

Posted: 4/4/2018

**REGULAR CITY COUNCIL MEETING**  
**April 9, 2018, 7:00 P.M.**  
**Marengo City Hall, 132 East Prairie Street**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Special Recognition** – Zion Lutheran Varsity Boys Basketball Team – 3<sup>rd</sup> Place in State & 4<sup>th</sup> Place Nationally
- 5. Public Participation** - Interested parties are invited to speak for two minutes. Any person wishing to address the City Council must approach the podium, be recognized by the Mayor, and provide their name for the record. Anyone wishing to speak may be asked but not required to provide their address.
- 6. Approval of Minutes** – March 26, 2018 Regular Meeting Minutes
- 7. Approval of the List of Bills**
- 8. New Business**
  - a. Motion to approve Settlers' Days Inc request for Spring Fling
  - b. Motion to approve an ordinance granting a special use permit for a planned unit development at 20009 East Grant Highway
- 9. Mayor's Statements and Reports**
- 10. Department Head and Staff Reports**
- 11. Reports and Statements from City Council**
- 12. Adjournment**

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**MARENGO CITY COUNCIL  
Regular Meeting Minutes  
City Council Chambers  
132 E. Prairie Street  
Marengo, IL 60152  
March 26, 2018**

**CALL TO ORDER**

Mayor John Koziol called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

Mayor Koziol led everyone in the Pledge of Allegiance.

**ROLL CALL**

Present this evening are Mayor John Koziol; Aldermen Matt Keenum, Mike Miller, Michael Smith, Nicole DeBoer, Dennis Hammortree, Brett Martin, Todd Hall and Steve Mortensen. Also present are City Administrator Joshua Blakemore, Chief of Police Richard Solarz, Public Works Director Howard Moser, Acting City Attorney David McArdle, City Engineer Tim Hartnett and Finance Director Jennifer Snelten.

**PUBLIC PARTICIPATION**

A resident spoke to the Council voicing his concerns on the possible shooting range.

Mayor Koziol requested that any other persons wishing to speak about the possible shooting range, to please wait until after the presentation by D5, as information presented may answer some of their questions.

**APPROVAL OF MINUTES** *March 12, 2018 Regular Meeting Minutes*

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to approve the minutes from the March 12, 2018 meeting. The aldermen voted as follows:

Ayes: Keenum, Mortensen, DeBoer, Miller, Hall, Smith, Hammortree and Martin

Nays: 0

The motion passed.

**APPROVAL OF LIST OF BILLS**

Alderman Nicole DeBoer made a motion, seconded by Alderman Steve Mortensen, to approve the list of bills. The aldermen voted as follows:

Ayes: Hall, Hammortree, Mortensen, DeBoer, Miller, Martin, Smith and Keenum

Nays: 0

The motion passed.

**NEW BUSINESS**

*a. Motion to Approve an Ordinance Amending Chapter 35, Solicitors, of the Marengo Municipal Code*

The changes being recommended to this ordinance involve increasing the application fee, as well as the penalty fee.

Alderman Michael Smith made a motion that was seconded by Alderman Matt Keenum, to approve an Ordinance amending Chapter 35, Solicitors, of the Marengo Municipal Code. The aldermen voted as follows:

Ayes: Martin, Hammortree, Hall, Smith, DeBoer, Mortensen, Miller and Keenum

Nays: 0

The motion passed.

*b. Discussion and Direction Regarding the Potential Use of 131 East Prairie Street, McGill Building, as a Shooting Range*

Administrator Blakemore opened the discussion. He explained that if this is to proceed, there would need to be a zoning text amendment made to allow for a shooting range as a special use in the B-1 zoning district. He introduced attorney Mark Saladin, Richard Lindner, business owner, Jennifer Lindner, operations manager and Jack Woods, sales manager. Jennifer Lindner handed out documents, and discussed each with the Council, explaining the various entities that they have built shooting ranges for. She also reviewed their criteria for building of the range, which would adhere to guidelines required by military installations. The hope is that with the influx of customers to their facility, other businesses in Marengo would benefit as well. The construction of the facility would be such that the noise level outside the building would be below the national standards – i.e. soundproof outside. She also discussed the proposed classes that they would be offering. There was concern expressed about the lack of parking at their facility, but they are planning on making use of the public parking lot behind City Hall.

Following their presentation, the public was invited to express their opinions. Several individuals came forward. Most were in favor of the facility, for various reasons. Some were not in favor of the facility, expressing concerns about parking, noise levels outside the building, property value of local properties being affected, the impact of having a shooting range in close proximity to a child care facility, and the possibility of someone coming from one of the bars to shoot. Mr. Lindner will be working with the City, and the Police Department to deal with those concerns.

City Engineer Hartnett recommended that Mr. Lindner have a parking inventory done around the facility, to give the Council and the PZC Board an idea of what is available. Mr. Lindner will check into this.

A straw-poll of the Council indicated that most were in favor of this business coming to Marengo. Attorney McArde questioned if they (DS) would be ready by the next PZC meeting on the 16<sup>th</sup> of April. Attorney Saladin indicated that they would be ready. The proposed time frame for completing the facility is the first part of October, contingent upon getting everything accomplished.

*c. Discussion and Direction Regarding Draft for Fiscal Year 2018/2019 Water/Sewer and other Miscellaneous Funds*

Administrator Blakemore reviewed the various parts of the proposed 2018/2019 Water/Sewer budget. There is concern about a slight decrease in the coming year. Usage has decreased an average of 4.3% per year since 2014. The current fund balance shows 45.6 days of cash reserves. The projection for 2018/2019 is 48.1 days of cash reserves. He reviewed the breakdown of revenue and expenditures, as well as the replacement fund information and the capital construction fund. There was discussion regarding a rate increase, and comparisons were provided for both a 1% and a 2% increase. If the Council were to approve a rate increase, it would go into effect in August. Alderman Keenum suggested that if another rate increase is enacted, that it be in effect only until the oldest bond is retired. A spreadsheet showing the 20 year projected fund balance for the WWTP expansion fund was also reviewed. The approval of the budget for 2018/2019 is generally voted on during the 2<sup>nd</sup> meeting in April, to take effect on May 1<sup>st</sup>, 2018. There was discussion on how to handle the funding that is budgeted for Cemetery Board expenses. Also discussed was the possibility of establishing a Western TIF District.

*d. Discussion and Direction Regarding West Grant Highway Water Main Replacement Project and Connection to Indian Trails*

Public Works Director Moser presented information to the Council on the project. There are 3 options being considered. After weighing the pros and cons of each option, the consensus of the Council was to proceed with Option 2.

*e. Motion to Approve an Agreement for Technical Services with Strand Associates for Wastewater Engineering Services*

The proposed agreement for Technical Services between Strand Associates and the City of Marengo was reviewed by the Council. There were amendments made to the original agreement, and those have been agreed upon by both parties. It was noted that in their original proposal paperwork, the company had indicated a "cost per hour" of \$200.00, while the actual contract shows an hourly rate of \$163.00 to \$234.00. (*The information on hourly rate was verified, with the \$200.00 rate being applicable through June 30<sup>th</sup>, 2018.*) Attorney Mc Ardle also noted that a footnote showing "Updated Annually on July 1", would not be acceptable.

Alderman Todd Hall made a motion, seconded by Alderman Nicole DeBoer, to approve the agreement for Technical Services with Strand Associates for Wastewater Engineering Services with all of the recommended cross-thru by Attorney Mc Ardle, including the updated annually item. The aldermen voted as follows:

Ayes: Keenum, Martin, Smith, Miller, Hall, Mortensen and DeBoer

Nays: Hammortree

The motion passed.

**MAYOR'S STATEMENT AND REPORT**

Mayor Koziol reported that about 2 weeks ago, a meeting was held with community leaders to discuss various things going on that will hopefully make the City better. The plan for a proposed firework is going well. The proposed date is June 30<sup>th</sup>. The site may be at the High School.

**DEPARTMENT HEAD AND STAFF REPORTS**

*Finance Director Jennifer Snelten* noted that her reports were in the packet. She had attended the Illinois Public Function Fund Association meeting last week. She received information that she will share with the Council at a later date. She has received the property tax extension numbers from the County, with a projected percentage of 2.32%, which equates to an additional \$4800 over and above the 2.32%. The additional funds will be applied towards the Police Pension Fund, per the Council's recommendation.

*Public Works Director Howard Moser* noted that the Sonalyzer is working, and he is waiting on additional information from Ovive and Dryden. He updated the Council on the gas handling system, indicating that the estimated cost to make repairs to the system is about \$19,000. The City crew will be pouring the foundations for three of the new City welcome signs next week. CIP's are being put together. He will be meeting with ComEd soon to review any cost savings procedures that could be incorporated at the WWTP.

*Chief of Police Rich Solarz* advised that the flooring project has started at the police department. He was pleased to report that Marengo has been moved up from 40<sup>th</sup> place (regarding training for a new hire) to having a spot available at this time. The current applicant (Jacob Wajda) has passed his physical exam, and will be taking the physical agility test tomorrow, and if he passes that, he will be starting the academy training on Monday.

*City Engineer Tim Hartnett* reported that he has reached out to Rachele, in Schaumburg, and she has approved the expenditures on Prospect Street, and should have the final invoice soon. A question was asked regarding the possible closure of Grossen Road, regarding the new interchange, and Tim talked briefly about correspondence that was sent to IDOT, the toll way and the County, regarding the possible closure. More information on this will be given to the Council when it is available.

*City Administrator Joshua Blakemore* has requested that NiCor attend the 2<sup>nd</sup> meeting in April, to talk about their system. Next Monday there will be a PZC meeting for the Dunkin Donuts project. He provided updated information regarding a claim for the hydrant that was struck, and the thought is that the claim will be denied.

