Public Hearing**-Review and Recommendation of an Amendment to the City of Marengo Comprehensive Plan
5. **Adjournment**

**City of Marengo  
Planning & Zoning Commission Meeting  
Council Chambers  
132 E. Prairie Street  
Marengo, IL 60152  
February 21, 2017  
7:00 P.M.**

**CALL TO ORDER**

Commission Chairman Mike Bieniek called the Meeting of the Planning & Zoning Commission to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

Mr. Bieniek led everyone in the Pledge of Allegiance.

**ROLL CALL**

Present this evening are Commissioners Bieniek, Piwonka, Varney, Hunt, Brackmann, and Gieseke, Also present were City Administrator Gary Boden and Deputy City Clerk Anna Leyrer. The Commission was notified that Commission member Chester Mazurkiewicz resigned effective January 2017.

**APPROVAL OF MINUTES**

Commission member Varney made a motion, seconded by Commission member Piwonka to approve the **September 19, 2016** Planning and Zoning Minutes. The motion passed with aye votes from Commission members Bieniek, Piwonka, Gieseke, Varney, Brackmann, and Hunt.

**NEW BUSINESS- PUBLIC HEARING**

***Public Hearing- Review and Recommendation of Approval to Grant M-Manufacturing Zoning Classification, with a Special Use Permit for a mining operation on Property Owned by Marengo Lakes LLC (which includes a portion of property formerly owned by VCNA Prairie Aggregate Holdings) for Tax Numbered Parcels 16-10-200-010, 16-10-200-12, 16-10-200-014, 16-10-300-002, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-400-006, 16-10-300-004, 16-15-100-002, 1615-200-001, 16-15-200-002, and 16-14-100-013; located on the South Side of Pleasant Grove Road and on the West Side of State Route 23.***

Commission member Piwonka made a motion, seconded by Commission member Varney to open the Public hearing. The motion passed with a voice vote.

Commission Chairman Bieniek stated that there was public notification of the Public Hearing, and requested that the verification of mailings that were sent to property owners within 250 feet surrounding the area about this public hearing be submitted for record. Documents were presented to Deputy City Clerk Anna Leyrer for the record.

City Administrator Gary Boden explained that this Petition originally started as Pleasant Grove Lakes about a year ago and has since been changed to Marengo Lakes LLC. Pleasant Grove Lakes

was zoned M-Manufacturing and granted a special use permit for mining. This petition is seeking to add additional acreage to be annexed and zoned to M-Manufacturing with a special use for Mining.

Commissioner Bieniek sworn in Jack Pease and Phil Brown, who represent Marengo Lakes.

Jack Pease stated the intention of using Route 23 as the entrance, not Pleasant Grove Grove, like the original plan was. He also explained that they are now merging with Plote to create Marengo Materials. He went through the plans that were submitted for the meeting and explained the site plans and that they intend to extend the lake. The refurbishing of the dredge is almost complete and he explained how a dredge works. He stated that at this point, there is little restoration left to do; just some berming and tree planting. He also stated that they intend to expand the uses to include recycling and composting of asphalt and concrete, which would be crushed to road materials. They would also take compost and garden materials for recycling.

Commissioner Hunt inquired if there would be any dangers with asphalt recycling leaching into the soil. Mr. Pease explained that there is no known risks and the current roads use the same materials and they are touching the soil.

Commissioner Brackmann inquired about location of the plant. In the older plans, it showed that it was farther back from the road, the new plans show it close to Route 23. Mr. Pease said he would be open to moving the plan the previous location if needed. He said that the trees and berms should hide these buildings, but they can be moved if needed. Brackmann also questioned the probability of the homes in the area smelling the smell that the process emits. Mr. Pease stated that there should be very little issue of the smell traveling that far, if any.

Edward Zaengle, with Kinder Morgan who represents the Natural Gas Pipeline south of the property, just wanted to have on record and to ensure, that the pipelines location, integrity, and the ability to maintain and repair the pipeline is not impacted. Administrator Boden stated that we are aware of the pipeline, and it would not be effected.

### **PUBLIC COMMENT**

Commission Chairman Bieniek opened the floor for Public Comment. There was none.

Commission member Piwonka made a motion, seconded by Commission member Gieseke to open the Public Comment. The motion passed with a voice vote.

