

**City of Marengo**  
**Special Planning & Zoning Commission Meeting**  
Council Chambers  
132 E. Prairie Street  
Marengo, IL 60152  
June 20, 2017  
7:00 P.M.

**CALL TO ORDER**

Commission Chairman Mike Bieniek called the Special 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, Brackmann, Varney, and Mazurkiewicz. Also present were Assistant City Administrator Joshua Blakemore, Attorney Carlos Arevalo and Deputy City Clerk Anna Leyrer. Commission Members Ryan Gieseke, Peter Hunt and Dick Piwonka were absent.

**APPROVAL OF MINUTES**

Commission member Mazurkiewicz made a motion, seconded by Commission member Varney to approve the **May 15, 2017** Planning and Zoning Minutes. The motion passed with aye votes from Commission members Bieniek, Brackmann, Mazurkiewicz, and Varney.

**NEW BUSINESS- PUBLIC HEARING**

***Public Hearing- Application and Recommendation for a Variance from the Marengo Sign Ordinance to Allow for a Sign 20 Feet in Height within a Required Setback- 19800 East Grant Highway – Taco Bell***

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

Commissioner 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.

Assistant City Administrator Joshua Blakemore explained Taco Bell approached the City with two requests. The first being the height of the sign and the second being the placement of the sign. An application for a 20 foot sign was submitted. The applicant originally submitted a request for a 32 foot sign, but was informed by staff that it would be too high. Submitted were examples for both a pole sign and an example of a sign that would be considered a pylon sign, which would include an aluminum casing over the pole to make the whole sign the same width. He also explained the need

to allow the sign to be constructed within the setback. Mr. Blakemore presented a site plan to show that it would be a challenge to place a sign in an area outside of a required setback due to lot layout and parking areas.

Commission member Brackmann asked if there would be any landscaping. Mr. Blakemore stated that those requirements would be part of the landscaping ordinance that is required and will be discussed in the future.

Mr. Blakemore stated that there has been two objections from surrounding business owners regarding this proposed sign construction. One is from Sullivan's Food and the other from the property owner of 19809 E. Grant Highway. Mr. Blakemore explained that when he was doing research for this application, he found that the Sullivan's monument sign was never issued a zoning variance for their sign. The only documentation he could find was a memo from the prior City Administrator stating it would be reviewed at a later time and a letter that it was approved by the then Building Commissioner.

Commissioner Bieniek introduced Michelle Forys, a representative of Omega Sign and Lighting. Ms. Forys explained that she is here tonight to seek approval of a variance from the sign ordinance to approve a 20 foot sign and the approval to construct the sign in the setback. Taco Bell is seeking the approval for the 20 foot pole sign, but will agree to variations or reduction in size, if needed. Commissioner Mazurkiewicz asked about the coloring of the sign. Mr. Forys stated the sign would be Taco Bell's new branding colors and would be different shades of purple and would be internally lit. Mr. Blakemore informed Ms. Forys that before the request would go before Council, the landscaping plans would be required. Mr. Forys mentioned that a pole sign would be better at the proposed location to avoid obstruction of view while at the stop sign on Lindow Lane. Commission member Bieniek stated he went out to the location earlier in the day with the intention of seeing how far back at the stop sign a view could be obstructed, and he stated it would be at least three cars deep, so there is no real concern.

### **PUBLIC COMMENT**

Commissioner Bieniek opened the floor for public comment.

Attorney Arevalo swore in Mr. Gene Carroccia during the public comment. Mr. Carroccia expressed his concern over the proposed 20 foot height of the sign, and that there are no other signs that height in the City and feels that it is too tall.

### **COMMISSION MEMBER DISCUSSION**

Commissioner Bieniek made the statement that he feels that there needs to be an update made to the sign ordinance. He feels the 7 foot limit currently set is not practical. He feels it's wrong to have an ordinance that is constantly issuing variances because it is not viable. He also feels that the sign ordinance should be part of the zoning ordinance.

Commission Member Brackmann stated he is in the opinion that the sign height should be reduced to match the surrounding signs.

Commission Member Mazurkiewicz stated he isn't necessarily against the 20 foot sign since it is in a business area.

Commission Member Varney stated he thinks the sign height is a little excessive, but he isn't necessarily against it.

Commissioner Bieniek stated to Ms. Forys that the height seems to be a concern and asked if she had any alternates for a lower height. She did have examples of a 14 foot 6 inch sign. She stated that obviously Taco Bell is seeking the higher sign, but will agree to the shorter sign.

Mr. Blakemore asked if the Commission had an issue with constructing the sign within the setback. They said they had no issue.

### **PLANNING AND ZONING ACTION**

A motion was made by Commission member Brackmann, and seconded by Commission member Varney to recommend the approval of Variance from the Marengo Sign Ordinance to Allow for a Sign 14 foot 6 inches in height with the Aluminum Cladding within the Required Setback and incorporating the finding of facts – 19800 East Grant Highway- Taco Bell. The motion passed with aye votes from Commissioners Bieniek, Mazurkiewicz, Varney, and Brackmann.

### **CLOSING OF PUBLIC HEARING**

Commission member Varney made a motion, seconded by Commission member Mazurkiewicz, to close the public hearing. The motion passed with a voice vote.

### **DISCUSSION**

Assistant City Administrator stated that the Special Use Permit application for CJP Enterprises, LLC. (U-Haul business on N. State) will be on the July 17, 2017 PZC agenda.

Commission member Bieniek again stated that he feels the sign ordinance should be revisited since it is very restrictive. It was agreed that in the future, it should be addressed, so we do not have to keep issuing variances for business signs. Commission member Mazurkiewicz was in agreement.

Mr. Blakemore stated that this ordinance will go before City Council on July 10<sup>th</sup>.

### **ADJOURNMENT**

Commission member Mazurkiewicz made a motion to close the meeting. The motion passed with a voice vote. The meeting adjourned at 7:41 p.m.

Respectfully submitted,  
*Anna Leyrer*  
Deputy City Clerk

Approved at the July 17, 2017 Planning and Zoning Commission meeting.