*\*City Administrator Blakemore Report continued\**

He recently had a meeting with Jim McConoughey, with the McHenry County EDC, wherein they discussed the RFQ for consulting services. Mr. McConoughey has agreed to help the City in pursuing this option. *Acting City Attorney David McArdle* had no report for open session, but requested that we add possible litigation to the reason for entering into Executive Session.

**REPORTS AND STATEMENTS FROM CITY COUNCIL**

Alderman Miller questioned if the new owner had obtained a permit for the removal of old paint from the building (McGill). Public Works Director Moser verified that they had obtained a demolition permit for the work being done inside, and added that typically no permit is required for the removal of paint. There was concern expressed regarding the removal of the paint and whether it was lead paint. Howard explained that he had been in contact with the representative for the former owner, Chuck Andrews, and also with the current owner, Rich Lindner, and both had submitted paint chips for testing, and it was determined that the paint was not lead.

**EXECUTIVE SESSION**

*a. Discussion of Personnel Pursuant to 5 ILCS 120/2 (c) (1) and possible litigation*

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to go to Executive Session for discussion of personnel and possible litigation. The aldermen voted as follows:

Ayes: Miller, Smith, DeBoer, Mortensen, Keenum, Hall, Martin and Hammortree  
Nays: 0  
The motion passed.

*The meeting recessed at 9:44 PM.  
The meeting reconvened at 10:20 PM.*

**ROLL CALL**

Present following the Executive Session are: Mayor John Koziol, Aldermen Michael Smith, Nicole DeBoer, Brett Martin, Mike Miller, Steve Mortenson, Matt Keenum, Dennis Hammortree and Todd Hall. Also present are City Administrator Joshua Blakemore and Attorney David McArdle.

**ADJOURNMENT**

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum, to adjourn the meeting. The motion passed with a voice vote. The meeting adjourned at 10:22 PM.

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*Constance J. Boasleitner*  
City Clerk

The City Council approved these minutes on \_\_\_\_\_.

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BOARD MEETING: 04/09/18  
WARRANT NO.: 1

CITY OF MARENGO  
BILLS PAYABLE REPORT FOR APRIL, 2018  
GENERAL CORPORATE FUND

PAGE: 1  
CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>PAYROLL AND MISCELLANEOUS EXPENDITURES</u>		
BLUE CROSS BLUE SHIELD (228)		\$8,142.05
724136-04 APRIL 2018 MEDICAL & DENTAL INSURANCE PLAN PREMIUMS/EMPLOYEE SHARE	01-208-000	8,142.05
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$328.00
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ VOLUNTARY EMPLOYEE SHARE	01-208-000	328.00
VISION SERVICE PLAN OF ILLINOIS (2199)		\$102.43
12222915-04 APRIL 2018 VISION INSURANCE PLAN PREMIUMS/ EMPLOYEE SHARE	01-208-000	102.43
JSIG, LLC (3179)		\$2,500.00
REFUND STREET AND SIDEWALK CUT DEPOSIT	01-345-00	2,500.00
TOTAL PAYROLL AND MISCELLANEOUS EXPENDITURES		\$11,072.48
<u>ADMINISTRATION DEPARTMENT EXPENDITURES</u>		
BLUE CROSS BLUE SHIELD (228)		\$3,611.49
724136-04 APRIL 2018 MEDICAL & DENTAL INSURANCE PLAN PREMIUMS/CITY SHARE	01-51-403.00	3,611.49
CHARTER COMMUNICATIONS (380)		\$319.92
0023655032318 3/16-4/15/18 PHONE SERVICE/CITY HALL	01-51-523.00	319.92
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$48.03
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ CITY SHARE	01-51-403.00	48.03
FIRST NATIONAL BANK OF OMAHA (2575)		\$471.72
350122 MEAL REIMBURSEMENT/ ANNUAL IPPFA REGIONAL SEMINAR	01-51-430.00	46.72
900207 IPPFA/ REGISTRATION FOR ANNUAL IPPFA REGIONAL SEMINAR	01-51-430.00	175.00
PENALTY LATE FEE/WAIVED AND WILL SEE CREDIT ON APRIL STATEMENT	01-51-565.01	250.00
HINCKLEY SPRINGS (2998)		\$15.75
14457314 032518 WATER DELIVERY	01-51-565.01	15.75
HR GREEN, INC. (1945)		\$1,456.45
117503 1/20-2/16/18 ENGINEERING SERVICES/GENERAL ADMINISTRATIVE & MEETING ATTENDANCE, MARENGO UNION DITCH REVIEW/170200	01-51-636.00	1,456.45
MCHENRY COUNTY DIV. OF TRANSPORTATION (3019)		\$637.33
9-37 MARCH 2018 LOCAL SHARE/MCRIDE	01-51-588.01	637.33
MCHENRY COUNTY RECORDER (1339)		\$41.00
032318 RELEASE OF LIEN/1315 N. STATE	01-51-533.03	41.00
OFFICE DEPOT (1576)		\$56.24
115445223001 COPY PAPER & CERTIFICATE PAPER	01-51-565.01	56.24
PRO-TECH SERVICES (2928)		\$400.00
325 INSTALLATION OF MICROPHONES IN COUNCIL CHAMBERS	01-51-512.00	400.00
SHAW SUBURBAN MEDIA GROUP (1907)		\$30.24
0318100949 LEGAL NOTICE/2017 ZONING MAP UPDATE	01-51-533.00	30.24
JENNIFER SNELTEN (1955)		\$169.89
MEALS REIMBURSEMENT 3/21-3/22/18 IPPFA & IMTA REGIONAL SEMINARS	01-51-430.00	9.66
MILEAGE REIMBURSEMENT 3/21-3/22/18 IPPFA & IMTA REGIONAL SEMINARS	01-51-430.00	160.23
VISION SERVICE PLAN OF ILLINOIS (2199)		\$57.39
12222915-04 APRIL 2018 VISION INSURANCE PLAN PREMIUMS/ CITY SHARE	01-51-403.00	57.39
VERIZON WIRELESS (2787)		\$154.63
9803600388 2/16-3/15/18 SERVICE	01-51-523.00	154.63
TOTAL ADMINISTRATION DEPARTMENT EXPENDITURES		\$7,470.08

## CITY OF MARENGO

BOARD MEETING: 04/09/18

BILLS PAYABLE REPORT FOR APRIL, 2018

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WARRANT NO.: 1

GENERAL CORPORATE FUND

CHECKS &amp; DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>POLICE DEPARTMENT EXPENDITURES</u>		
BLUE CROSS BLUE SHIELD (228)		\$17,051.77
724136-04 APRIL 2018 MEDICAL & DENTAL INSURANCE PLAN PREMIUMS/CITY SHARE	01-52-403.00	17,051.77
CHARTER COMMUNICATIONS (380)		\$319.92
0023655032318 4/1-4/30/18 INTERNET SERVICE/POLICE	01-52-523.00	59.00
0023655032318 4/1-4/30/18 PHONE SERVICE/POLICE	01-52-523.00	260.92
CITY OF MCHENRY (415)		\$9,878.89
201803168511 APRIL 2018 DISPATCH SERVICES	01-52-688.00	9,878.89
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$175.18
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ CITY SHARE	01-52-403.00	175.18
FIRST NATIONAL BANK OF OMAHA (2575)		\$72.84
560327 GPS STORE/ GPS RECEIVER	01-52-594.01	66.85
877297 AMAZON/ Y SPLITTER	01-52-594.01	5.99
GLOCK PROFESSIONAL, INC. (2723)		\$250.00
TRP/100109488 ARMORER'S COURSE/KJELGREN	01-52-430.00	250.00
GOLD PIECE ENTERPRISES, INC. (3062)		\$6,345.00
18-118 POLICE DEPARTMENT ASBESTOS ABATEMENT	01-52-512.00	6,345.00
HINCKLEY SPRINGS (2998)		\$110.89
14457314 032518 WATER DELIVERY	01-52-565.02	110.89
KARSTEN'S TIRE & AUTO (1108)		\$413.40
75370 4 TIRES/M1	01-52-511.00	413.40
NORTH EAST MULTI-REGIONAL TRAINING (1531)		\$1,235.00
233734 7/1/18-7/1/19 MEMBERSHIP DUES	01-52-430.00	1,235.00
OFFICE DEPOT (1576)		\$39.26
118993562001 COPY PAPER	01-52-565.02	39.26
UNIFORM DEN EAST, INC. (2147)		\$1,513.22
55956 UNIFORM/WAJDA	01-52-469.00	1,513.22
VISION SERVICE PLAN OF ILLINOIS (2199)		\$190.00
12222915-04 APRIL 2018 VISION INSURANCE PLAN PREMIUMS/ CITY SHARE	01-52-403.00	190.00
VERIZON WIRELESS (2787)		\$255.11
9803600388 2/16-3/15/18 SERVICE	01-52-523.00	255.11
TOTAL POLICE DEPARTMENT EXPENDITURES		\$37,850.48
<u>STREET DEPARTMENT EXPENDITURES</u>		
1ST AYD CORPORATION (2921)		\$65.54
PSI179670 SOAP, HAND CLEANER, BRAKE PARTS CLEANER	01-53-511.00	65.54
BLUE CROSS BLUE SHIELD (228)		\$5,752.96
724136-04 APRIL 2018 MEDICAL & DENTAL INSURANCE PLAN PREMIUMS/CITY SHARE	01-53-403.00	5,752.96
CHARTER COMMUNICATIONS (380)		\$79.98
0023655032318 4/1-4/30/18 PHONE SERVICE/STREETS	01-53-523.00	79.98
CHICAGO CONTRACTOR'S SUPPLY (3055)		\$265.57
135110 REBAR, BRACKETS, STAKES & EPOXY/WELCOME TO MARENGO SIGNS	01-53-567.00	231.12
135751 REBAR	01-53-567.00	34.45
CINTAS CORPORATION #355 (411)		\$539.34
355519875 UNIFORMS	01-53-469.00	100.97
355523043 UNIFORMS	01-53-469.00	100.97