Bruce Peleschak asked Mr. Pease for the locations of current pits that they run, Mr. Pease listed the many city's the pits located in the county and surrounding counties. Mr. Peleschak inquired what type of program is in place to avoid gravel being deposited on the roadways. Mr. Pease stated that they intend to blacktop the last portion of the driveway, which helps eliminate a lot of the excess gravel roll off and that they would sweep if necessary. Mr. Peleschak asked what kind of noise is anticipated and Mr. Pease responded that humming from machines and truck noise is most likely the most one should here, and that usually at over 400 feet, the noise is minimal. Mr. Peleschak asked the hours of operation; Mr. Pease explained in the agreement, it is listed as 6 a.m. to 4 p.m. weekdays and 6 a.m. to noon on Saturdays. If busy and needed, extended hours on Saturday and Sunday hours would be added and notice would be given to the City Administrator, and dredging would have no need to go past 11 p.m.

Commission member Piwonka made a motion, seconded by Commission member Gieseke to close the Public Comment. The motion passed with a voice vote.

**DISCUSSION**

Commissioner Brackman inquired on how tall the piles of concrete would be. Mr. Pease stated around 35 feet tall and the berm should make that not viewable from the road. One might be able to see the storage silos, but those can be moved to the back of the property, if requested.

**PLANNING AND ZONING ACTION**

Commission member Piwonka made a motion to recommend the approval to Grant M-Manufacturing Zoning Classification, with a Special Use Permit for a mining operation on Property Owned by Marengo Lakes LLC (which includes a portion of property formerly owned by VCNA Prairie Aggregate Holdings) for Tax Numbered Parcels 16-10-200-010, 16-10-200-12, 16-10-200-014, 16-10-300-002, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-400-006, 16-10-300-004, 16-15-100-002, 1615-200-001, 16-15-200-002, and 16-14-100-013; located on the South Side of Pleasant Grove Road and on the West Side of State Route 23 with the recommendation of relocating the asphalt plant to the back of the property. Commissioner Varney seconded. The motion passed with aye votes from Commissioners Hunt, Bieniek, Gieseke, Varney, Brackmann, and Piwonka.

**ADJOURNMENT**

Commissioner Brackmann made a motion to close the meeting. The motion passed with a voice vote. The meeting adjourned at 8:00 p.m.

