

**MINUTES  
CITY OF MARENGO  
BOARD OF ADJUSTMENT  
Tuesday, December 6, 2022**

**Call to Order** by Chairwoman Jutta Denson at 4:00 p.m. on December 6, 2022. Officials Present: Jutta Denson, Jim Jensen, Bill Wyant, Jerry McKusker, Larry Fiser, and Mike McBride. Absent: None. Chairwoman Denson declared a quorum.

**Staff and Press Present:** City/Zoning Administrator Karla Marck.

**Members of the Public Present:** Barry Goettsch, Tony Hocamp, Corienne Dally, Doug Kinzenbaw, Lori Miller, Jim Peterson Sr., Jose Ayala, Jesse Dietze, Ronnie Ray.

**Approval of Agenda – December 6, 2022**

Motion by McBride to approve the agenda. Second by Wyant. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

**Approval of Meeting Minutes from December 29, 2021 – American Legion Special Use - IV School Sign Variance - 520 South St. Yard Transition**

Motion by Wyant to approve the minutes. Second by Jensen. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

**New Business**

- a. **Request for Granting Special Use Exception to Compass Memorial Hospital, to expand Hospital Facilities onto Parcel ID #733407020 (locally known as 397 West May Street) and Zoned R-1, One- and Two-Family Dwelling Residential**

Motion by Fiser to approve special use exception. Second by Jensen. Ayes: Denson, Jensen, Wyant, McKusker, Fiser, McBride. Nays: None. Motion Carries.

- b. **Public Hearing to Consider Permitted Use, Lot/Yard Requirements and Parking Variances for New Building Construction on Parcel ID # 730616010 (locally known as 498 Court Avenue) and Zoned C-2-Highway Commercial District**

Miller summarized plans for building commercial building to support heavy equipment businesses, with front office and kitchen/bath facilities. Marck stated current lots in the C2 districts can't support the required set back requirements. Discussions regarding parking lot surface occurred. Motion by McKusker to approve variance on setback requirements to allow 3' on south side and 5' on north side, with minimum of two non-gravel parking spacing and landscaping. Second by Fiser. Ayes: Denson, Jensen, Wyant, McKusker, Fiser, McBride. Nays: None. Motion Carries.

- c. **Public Hearing to Consider Permitted Use, Lot/Yard Requirements and Parking Variances for New Building Construction on Parcel ID # 731809060 (locally known as 594 Eastern Avenue) and Zoned C-2-Highway Commercial District**

Densen stated concerns that C-2 Zone does not allow for first floor residential, and commission does not support spot zoning. Variance request was refused. Motion by Fiser to take to Planning and Zoning to consider change in zoning to support residential. Second by Wyant. Ayes: Denson, Jensen, Wyant, McKusker, Fiser, McBride. Nays: None. Motion Carries.

**Adjournment**

Motion by McKusker. Second by Wyant to adjourn. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

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Attest: Karla Marck, City Administrator