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>STREET DEPARTMENT EXPENDITURES</u>		
355523044 UNIFORMS	01-53-469.00	29.99
355526230 UNIFORMS	01-53-469.00	100.97
355529388 UNIFORMS	01-53-469.00	100.97
355532603 UNIFORMS	01-53-469.00	105.47
CONSTELLATION NEWENERGY, INC. (463)		\$19,110.30
1-1D70-1004 1/12-3/13/18 SERVICE/CITY OWNED STREET LIGHTS ELECTRIC USAGE CHARGES	01-53-527.00	1,230.31
1488129005 10/14/17-12/12/17 SERVICE/STREET LIGHTING/ STREET LIGHTS OWNED BY COMED/RENTAL, MAINTENANCE & USAGE CHARGES	01-53-527.00	11,067.46
1488129005 12/14/17-1/17/18 SERVICE/STREET LIGHTING/ STREET LIGHTS OWNED BY COMED/RENTAL, MAINTENANCE & USAGE CHARGES	01-53-527.00	6,812.53
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$54.34
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ CITY SHARE	01-53-403.00	54.34
MENARD'S (1364)		\$230.06
51656 LUMBER	01-53-567.00	79.88
62315 MAILBOX POST, POST MOUNTS, HOLE DIGGER, LUMBER	01-53-567.00	150.18
SPRING-ALIGN OF PALATINE, INC. (2338)		\$890.16
109166 SPRINGS/T14	01-53-511.00	890.16
VISION SERVICE PLAN OF ILLINOIS (2199)		\$74.26
12222915-04 APRIL 2018 VISION INSURANCE PLAN PREMIUMS/ CITY SHARE	01-53-403.00	74.26
VERIZON WIRELESS (2787)		\$314.79
9803600388 2/16-3/15/18 SERVICE	01-53-523.00	314.79
TOTAL STREET DEPARTMENT EXPENDITURES		\$27,377.30
<u>PUBLIC GROUNDS, WORKS &amp; BEAUTIFICATION EXPENDITURES</u>		
BRAUN THYSSENKRUPP ELEVATOR (262)		\$185.00
136281 YEARLY ELEVATOR INSPECTION FEE	01-54-518.00	185.00
CHARTER COMMUNICATIONS (380)		\$154.97
0023655032318 3/16-4/15/18 INTERNET SERVICE/PUBLIC WORKS	01-54-526.03	74.99
0023655032318 4/1-4/30/18 INTERNET SERVICE/CITY HALL	01-54-526.03	79.98
TOTAL PUBLIC GROUNDS, WORKS & BEAUTIFICATION EXPENDITURES		\$339.97
<u>BUILDING DEPARTMENT EXPENDITURES</u>		
0023655032318 4/1-4/30/18 PHONE SERVICE/BUILDING DEPT	01-55-523.00	79.98
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$5.11
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ CITY SHARE	01-55-403.00	5.11
HINCKLEY SPRINGS (2998)		\$51.20
14457314 032518 WATER DELIVERY	01-55-565.00	51.20
KWIK BUSINESS PRINTING (2858)		\$72.50
130420 PERMIT APPLICATIONS	01-55-529.00	72.50
NATIONWIDE (3180)		\$50.00
395796094 NOTARY PUBLIC BOND/D'ANDEREA	01-55-529.00	50.00
OFFICE DEPOT (1576)		\$51.35
115445223001 INDEX TABS	01-55-565.00	10.68
118993437001 LEGAL PAPER	01-55-565.00	17.99
118993562001 SHARPIE MARKERS	01-55-565.00	22.68

CITY OF MARENGO

BOARD MEETING: 04/09/18

BILLS PAYABLE REPORT FOR APRIL, 2018

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>BUILDING DEPARTMENT EXPENDITURES</u>		
VERIZON WIRELESS (2787) 9803600388 2/16-3/15/18 SERVICE	01-55-523.00	\$85.85 85.85
TOTAL BUILDING DEPARTMENT EXPENDITURES		\$395.99

GENERAL CORPORATE FUND RECAP

CODE	DESCRIPTION	AMOUNT
	PAYROLL AND MISCELLANEOUS	11,072.48
51	ADMINISTRATION DEPARTMENT	7,470.08
52	POLICE DEPARTMENT	37,850.48
53	STREET DEPARTMENT	27,377.30
54	PUBLIC GROUNDS, WORKS & BEAUTIFICATION	339.97
55	BUILDING DEPARTMENT	395.99
	TOTAL GENERAL CORPORATE FUND EXPENDITURES	84,506.30

CITY OF MARENGO

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MOTOR FUEL TAX FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
CARGILL, INCORPORATED (3177)		\$9,700.69
2903946907 ROCK SALT	20-00-714.00	9,700.69
TOTAL MOTOR FUEL TAX FUND EXPENDITURES		\$9,700.69

CITY OF MARENGO

BOARD MEETING: 04/09/18

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RETAINED PERSONNEL FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>PAYROLL AND MISCELLANEOUS EXPENDITURES</u>		
HR GREEN, INC. (1945)		\$4,222.50
117505 1/20-2/16/18 ENGINEERING SERVICES/300 WEST ARNOLD ENGINEERING RAILROAD ST & RITZ RD WATER MAIN/86160244.01	22-215-000	780.00
117507 1/20-2/16/18 ENGINEERING SERVICES/ROUTE 20 DEVELOPMENT PROJECT SITE PLAN REVIEW/ 170570.01	22-215-000	288.00
117508 1/20-2/16/18 ENGINEERING SERVICES/ROUTE 20 DEVELOPMENT PROJECT OFFSITE DESIGN WORK/ 170570.01	22-215-000	3,154.50
TOTAL PAYROLL AND MISCELLANEOUS EXPENDITURES		\$4,222.50

RETAINED PERSONNEL FUND RECAP	
CODE DESCRIPTION	AMOUNT
PAYROLL AND MISCELLANEOUS	4,222.50
TOTAL RETAINED PERSONNEL FUND EXPENDITURES	4,222.50

## CITY OF MARENGO

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WARRANT NO.: 1

WATER &amp; SEWER FUND

CHECKS &amp; DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>WATER DEPARTMENT EXPENDITURES</u>		
BLUE CROSS BLUE SHIELD (228)		\$1,557.59
724136-04 APRIL 2018 MEDICAL & DENTAL INSURANCE PLAN PREMIUMS/CITY SHARE	30-70-403.00	1,557.59
CHARTER COMMUNICATIONS (380)		\$79.98
0023655032318 4/1-4/30/18 PHONE SERVICE/WATER DEPT	30-70-523.00	79.98
CINTAS CORPORATION #355 (411)		\$121.85
355519875 UNIFORMS	30-70-469.00	24.37
355523043 UNIFORMS	30-70-469.00	24.37
355526230 UNIFORMS	30-70-469.00	24.37
355529388 UNIFORMS	30-70-469.00	24.37
355532603 UNIFORMS	30-70-469.00	24.37
CORE & MAIN LP (3150)		\$4,566.82
1570814 HYDRANT, BRACKETS AND GASKETS/STOCK	30-70-565.02	3,097.42
1620154 VALVE REPLACEMENT KITS	30-70-565.02	1,024.08
1625005 VALVE PLATES	30-70-565.02	445.32
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$18.12
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ CITY SHARE	30-70-403.00	18.12
DEBT SERVICE FUND (532)		\$22,265.67
APRIL 2018 TRANSFER TO DEBT SERVICE FUND	30-70-587.00	22,265.67
DYNEGY ENERGY SERVICES, LLC (3149)		\$3,522.84
272108818031 2/8-3/8/18 SERVICE/105 LYNN DR/PUMP STATION	30-70-526.00	882.09
272108818031 2/8-3/8/18 SERVICE/501 NICOLE	30-70-526.00	1,042.74
272108818031 2/8-3/8/18 SERVICE/840 GREENLEE	30-70-526.00	1,598.01
FIRST NATIONAL BANK OF OMAHA (2575)		\$282.99
012671 NORTHERN TOOL/WATER TANK	30-70-593.00	164.99
460737 AMERICAN PUBLIC WORKS ASSOC/DUES FOR PUBLIC WORKS TRAINING SESSION	30-70-430.02	35.00
592127 AMERICAN WATERWORKS ASSOC/1/1/18-12/31/18 DUES/NETZER	30-70-443.00	83.00
HACH COMPANY (830)		\$513.55
10873740 FLOURIDE TESTING KITS	30-70-565.01	513.55
HR GREEN, INC. (1945)		\$72.12
117757 PHASE B GIS ONLINE ADMIN, GIS SYSTEM UPDATES & MAINTENANCE/86110238.04	30-70-635.00	72.12
MENARD'S (1364)		\$59.00
61642 2 GALLON COMPRESSOR	30-70-512.00	59.00
MIDWEST METER INC. (1400)		\$863.75
0098999-IN METERS AND COUPLINGS	30-70-565.02	863.75
PDC LABORATORIES, INC (3138)		\$387.50
0290171 WATER SAMPLE TESTING	30-70-638.00	387.50
SEWER EQUIPMENT OF ILLINOIS LLC (3111)		\$115.80
658 VALVE BALL/VACTOR	30-70-512.00	115.80
U.S. POSTAL SERVICE (2137)	04/03 CK# 19539	\$172.31
APRIL 2018 WATER-SEWER BILLS FOR SECTION 3 AND PAST DUE BILLS FOR SECTION 2	30-70-532.00	172.31
VISION SERVICE PLAN OF ILLINOIS (2199)		\$27.14
12222915-04 APRIL 2018 VISION INSURANCE PLAN PREMIUMS/ CITY SHARE	30-70-403.00	27.14
VERIZON WIRELESS (2787)		\$99.37
9803600388 2/16-3/15/18 SERVICE	30-70-523.00	99.37
TOTAL WATER DEPARTMENT EXPENDITURES		\$34,726.40