Respectfully submitted,  
*Anna Leyrer*  
Deputy City Clerk

#4a

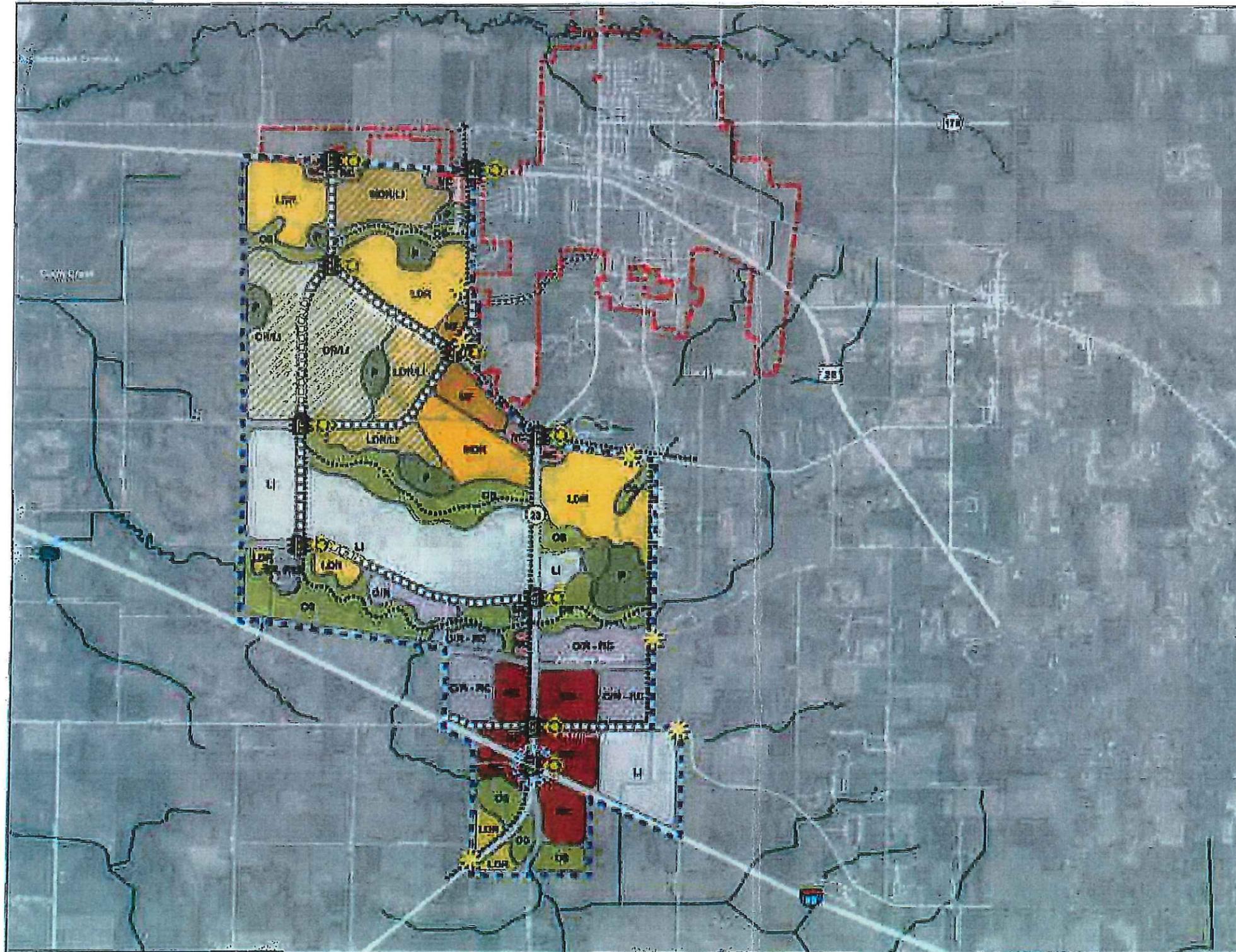
TO: Planning Commission  
C: Mayor and City Council  
FROM: Gary Boden, City Administrator  
Date: March 15, 2017  
RE: Comprehensive Plan Amendment

Some "tweaking" of the Comprehensive Plan is scheduled for Planning Commission review and recommendation on March 20, 2017. A week later this issue is being scheduled for City Council disposition.

Specifically, areas around the I-90/State Route 23 interchange (currently under construction) would be categorized for more than just "Regional Commercial" development. (See maps attached.) While it is recognized that "interstate highway related" commercial development is an obvious fit for these properties, from discussions with many of these property owners it has become apparent that having some more options for development makes sense. As a result, "Industrial" and "Office/ Research" designations are proposed to be added to most of these properties. In the case of the area southwest of the intersection, only "Office/Research" is being added because the existing land uses, and the topography, which makes underground infrastructure extensions very difficult.

A March 20 Planning Commission public hearing of this issue has been advertised in the Northwest Herald.

# CURRENT



## Legend

- Sub Area Boundary
- Municipal Boundary
- Potential Interchange
- Topographic High Point
- Potential Traffic Signal or Roundabout
- Potential Bike Trails
- Potential Collector Roads
- Potential Road Connections
  - Local Road
  - U.S. Interstate HWY
  - U.S. Route HWY
  - State Route HWY
  - County Route HWY
  - Railroad Centerlines
- Water Features
- Creeks & Streams
- Light Industrial
- O/R
- Office/Research - Regional Commercial
- Regional Commercial
- Neighborhood Commercial
- Multi-Family Residential
- Medium Density SF Residential
- MDR/LI
- Low Density SF Residential
- Low Density SF Residential/Light Industrial
- Countryside SF Residential/Light Industrial
- Parks
- Open Space Conservation
- Existing Residential

