

**PLANNING AND ZONING COMMISSION**  
**Special Meeting Minutes**  
**City Council Chambers**  
**132 E. Prairie Street**  
**Marengo, IL 60152**  
**April 2, 2018**

**CALL TO ORDER**

Mike Bienek called the meeting to order at 7:01 PM.

**PLEDGE OF ALLEGIANCE**

Mr. Bienek led everyone in the Pledge of Allegiance.

**ROLL CALL**

Present this evening are Commission members: Mike Bienek, Richard Piwonka, Ryan Varney, Peter Hunt and Ryan Gieske. Also present are City Administrator Joshua Blakemore and Attorney Michael Smoron and City Clerk Connie Boxleitner. Commission members Chester Mazurkiewicz was absent. Member Corey Brackmann attended the meeting in the capacity of the developer for the project under consideration.

**PUBLIC PARTICIPATION**

None

**APPROVAL OF MINUTES** – *March 19, 2018 Meeting Minutes*

Mr. Bienek advised that these minutes were not ready for review at this time, but would be provided for review before the next meeting.

**NEW BUSINESS**

- a. *Public Hearing – Recommendation to the City Council regarding a Planned Unit Development Special Use Permit Application, with a Variance from the Marengo Sign Ordinance, for a Proposed Commercial Center located at 20009 – 20015 East Grant Highway*

City Administrator Blakemore explained that the applicant is requesting a planned development special use permit and a variance from the sign ordinance. A PUD is being requested to accommodate the development of an 8,000 square foot, four unit commercial retail center and a future 8,400 square foot building on the back portion of the lot. A variance to allow for the requested sign, which is slightly larger than current ordinance allows, is also being sought.

**MOTION TO OPEN THE PUBLIC HEARING**

Ryan Varney made a motion, seconded by Ryan Gieseke, to open the Public Hearing. The motion passed with a voice vote. The open hearing started at 7:08 PM.

Attorney Smoron swore in all those who were speaking this evening.

Mr. Terry McKenna, the Attorney representing the petitioner, introduced Corey Brackmann of Brackmann Construction who is representing the owners, S&V Property. Mr. McKenna went over the finding of facts regarding the PUD and the sign variance.

Commission member Hunt asked how the lot where the second building is being requested will be prepped. Mr. Brackmann stated that the lot would be left as dirt and planted with vegetation, it would not be paved now until needed.

Commissioner Bieniek asked Mr. Blakemore whether the plans for the future building would need to come back before the Planning & Zoning Commission for a site plan review when the time comes. Mr. Blakemore stated that typically it does not, but if the Commission would want to put certain stipulations, they can, but generally it would just have to comply with the allowable uses for a B2 district. Mr. Bieniek also inquired about the driveway in and out and if there was going to be any special striping or designation for the Dunkin' Donuts drive-thru. Jim Condon, with J. Condon & Associates, informed the Commission that IDOT would only allow for one main full access entrance and that the drive-thru will be striped to designate the drive-thru.

Commission member Hunt asked if the sign will be illuminated. Mr. Brackmann stated, it would be illuminated from the inside and the individual store panels on the light are interchangeable.

There was discussion between the Commission members that addressed the option of putting stipulations on the future building to specify the building design. Mr. Brackmann stated that the current building design is about 50% brick and 50% natural materials. Mr. Blakemore stated that if the Commission does choose to put stipulations on the future building, the petitioner could always come back before the Commission to ask for a variance and that there is potential for a shared Route 20 access when development to the West develops. There was discussion on the pending approval of the IDOT ROW construction.

**MOTION TO CLOSE THE PUBLIC HEARING**

Richard Piwonka made a motion, seconded by Ryan Varney, to close the public hearing. The motion passed with a voice vote. The open hearing ended at 7:28 PM.

**ACTION FOLLOWING THE PUBLIC HEARING**

Ryan Varney made a motion, seconded by Peter Hunt, to approve the PUD Special Use Permit Application, with a Variance from the Marengo Sign Ordinance, for the proposed commercial center located at 20009 – 20015 East Grant Highway and adopting of the finding of facts. The commission members voted as follows:

Ayes: Peter Hunt, Mike Bienek, Ryan Gieseke, Ryan Varney and Richard Piwonka

Nays: 0

Absent: Mazurkiewicz and Brackmann

The motion passed.

City Administrator Blakemore stated that this will most likely go before the City Council next week and reminded the Commission about the meeting on Monday, April 16<sup>th</sup>. This meeting is a continuation of the April 2<sup>nd</sup> PZC meeting regarding the Solar Farm. Josh stated Mr. Reed has said he has meet with four of the residents that surround the future Solar Farm. Also at the April 16<sup>th</sup> meeting, we will have application for the Zoning Text Amendment and Special Use Permit for a shooting range at the old McGill building.

**ADJOURNMENT**

Richard Piwonka made a motion, seconded by Ryan Varney, to adjourn the meeting. The motion passed with a voice vote. The meeting adjourned at 7:31 PM.

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Anna Leyrer  
Deputy City Clerk

The Planning & Zoning Commission approved these minutes on April 16, 2018.