## CITY OF MARENGO

BOARD MEETING: 04/09/18

BILLS PAYABLE REPORT FOR APRIL, 2018

PAGE: 8

WARRANT NO.: 1

WATER &amp; SEWER FUND

CHECKS &amp; DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>SANITARY &amp; WASTEWATER DEPARTMENT EXPENDITURES</u>		
1ST AYD CORPORATION (2921)		\$65.53
PSI179670 SOAP, HAND CLEANER, BRAKE PARTS CLEANER	30-75-511.00	65.53
AT&T UVERSE (3018)		\$54.66
144219884 4/13-5/12/18 INTERNET SERVICE	30-75-523.00	54.66
BLUE CROSS BLUE SHIELD (228)		\$2,168.18
724136-04 APRIL 2018 MEDICAL & DENTAL INSURANCE PLAN PREMIUMS/CITY SHARE	30-75-403.00	2,168.18
CINTAS CORPORATION #355 (411)		\$362.55
355519875 UNIFORMS	30-75-469.00	72.51
355523043 UNIFORMS	30-75-469.00	72.51
355526230 UNIFORMS	30-75-469.00	72.51
355529388 UNIFORMS	30-75-469.00	72.51
355532603 UNIFORMS	30-75-469.00	72.51
DEARBORN NATIONAL LIFE INSURANCE CO (718)		\$31.11
F015934-04 APRIL 2018 LIFE INSURANCE PLAN PREMIUMS/ CITY SHARE	30-75-403.00	31.11
DEBT SERVICE FUND (532)		\$22,265.17
APRIL 2018 TRANSFER TO DEBT SERVICE FUND	30-75-587.00	22,265.17
DYNEGY ENERGY SERVICES, LLC (3149)		\$10,033.02
272108818031 2/8-3/8/18 SERVICE/1350 N. STATE/WWTP	30-75-526.00	10,033.02
ERIK P. EVERTSEN (2758)		\$20.00
REIMBURSEMENT 2018 KISH-ROCK OPERATORS ASSOCIATION MEMBERSHIP DUES	30-75-443.00	20.00
FIRST NATIONAL BANK OF OMAHA (2575)		\$646.38
221045 USPS/MAILING OF DOCUMENTS TO MIDWEST CONTRACT OPERATORS ASSOC	30-75-532.00	24.70
330017 AMERICAN WATERWORKS ASSOC/COURSE TEXTBOOK	30-75-430.00	241.00
402287 AMAZON/DRILL AND IMPACT DRIVER	30-75-593.00	344.68
835723 AMERICAN WATER WORKS ASSOC./ INTRO INTO WASTEWATER LAB SESSION/MOSER	30-75-430.00	36.00
HINCKLEY SPRINGS (2998)		\$23.00
14457314 032518 WATER DELIVERY	30-75-565.01	23.00
HR GREEN, INC. (1945)		\$72.13
117757 PHASE B GIS ONLINE ADMIN, GIS SYSTEM UPDATES & MAINTENANCE/86110238.04	30-75-635.00	72.13
MENARD'S (1364)		\$129.21
61098 PAIL, VENTILATING FAN, BOLTS, BLEACH, SHELF ORGANIZER	30-75-565.06	129.21
PDC LABORATORIES, INC (3138)		\$315.00
0290171 LAB SAMPLE TESTING AND COURIER CHARGES	30-75-635.00	315.00
TERMINAL SUPPLY CO. (2069)		\$851.73
98859-00 BOLT BIN & STAINLESS STEEL BOLTS	30-75-565.02	851.73
U.S. POSTAL SERVICE (2137)	04/03 CK# 19539	\$172.30
APRIL 2018 WATER-SEWER BILLS FOR SECTION 3 AND PAST DUE BILLS FOR SECTION 2	30-75-532.00	172.30
USA BLUE BOOK (2169)		\$252.12
517521 SLUDGE JUDGES FOR CLARIFIERS	30-75-565.02	252.12
VISION SERVICE PLAN OF ILLINOIS (2199)		\$24.56
12222915-04 APRIL 2018 VISION INSURANCE PLAN PREMIUMS/ CITY SHARE	30-75-403.00	24.56
VERIZON WIRELESS (2787)		\$104.93
9803600388 2/16-3/15/18 SERVICE	30-75-523.00	104.93
TOTAL SANITARY & WASTEWATER DEPARTMENT EXPENDITURES		\$37,591.58

BOARD MEETING: 04/09/18

CITY OF MARENGO  
BILLS PAYABLE REPORT FOR APRIL, 2018

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WARRANT NO.: 1

WATER & SEWER FUND

CHECKS & DIR. DEBITS

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
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WATER & SEWER FUND RECAP

CODE	DESCRIPTION	AMOUNT
70	WATER DEPARTMENT	34,726.40
75	SANITARY & WASTEWATER DEPARTMENT	37,591.58
	TOTAL WATER & SEWER FUND EXPENDITURES	72,317.98

CITY OF MARENGO

BOARD MEETING: 04/09/18

BILLS PAYABLE REPORT FOR APRIL, 2018

PAGE: 10

WARRANT NO.: 1

WATER & SEWER CAPITAL CONSTRUCTION FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
CANYON CONTRACTING (3065)		\$1,278.00
1345 SERVICE CALL/PROSPECT STREET LIFT STATION PUMP REMOVAL	37-00-712.75	1,278.00
TOTAL WATER & SEWER CAPITAL CONSTRUCTION FUND EXPENDITUF		\$1,278.00

## CITY OF MARENGO

BOARD MEETING: 04/09/18

BILLS PAYABLE REPORT FOR APRIL, 2018

PAGE: 11

WARRANT NO.: 1

## SUMMARY ALL FUNDS

BANK ACCOUNT	BANK	DESCRIPTION	AMOUNT
01-102-000	01	GENERAL CORPORATE FUND-CASH IN BANK	84,506.30 *
20-102-000	20	MOTOR FUEL TAX FUND-CASH IN BANK	9,700.69 *
22-102-000	22	RETAINED PERSONNEL FUND-CASH IN BANK	4,222.50 *
30-102-000	30	WATER & SEWER FUND-CASH IN BANK	72,317.98 *
37-102-000	37	WATER & SEWER CAPITAL CONSTRUCTION FUND-CASH IN BANI	1,278.00 *
TOTAL ALL FUNDS			172,025.47 **

#8a



P.O. Box 42  
Marengo, IL. 60152

March 15, 2018

Mayor John Koziol  
Marengo City Council  
132 East Prairie Street  
Marengo, IL. 60152

Re: Spring Fling  
May 18, 19, 20, 2018

Dear Mr. Mayor and Aldermen:

The committee for Settlers' Days, Inc. is requesting approval for the closing of the following location described below for our annual "Spring Fling" carnival/fundraiser.

City Parking Lot 2, located by the railroad tracks (entire lot) on Thursday, Friday, Saturday and Sunday, May 17, 18, 19, 20, 2018. The carnival will need to start setting up at approximately 6:00 a.m. or earlier on Thursday morning, so we will need the lot to be closed on Wednesday evening at midnight as in the past. The carnival will be opening at 4 p.m. on Friday; consequently the lot would not need to be completely closed until Friday afternoon. Food concessions for the weekend will be at the west end of the parking lot, access to water hook up will be necessary as in the past.

We would also like to ask the City Council at this time to waive the permit fee for the carnival since it is a fundraiser for Settlers' Days Inc.

Thank you for your anticipated cooperation and support of Settlers' Days. If you should have any questions regarding the above event, please do not hesitate to contact me at 815-790-4847.

Sincerely,

Ben Broughton  
Chairman – Settlers' Days Inc.

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## AGENDA SUPPLEMENT

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**TO: Mayor and City Council**

**FROM: Joshua Blakemore, City Administrator**

**FOR: April 9, 2018 Regular City Council Meeting**

**RE: Ordinance Granting a Special Use Permit for a Planned Unit Development and a sign variance – 20009 – 20015 East Grant Highway**

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During their April 2<sup>nd</sup> special meeting the PZC conducted a public hearing and recommended approval of a Planned Unit Development (PUD) application for the property at 20009 – 20015 East Grant Highway. This is of course the property subject to a TIF redevelopment agreement which the City approved last year.

There was no public comment received during the public hearing and the PZC had only a few questions. The matters discussed by PZC are listed below:

- The layout of each building would have to be built as per the approved plans or it would require an amendment to the PUD. Elevations and a layout have been submitted for the four unit commercial building at the front of the property. The second building would be required to have a use compliant with B2 zoning standards or again, be an amendment to the PUD.
- While elevations have not been submitted, the second building would have to comply with the design standards as found in Chapter 24 of the City's Building Code requirements. The developer would not build the second building until a use/tenant has been located. The location of the second building will be planted with grass seed until such time as the developer is ready to build.
- The IDOT review for the site accounts for both buildings. When the future lot to the west of this property develops, it will use shared access of the western entrance into this property. IDOT has to approve all PUDs along state highways and that process is still underway. IDOT has given preliminary indication they are accepting of the site plan and there is little reason to believe the layout of the site plan will significantly altered, if at all. IDOT has reviewed, and is accepting of the western entrance, exit and the right in / right out on the eastern side of the property.
- Stormwater management has been reviewed by HRG and is sufficiently sized to handle both buildings and the parking lot.
- Approval of the PUD would be contingent upon final approval from IDOT.