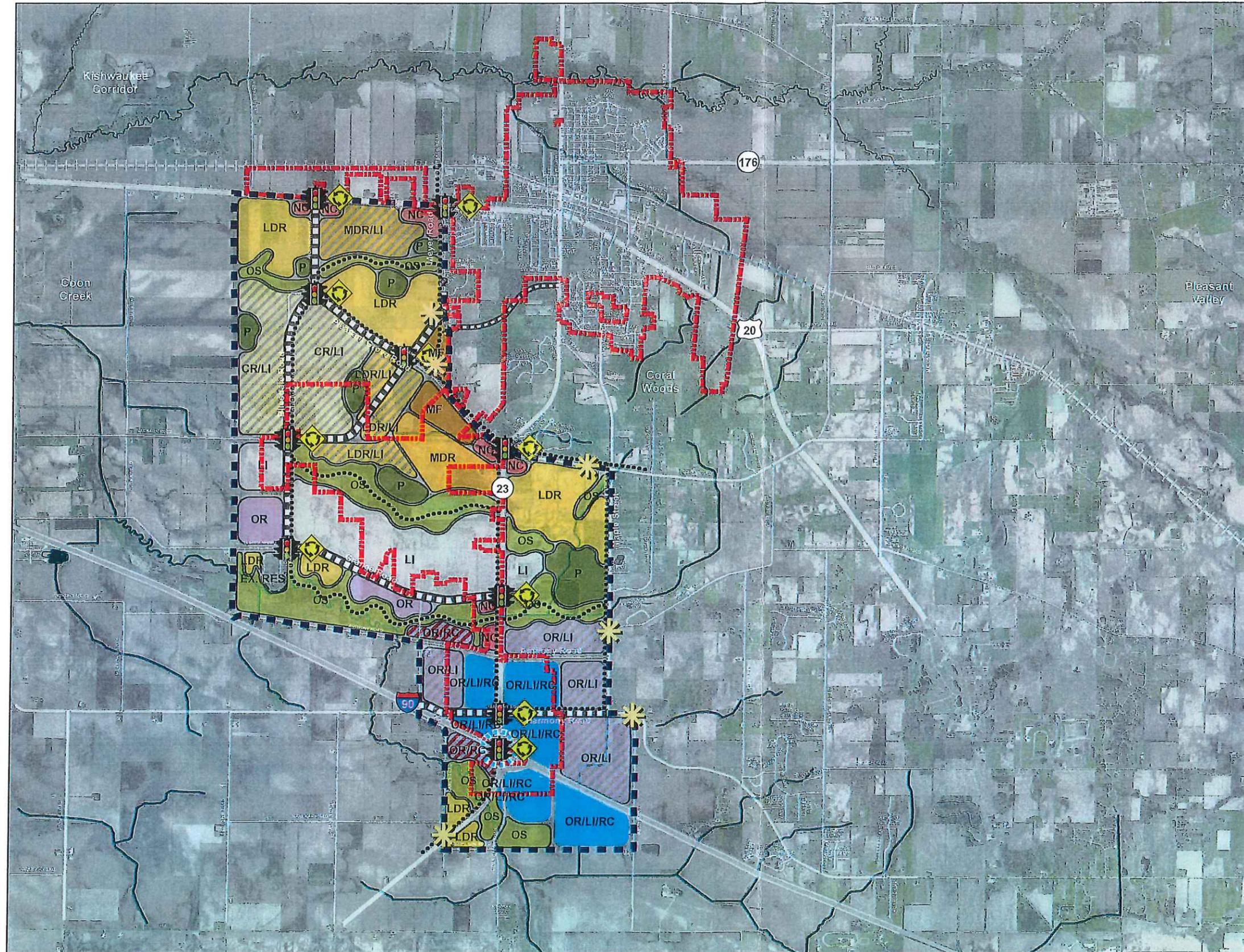


0 2000 4000  
Feet

1 in = 4,000 feet



# Proposed



**Legend**

- Sub Area Boundary
- Potential Interchange
- Topographic High Point
- Potential Traffic Signal or Roundabout
- Potential Bike Trails
- Potential Collector Roads
- Potential Road Connections
- Local Road
- U.S. Interstate HWY
- U.S. Route HWY
- State Route HWY
- County Route HWY
- Railroad Centerlines
- Water Features
- Creeks & Streams
- Light Industrial
- OR/RC
- OR/LI
- OR
- OR/LI/RC
- Regional Commercial
- Neighborhood Commercial
- Multi-Family Residential
- Medium Density SF Residential
- MDR/LI
- Low Density SF Residential
- Low Density SF Residential/Light Industrial
- Countryside SF Residential/Light Industrial
- Parks
- Open Space Conservation
- Existing Residential