The site plan along with other materials submitted for the PUD application have been attached for your reference. An ordinance granting the special for the property has been attached for your review. If Council is in agreement with the recommendation of the PZC then a motion to approve the ordinance would be in order.

## Ordinance 18-\_\_ - \_\_

### *An Ordinance Granting a Special Use Permit for a Planned Development and a Variation from the Marengo Sign Ordinance for 20009 – 20015 East Grant Highway – Commercial Retail Center*

WHEREAS, the City of Marengo (the “City”) has received a petition from Brackmann Construction Company requesting i) a special use permit for a planned development to permit the development of a four-unit commercial center with a future building on the back portion of the “Subject Property,” as legally described in Exhibit A hereto, and ii) a variation from the sign ordinance of the City to allow a monument sign on the Subject Property with 111.5 square feet of surface area, approximately 12.5 feet wide and 107 inches tall, which is 11.5 square feet of surface area and 1.9 feet in height more than the otherwise permitted for such a sign allowed by the City sign ordinance; and

WHEREAS, a public hearing was held before the City of Marengo Planning and Zoning Commission on April 2, 2018, after due notice in the manner provided by law; and

WHEREAS, the Planning and Zoning Commission, after deliberation, has made a report and recommended the issuance of a special use permit for a planned development and a variation from the Marengo sign ordinance subject to and contingent upon satisfaction of the conditions set forth below; and

WHEREAS, the City Council has considered the findings of fact based upon the evidence presented at the public hearing to the Planning and Zoning Commission by the petitioner.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Marengo, McHenry County, Illinois, as follows:

SECTION 1: A special use permit for a planned development to permit the development of a four-unit commercial center and a future building as depicted in the “Final Plan,” defined herein, is hereby granted for the Subject Property subject to and contingent upon such development being in strict conformance with the overall site plan entitled “Planned Development for Rte. 20 Parcel Commercial” prepared for Brackmann Construction Company, consisting of one page, the architectural rendering, the building schematic and the landscape plan, all attached hereto as Exhibit B (collectively, the “Final Plan”).

SECTION 2: A variation is hereby approved for the Subject Property from the Marengo sign ordinance to permit a monument sign which is 12.5 feet wide and 107 inches tall with a surface area of 111.5 square feet, which is 11.5 square feet of surface area and 1.9 feet in height more than what is otherwise permitted under such ordinance, subject to and contingent upon the structure and appearance of such sign being in strict conformance with the sign schematic attached hereto as Exhibit C.

SECTION 3: That all requirements set forth in the Marengo Zoning Ordinance, as would be required by any other owner property zoned in the same manner as the property, shall be complied with except as otherwise expressly provided in this Ordinance.

SECTION 4: That the following findings of fact submitted by the Planning and Zoning Commission are hereby accepted by the City Council with respect to the special use permit for the planned development hereby granted for the Subject Property:

1. That the proposed use will not be detrimental to the public health, safety, comfort or general welfare, nor substantially diminish or impair the value of other properties or improvements in the vicinity.
2. That the proposed use will comply with the regulations of the zoning district in which it is located and the Marengo Zoning Code generally, except as specifically set forth herein, including but not limited to all applicable yard and bulk regulations, parking and loading regulations, wetlands and flood plain regulations, building and fire codes, and all other applicable City ordinances, or if exceptions are requested, that such exceptions are justified.
3. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and if appropriate or required, will contribute financially, in proportion to its impact, to upgrading roadway systems.
4. That the proposed use will not negatively impact existing public utilities, facilities and municipal service delivery systems without due consideration for adequate means of upgrading such utilities, facilities and systems.
5. That the proposed use will not negatively impact the environment by creating air, noise or water pollution, ground contamination, or unsightly views without due consideration for adequate means of controlling, mitigating or buffering such impacts.
6. That the proposed use will maintain, where possible, existing mature vegetation; and provide appropriate landscaping.
7. That the proposed use will meet standards and requirements established by jurisdictions other than the City, such as federal, state, county or other governmental units or agencies requiring licensing, permitting or health/safety inspections.
8. That the proposed use shall conform to the regulations established for specific special uses as provided in Section 15 of the Marengo Zoning Code.
9. The yards and open spaces adjoining the boundaries of the project shall not be less than the yard requirements of the district in which it is located.
10. The amount of off-street parking is adequate to serve the needs of the project.

SECTION 5: That the following findings of fact submitted by the Planning and Zoning Commission are hereby accepted with respect to the variance hereby granted for the sign for the Subject Property:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the sign ordinance were carried out;

2. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought, and would not be applicable, generally, to other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property, the monetary gain to be realized from the property, or to alleviate financial difficulty experienced by the petitioner in the attempt to comply with the provisions of the Zoning Code;
4. The alleged difficulty or hardship is caused by the application of the sign ordinance and has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood; and
7. The granting of the variation requested will not confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings of the same zoning classification.

SECTION 6: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competence jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 7: This ordinance shall be in full force and effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye:  
 Voting Nay:  
 Absent:  
 Abstain:

APPROVED:

\_\_\_\_\_  
 Mayor John Koziol

(SEAL)  
 ATTEST: \_\_\_\_\_  
 City Clerk Constance J. Boxleitner

Passed: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Published: \_\_\_\_\_

## CERTIFICATION

I, CONSTANCE J. BOXLEITNER, do hereby certify that I am the elected and qualified Clerk of the City of Marengo, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the Mayor and City Council of said City of Marengo.

I do hereby further certify that at a regular meeting of the Mayor and City Council of the City of Marengo held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, the foregoing Ordinance entitled *An Ordinance Granting a Special Use Permit for a Planned Development and a Variations from the Marengo Sign Ordinance for 20009 – 20015 East Grant Highway – Commercial Retail Center*, was duly passed by the Mayor and City Council of the City of Marengo.

The pamphlet form of Ordinance No. 18-\_\_\_\_\_, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the City Hall, commencing on the \_\_\_\_\_ day \_\_\_\_\_, 2018, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the City Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said City for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and corporate seal of the City of Marengo on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Constance J. Boxleitner, Clerk  
City of Marengo,  
McHenry County, Illinois

(SEAL)

PAINTED OPAQUE FACES

8'-0"

16"

S & V PLAZA



**DUNKIN' DONUTS**

Drive Thru



**LIQUOR & TAP ROOM**



MARENGO COMMUNITY  
PHARMACY Inc

69"

46 S.  
NOT COUNTING  
THE HENDER

15.5" x 93"

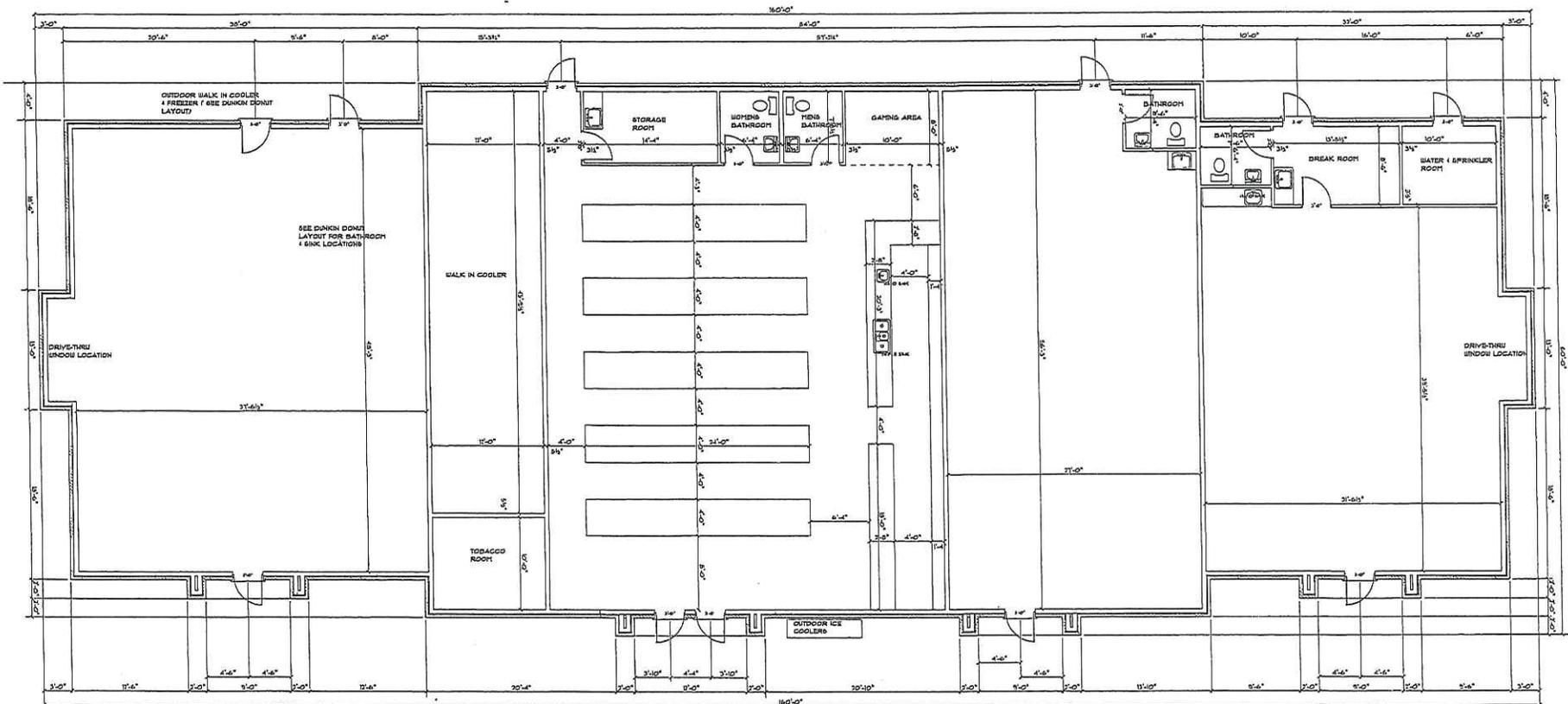
22"





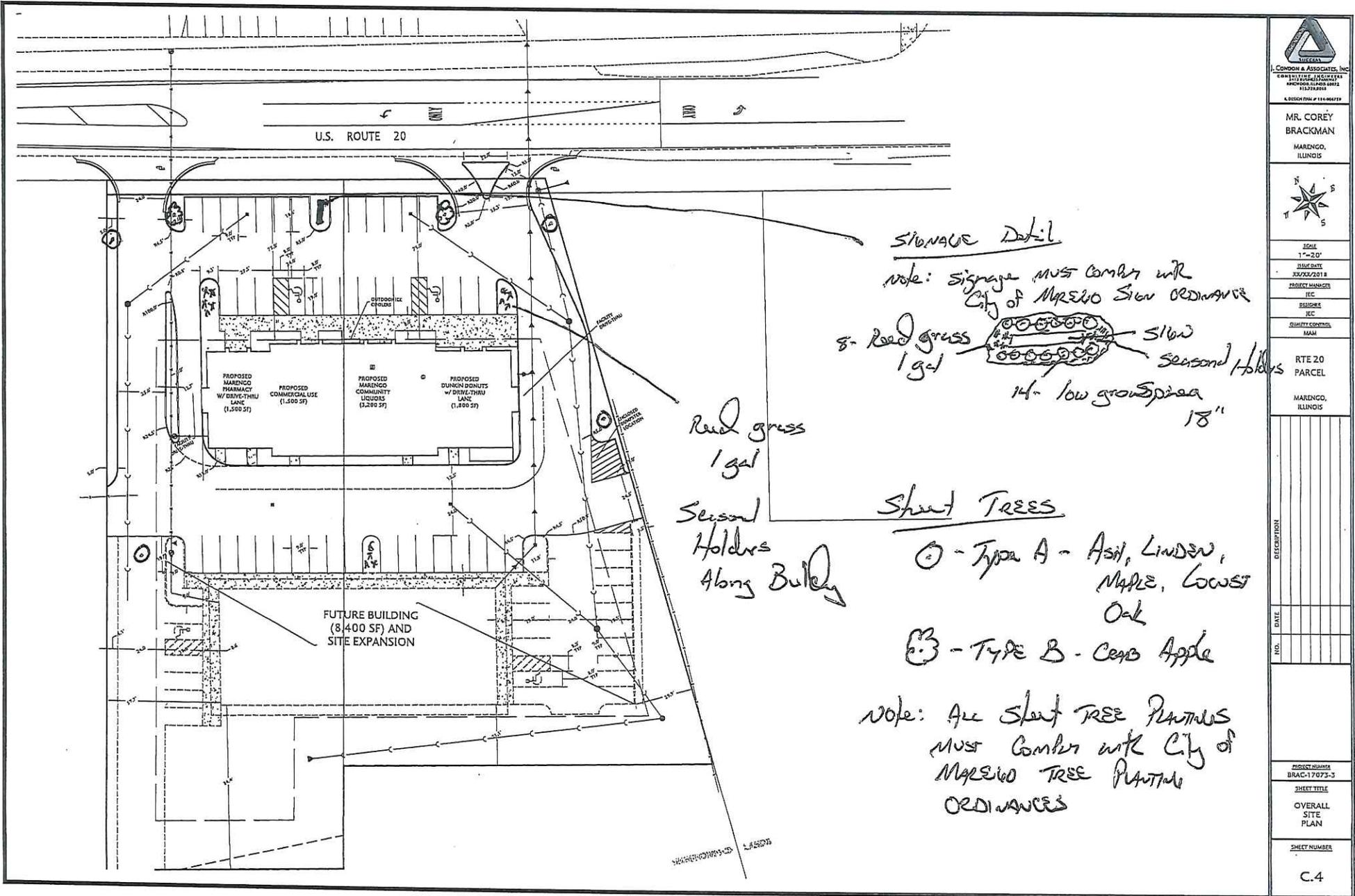
SCALE 3/16" = 1'0"





SCALE 3/16" = 1'0"

# LANDSCAPE PLAN



STORAGE Detail

note: signage must comply with City of Marengo Sign Ordinance

8- Red grass 1 gal  
 14- low grow Spirea 18"  
 Seasonal Holders

Red grass 1 gal

Seasonal Holders Along Buley

Short TREES

- ⊙ - Type A - Ash, Linden, Maple, Cowart Oak
- ⊙B - Type B - Crab Apple

note: All Short Tree Plantings must comply with City of Marengo Tree Planting Ordinances



MR. COREY BRACKMAN  
 MARENGO, ILLINOIS



ISSUE 1"-2"  
 ISSUE DATE 11/17/2018  
 PROJECT MANAGER JEC  
 DESIGNER JEC  
 QUALITY CONTROL MAM

RTE 20 PARCEL  
 MARENGO, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER BRAC-17073-3  
 SHEET TITLE OVERALL SITE PLAN  
 SHEET NUMBER C.4

# TOPOGRAPHIC SURVEY

**LEGAL DESCRIPTION**

**PARCEL 1**

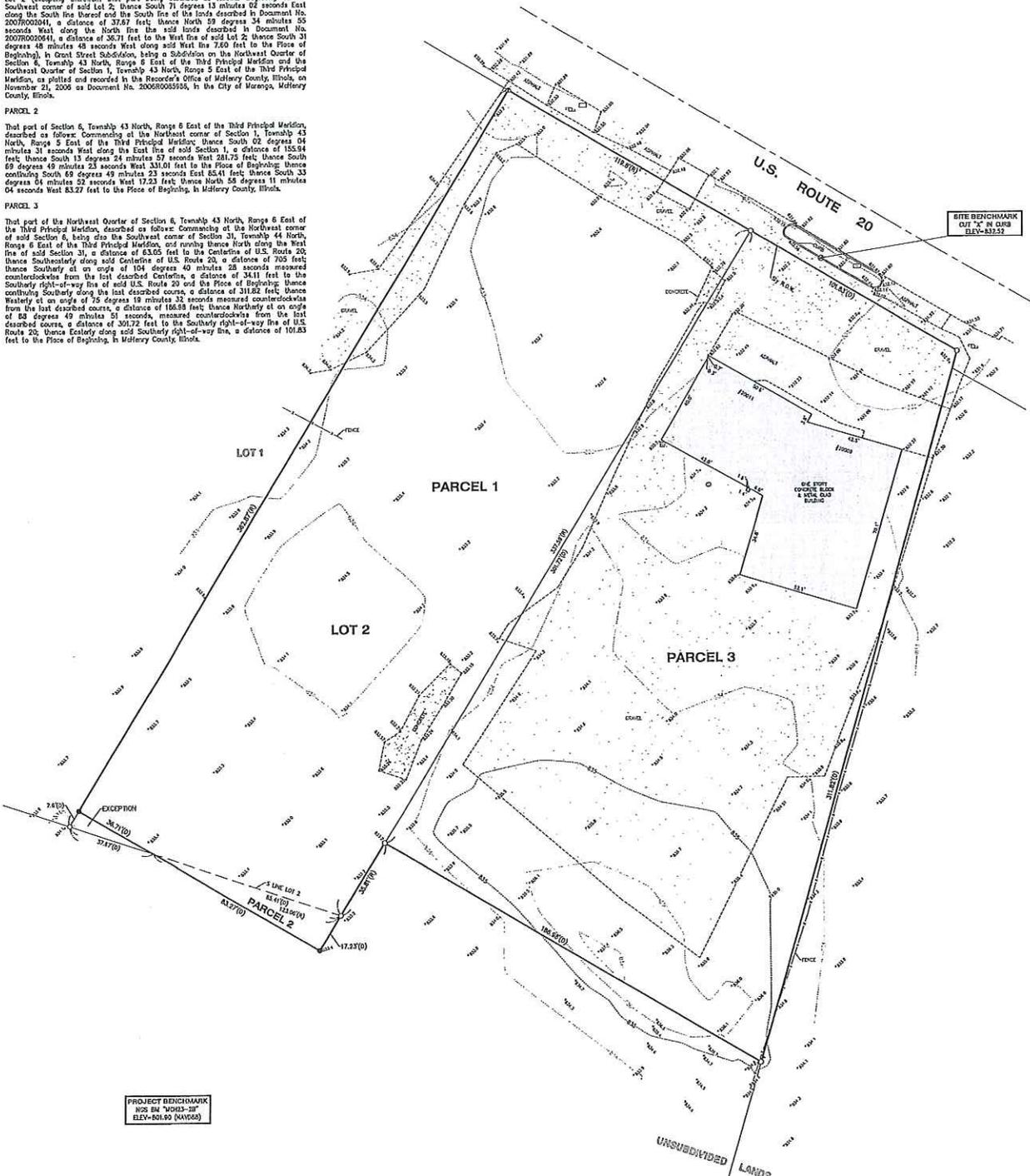
Lot 2 (excepting therefrom that part being described as follows: Beginning at the Southwest corner of said Lot 2; thence South 71 degrees 13 minutes 02 seconds East along the South line thereof and the South line of the lands described in Document No. 20077002041, a distance of 37.87 feet; thence North 59 degrees 24 minutes 33 seconds West along the North line of the said lands described in Document No. 20077002041, a distance of 36.71 feet to the West line of said Lot 2; thence South 31 degrees 48 minutes 43 seconds West along said West line 7.60 feet to the Place of Beginning; in Great Street Subdivision, being a Subdivision of the Northwest Quarter of Section 6, Township 43 North, Range 5 East of the Third Principal Meridian and the Northeast Quarter of Section 1, Township 43 North, Range 5 East of the Third Principal Meridian, as platted and recorded in the Recorder's Office of McHenry County, Illinois, on November 21, 2006 as Document No. 20060505256, in the City of McHenry, McHenry County, Illinois.

**PARCEL 2**

That part of Section 6, Township 43 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Section 1, Township 43 North, Range 5 East of the Third Principal Meridian; thence South 02 degrees 04 minutes 31 seconds West along the East line of said Section 1, a distance of 155.94 feet; thence South 13 degrees 24 minutes 07 seconds West 201.75 feet; thence South 69 degrees 49 minutes 23 seconds West 330.01 feet to the Place of Beginning; thence continuing South 69 degrees 49 minutes 23 seconds East 83.41 feet; thence South 33 degrees 04 minutes 02 seconds West 17.23 feet; thence North 58 degrees 11 minutes 04 seconds West 83.27 feet to the Place of Beginning, in McHenry County, Illinois.

**PARCEL 3**

That part of the Northwest Quarter of Section 6, Township 43 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Section 6, being also the Southwest corner of Section 31, Township 44 North, Range 6 East of the Third Principal Meridian, and running thence North along the West line of said Section 31, a distance of 83.05 feet to the Centerline of U.S. Route 20; thence Southeastwardly along said Centerline of U.S. Route 20, a distance of 705 feet; thence Southwardly at an angle of 104 degrees 40 minutes 28 seconds measured counterclockwise from the last described Centerline, a distance of 34.11 feet to the Southerly right-of-way line of said U.S. Route 20 and the Place of Beginning; thence continuing Southwardly along the last described course, a distance of 311.62 feet; thence Westerly at an angle of 75 degrees 19 minutes 32 seconds measured counterclockwise from the last described course, a distance of 166.98 feet; thence Northwardly at an angle of 83 degrees 49 minutes 51 seconds, measured counterclockwise from the last described course, a distance of 301.72 feet to the Southerly right-of-way line of U.S. Route 20; thence Easterly along said Southerly right-of-way line, a distance of 101.83 feet to the Place of Beginning, in McHenry County, Illinois.



**PROJECT BENCHMARK**  
NO. 84 "WOODS" 30"  
ELEV. 501.90 (NAVD83)



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND IRON NAIL
⊙	FOUND IRON SPIKE
⊞	GAS METER
○	LIGHT
□	MAIL BOX
⊙	SEPTIC LID
⊙	SET CROSS
⊙	SET IRON NAIL
⊙	SPICED
⊙	UTILITY POLE
●	WELL
(D)	DEED
(B)	RECORD

PIN #S  
17-06-100-039  
17-06-100-042  
17-06-104-003

CLIENT: BRADKOV CONSTRUCTION  
DRAWN BY: JLDW  
CHECKED BY: JLDW  
SCALE: 1"=20' ENC. 06, T. 43, R. 05 E.  
BASIS OF BEARING: ASSUMED  
FILE NO.: SEE ABOVE  
JOB NO.: 120512  
FIELDWORK COMPLETED: 8/11/17 BY: JLDW  
ALL DIMENSIONS SHOWN BY THIS PLAN SHALL BE IN FEET UNLESS OTHERWISE NOTED.  
PARTS THEREOF CORRECTED TO BE F.

STATE OF ILLINOIS ) S.S.  
COUNTY OF MCHENRY )  
We, Vanderstappen Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.  
This professional service conforms to the current Illinois minimum standards for topographic surveys. This is not a Boundary Survey.  
Dated at Woodstock, McHenry County, Illinois, 8/15 A.D. 2017.  
Vanderstappen Land Surveying, Inc.  
Design Firm No. 164-002782  
By: *[Signature]*  
Illinois Professional Land Surveyor No. 2709

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## AGENDA SUPPLEMENT

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**TO:** Planning and Zoning Commission

**FROM:** Joshua Blakemore, City Administrator

**FOR:** April 2, 2019 Special Planning and Zoning Commission Meeting

**RE:** Application for a Planned Unit Development Special Use: 20009 - 20015 East Grant Highway – Proposed Strip Center – Planned Development and Special Use for a 2 Acre Parcel Zoned B-2 General Business, Including a Commercial Strip Center with two Drive Through Facilities

The proposed eastern corridor commercial development, located at 20009 East Grant Highway, has petitioned for a Planned Unit Development (PUD). A PUD is being sought on the 1.98 acre parcel to allow for the development of a four unit commercial center and the future building of an additional use on the back portion of the lot.

A PUD is permitted in any zoning district and allows the City to consider exceptions to strict application of the Marengo Zoning Ordinance based on the unique characteristics of a particular use or location without the specific demonstration of a hardship as required for a zoning variance. This gives the City the ability and flexibility to consider a proposal that will provide an overall benefit to the community without adversely influencing or affecting the surrounding properties.

**Issue Statement:** The applicant is requesting a planned development special use permit and a variance from the Sign Ordinance. The underlying zoning for the property in question is B-2, General Business. The PIQ, commonly known as 20009 East Grant Highway is a 1.98 acre parcel. In 2017 a special use permit was approved for the property to allow for a drive through use as per the Marengo Zoning Ordinance (MZO). A PUD has been 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 use for the building on the south side of the lot is yet to be determined. A variance is also being sought to allow for the requested sign. Attached please find a site plan from the petitioner for your reference. Recommendation would need to be contingent upon approval of final engineering and the PUD by IDOT. IDOT has to review and approve the site for ingress and egress and the proposed turn lane.

**Utilities:** Planned Developments are required to connect to the City's utilities. The property would be connecting to City water and sewer as part of the development.

**Neighboring Uses:** The adjacent properties on the north, west, and east of the property in question are zoned B-2, general business. To the south of the property is A1 McHenry County Agriculture. There have been no objections received regarding the application.

**Variance Requested:** As part of the Planned Development, the petitioner is requesting a variance to the Marengo sign ordinance which also requires review by the PZC. Per the Sign Ordinance, the surface area

of a monument sign (including the base) shall not exceed 100 square feet in area or seven feet in height. The sign requested is 12.5 feet wide and 107 inches (8.9 feet) tall. That puts the sign at 1.9 feet above the maximum allowed and at 111.5 square feet in area, which is the cause for the requested variance.

**Staff Recommendation:** The property has a previously approved special use for two drive through facilities. The retail center has plans in place for a Dunkin' Donuts, a liquor and tap room, the Marengo Community Pharmacy, and a fourth unit with a to be determined occupant. There are no immediate plans for an occupant of the proposed second building on the south end of the lot. The building would need to be compliant with the plans as approved and the use would need to comply with the Zoning Ordinance or an amendment to the PUD could later be required. Given the proposed uses, and previously approved special use for the two drive through uses, staff recommends approval of the planned unit development as requested.

A public hearing regarding the petitioner's application for a planned development special use permit with a variation for the property in question is requested for the April 2, 2018 Special Planning and Zoning Commission meeting. If, after concluding the public hearing, the PZC feels that PUD petition should be granted, then the adoption of the attached findings of fact and a recommendation that the City Council approve this proposed planned unit development.

**Motion to Recommend:** *Motion to adopt the attached finding of facts and recommend that the City Council approve a planned development special use permit and sign variation as requested.*

cc: Mayor & City Council

**Findings of Fact**  
**20009 East Grant Highway – Commercial Retail Center**  
**Application for Special Use – Planned Unit Development**

Based on the evidence and testimony provided during the public hearing for this application which commenced on April 2, 2018, the Planning and Zoning makes the following findings of fact in support of the application:

**SPECIAL USES**

Marengo Zoning Ordinance Section 15.03, "Standards for Special Uses," states that the City Council may authorize a special use permit upon determining and finding as fact, the following:

1. That the proposed use will not be detrimental to the public health, safety, comfort or general welfare, nor substantially diminish or impair the value of other properties or improvements in the vicinity.
2. That the proposed use will comply with the regulations of the zoning district in which it is located and this Zoning Code generally, including but not limited to all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, wetlands and flood plain regulations, building and fire codes, and all other applicable City ordinances, or if exceptions are requested, that such exceptions are justified.
3. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and if appropriate or required, will contribute financially, in proportion to its impact, to upgrading roadway systems.
4. That the proposed use will not negatively impact existing public utilities, facilities and municipal service delivery systems without due consideration for adequate means of upgrading such utilities, facilities and systems.
5. That the proposed use will not negatively impact the environment by creating air, noise or water pollution, ground contamination, or unsightly views without due consideration for adequate means of controlling, mitigating or buffering such impacts.
6. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; and provide appropriate landscaping.
7. That the proposed use will meet standards and requirements established by jurisdictions other than the City, such as federal, state, county or other governmental units or agencies requiring licensing, permitting or health/safety inspections, and submit written evidence thereof.
8. That the proposed use shall conform to the regulations established for specific special uses as provided in this Section 15 [of the Marengo Zoning Code].

### PLANNED DEVELOPMENTS

Marengo Zoning Ordinance Section 16.08, "General Standards" states that a planned development shall conform to the following requirements:

1. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located.
2. The yards and open spaces adjoining the boundaries of the project shall not be less than the yard requirements of the district in which it is located.
3. If a building is permitted to exceed the height limit of the district in which it is located, the yards and open spaces around such building shall be increased by an amount equal to the height that the building exceeds the height limit of the district measured in feet.
4. If more intensive uses are permitted than are required by the district regulations, there must be clear evidence that such uses are needed to service the project provided the Commission shall find:
  - a. That the use permitted by such exceptions are necessary or desirable and are appropriate with respect to the primary purpose of the development;
  - b. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood;
  - c. That not more than 15 percent of the ground area or of the gross floor area of such development shall be devoted to the uses permitted by said exceptions;
  - d. That in a planned manufacturing development such additional uses allowed by exception shall conform with the performance standards of the district in which the development is located as set forth in Section 13 of this Zoning Code;
  - e. That the use exceptions so allowed are recorded on the zoning district maps by appropriate symbols or by reference to documents on file with the Zoning Administrator;
  - f. Where the planned development is to be located in a residential district, no use exceptions shall be allowed unless the size of the planned development exceeds 20 acres.
5. The amount of off-street parking must be adequate to serve the needs of the projects and the Commission and City Council may require more off-street parking than is otherwise required by this Zoning Code.
6. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly improved, maintained and operated.
7. **Underground Utilities.** Underground utilities including telephone and electric systems are required within the limits of the planned development. Appurtenances to these systems which

can be effectively screened may be excepted from this requirement if the Commission finds that such exemption will not violate the intent or character of the development.

#### VARIANCE

Section 17.06 B of the Zoning ordinance provides the standards for variations. Based on the evidence presented at the June 20, 2017 Public Hearing regarding the above case, the Planning and Zoning Commission make the following findings:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. The condition upon which the petition for a variation is based are unique to the property for which the variation is sought, and would not be applicable, generally, to other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property, the monetary gain to be realized from the property, or to alleviate financial difficulty experienced by the petitioner in the attempt to comply with the provisions of this Zoning Code;
4. The alleged difficulty or hardship is caused by the application of this Zoning Code and has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. The proposed variation will not impair an adequate supply of light or air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood;
7. The granting of the variation requested will not confer on the applicant any special privilege that is denied by this Zoning Code to other lands, structures, or buildings of the same zoning classification.

**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 – 20045 East Grant Highway and adopting of the finding of facts. The commission members voted as follows:

Ayes: Peter Hunt, Mike Bieniek, 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.

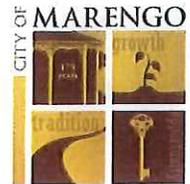
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Anna Leyrer  
Deputy City Clerk

The Planning & Zoning Commission approved these minutes on \_\_\_\_\_.



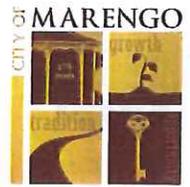
# City of Marengo – Task Update Report



April 2, 2018		
Name of Project/ HR Green Project #	Tasks Accomplished	Tasks to be Completed
Solar Farms I & II/ 180292 ESCROW ACCOUNT  Contract: \$ 9,250 Remaining: \$ 9,250	Meeting with Solar Farm developers, City Staff and HR Green on February 20, 2018.  City Attorney coordinating Annexation Agreement and Zone Text Amendment. HR Green provided comments regarding above on 02/26/2018 via e-mail and conference call.  <b>Proposed zoning text amendment and Special Use permit application to PCZB on 03/19/2018.</b>	<b>Proposed zoning text amendment and Special Use permit application back again to Plan Commission and Zoning Board meeting on 04/16/2018.</b>
Methodist Church Parking Lot Review/180082 ESCROW ACCOUNT  Contract: \$ 1,500 Remaining: \$946	Plans submitted for first review on 01/16/2018 with HR Green comments to City on 01/17/2018.  Plans resubmitted on 02/23/18 with DRAFT comments to engineer on 02/26/18.  <b>Plans resubmitted on 03/28/2018 with Conditional Recommendation of Approval of plans and Stormwater Management permit to City on 04/02/2018.</b>	<b>City to attach Conditions of Approval to plans and permit documents.</b>  <b>Methodist Church to provide contractor's bid upon receipt to City for determination of bond amount.</b>
20009 Grant Highway TIF 170570 ESCROW ACCOUNT  Contract: \$26,400 Remaining: \$10,924.57	HR Green letter and TIS to IDOT on 01/02/18. IDOT letter received on 02/05/2018.  Meeting with developer's engineer and HR Green on 02/28/18.  Final HR Green plans for Route 20 improvements to Condon on March 27, 2018 for inclusion in his plans.  Sanitary Sewer and WM plans and IEPA permit applications to Condon on April 2, 2018.	<b>Submittal to IDOT (Condon needs to insert water and sewer plans into their plan set and revise cover sheet to reflect HR Green plans and signatures prior to submittal.)</b>  <b>Submittal to IEPA for water and sewer permits. (Need signed permits back from Condon and then need City to sign prior to going to IEPA).</b>



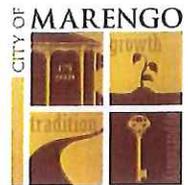
# City of Marengo – Task Update Report



<p>20009 Grant Highway Site Plan Review/170570.01 ESCROW ACCOUNT</p> <p>Contract: \$4,050 Remaining: <b>\$3,147</b></p>	<p>HR Green sent Route 20 topographic survey to Condon &amp; Associates on 02/02/2018.</p> <p>Meeting with developer’s engineer and HR Green on 02/28/2018.</p> <p><b>Plans submitted for 1<sup>st</sup> review on March 26, 2018. HR Green DRAFT comments to Condon on 04/02/2018.</b></p>	<p><b>Meeting with Condon at HR Green on 04/03/2018 to go over comments.</b></p> <p><b>HR Green to attend City Council meeting on 04/09/2018.</b></p> <p><b>HR Green awaiting revised plans for 2<sup>nd</sup> review.</b></p>
<p>General Consultations-Billable/170200</p>	<p>Gen Con 2017/18 Agreement submitted to Mayor and Staff for approval. <i>HR Green waiting for signed document.</i></p>	<p><u>Marengo Union Diversion Ditch:</u> City to provide videos of flooding to HR Green.</p> <p>City to stake and photograph future flooding to assist with calibration.</p> <p>HR Green to write thank you letter to IDNR and request completion of model for City use and also request funding to compete next phase of model/report.</p>
<p>Marengo Disposal Expansion/160249 ESCROW ACCOUNT</p> <p>Contract: \$15,332 Remaining: \$62.00 as of 01/10/2018.</p>	<p>Construction is under way. Email from HR Green to City PW on December 6, 2017 requested erosion and sediment control observation and some maintenance measures.</p>	<p>HR Green is still requiring lighting cut sheets and a signed and sealed Engineer’s Opinion of Cost referenced to the “For Construction” plans prior to full recommendation of approval.</p>
<p>IL Rte. 23@Jane Adams Tollway – Interchange Phases 1 and II/ 88160345</p> <p>Contract: \$2,657,409.91 Remaining: <b>\$1,222,144.88</b></p>	<p>March 2018 Tasks</p> <ul style="list-style-type: none"> <li>▪ <b>Submitted preliminary plans (60%) to IDOT, Tollway, MCDOT, and the City on March 30, 2018.</b></li> <li>▪ <b>Submitted preliminary specifications (60%) to IDOT, Tollway, MCDOT, and the City on March 30, 2018.</b></li> <li>▪ <b>Submitted preliminary estimate of cost (60%) to IDOT, Tollway, MCDOT, and the City on March 30, 2018.</b></li> </ul>	<p><b>April 2018 Tasks:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Initiate the development of the 95% contract plans and specifications.</b></li> <li>▪ <b>Continue to work on the Location Drainage Study (LDS)</b></li> <li>▪ <b>Meet with IDOT’s detour committee for the Harmony Road closure on April 16, 2018.</b></li> <li>▪ <b>Meet with the Tollway to review and discuss tollway comments – 60% review meeting on April 27, 2018.</b></li> </ul>



# City of Marengo – Task Update Report



<p>Railroad St/Ritz Rd Water Main/ 86160244.01 ESCROW ACCOUNT</p> <p>Contract: \$37,000 Remaining: <b>\$5,030.89</b></p>	<p><b>Update from Attorney General's Office was shared with City Council at 03/26/2018 City Council meeting.</b></p>	<p><b>Awaiting:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Submittal of easement documents</b></li> <li>▪ <b>An amendment to the Annexation Agreement</b></li> <li>▪ <b>Overall Project Status</b></li> </ul>
<p>2017 Water Main Project/86140346.02</p> <p>Survey/Eng.: \$70,260 Const. Mgmt.: 42,255 Addn No. 3: <u>12,192</u> Total: \$124,707</p> <p>Contract: \$124,707 Remaining: <b>\$53,247</b></p>	<p><b>IDOT comment received on 04/01/2018 with HR Green response to IDOT on 04/02/2018.</b></p> <p>Easement letter and exhibits out by City on 01/29/2018. Out to property owners on 02/06/2018. HR Green and City are meeting with property owners regarding easements.</p> <p><b>City Council approved change to plans on March 26, 2018.</b></p>	<p><b>HR Green to prepare revised plans per City Council direction, meetings with easement owners and IDOT comments (if applicable). Final easement documents to be prepared based upon meetings with property owners and changes to plans.</b></p> <p><b>Targeted bid date in spring 2018 with completion late summer/fall 2018.</b></p>
<p>Prospect Construction Observation/86130105 (40-00-36.00)</p> <p>Contract: \$277,079.99 Remaining: \$56.70 As of 9/19/14</p>	<p>IDOT approvals and documentation for project acceptance and close out were sent to <b>HR Green on 03/27/2018.</b></p>	<p>HRG to provide final cost breakdowns for the local share <b>once final invoice is received.</b></p> <p><b>HR Green to work with City Staff to close out project when final invoice is received from IDOT.</b></p>

Items in bold are new.

Client Manager: Timothy J. Hartnett – 815.759-8328 – [thartnett@hrgreen.com](mailto:thartnett@hrgreen.com)

cc: Josh Blakemore, City Administrator, City of Marengo  
Howard Moser, Director of Public Works, City of Marengo  
Anna Leyrer, Deputy City Clerk, City of Marengo  
Megan Lopez, Administrative Assistant, City of Marengo  
Chris Caldarella, Project Engineer, HR Green, Inc.

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