

City of MORRISON

200 West Main Street
Morrison, Illinois 61270-2400
Phone 815.772.7657
Fax 815.772.4291
morrisonil.org



HISTORIC PRESERVATION COMMISSION AGENDA

City Hall, 200 W Main Street, Morrison, IL 61270

TUESDAY, September 1, 2026

5:00 PM

- I. Call to Order
- II. Roll Call/Attendance
- III. Approval of Minutes
 - A. August 4, 2026
- IV. New Business
 - A. Building Improvement Program Request to Participate – 121 E Main Street
- V. Old Business
 - A. Building Improvement Program Request for Reimbursement – 204 E Main Street
 - B. Building Improvement Program Request for Reimbursement – 202 E Lincolnway
- VI. Other Considerations
- VII. Adjournment

Commission members please contact City Hall (772-7657) if you are unable to attend.

City of MORRISON

200 West Main Street
Morrison, Illinois 61270-2400
Phone 815.772.7657
www.morrisonil.org



Historic Preservation Commission

Minutes

August 4, 2026, 5:00 p.m. City Hall

The Historic Preservation Commission met on August 4, 2026. Chairperson Barb Bees called the meeting to order at 5:05 p.m. Executive Secretary Barb King recorded the minutes.

Commission members present were Barb Bees, Lynn Kenady, John Tomasino, Ned Nesti Jr., and Greg Kruse..

Commission member Kruse moved to approve the July 7, 2026, meeting minutes; seconded by commission member Kenady. On a voice vote, the motion carried.

Public Hearing

Commission member Kruse made a motion to table the Request for Certificate of Appropriateness and Request to Participate for the property located at 204 E Main Street; seconded by commission member Kenady. On a voice vote, the motion carried.

New Business

None.

Old Business

None.

Other Considerations

Commission members discussed how aesthetics may impact the appearance standards outlined in the Historic Preservation Ordinance.

Chairperson Bees will extend an invitation to attend the next commission meeting to the City of Morrison Code Enforcement Officer Dave Snow, City Administrator Brian Melton and Mayor Scott Vandermyde.

The next regularly scheduled meeting will be September 1, 2026 @ 5:00 p.m.

Adjournment - At approximately 5:41 p.m. commission member Kruse moved to adjourn the meeting; seconded by commission member Nesti. On a voice vote, the motion carried.

City of Morrison, Illinois
200 West Main Street, Morrison IL USA 61270

Historic Preservation Commission
BUILDING IMPROVEMENT PROGRAM
REQUEST TO PARTICIPATE

Property Owner: Upcycle Junkie LLC - Melissa Hull
Address: 121 E. Main Street Morrison, IL 61270
Contact Number: 815-716-1870 Email Address: melissa-h@live.com
Common Name of Business (if applicable): Upcycle Junkie

This property is within the Morrison Historical District, but the planned improvements do not permanently alter the exterior architectural appearance of any building on such property within the meaning of the City of Morrison Municipal Code, Chapter 26, Historic Preservation. Accordingly, no Certificate of Appropriateness is required.

Nature of Improvements: Installation of new exterior storefront sign.

Sign will be painted Behr Vintage Teal and Behr Swiss Coffee. Lettering with panels beneath windows painted Behr Vintage Teal
Estimated Cost of Improvements: \$ 4568.75

CERTIFICATION: To the best of my knowledge, the information contained herein is true, accurate, and correct. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of participation.

Melissa Hull
Applicant's Signature

8/25/26
Date

For Office Use Only

Date Received:	<u>8/27/26</u>
Date Reviewed by HPC:	<u>9/11/26</u>
Date Reviewed by City Council:	
☐ Request Approved	☐ Request Denied
By:	
Title:	Date:

City of Morrison, Illinois
200 West Main Street, Morrison IL USA 61270

Historic Preservation Commission
BUILDING IMPROVEMENT PROGRAM
REQUEST TO PARTICIPATE

Property Owner: Richard Alcock Living Trust
Address: 1133 Josephine Court, Sebring Florida
Contact Number: 863-202-1175 Email Address: admin@solutionsonmain.com
Common Name of Business (if applicable): Solutions On Main LLC

This property is within the Morrison Historical District, but the planned improvements do not permanently alter the exterior architectural appearance of any building on such property within the meaning of the City of Morrison Municipal Code, Chapter 26, Historic Preservation. Accordingly, no Certificate of Appropriateness is required.

Nature of Improvements: NO Change to Structure - Cosmetic Only
Estimated Cost of Improvements: \$6,000

CERTIFICATION: To the best of my knowledge, the information contained herein is true, accurate, and correct. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of participation.

Seanteo Uetzel
Applicant's Signature

7/9/2026
Date

For Office Use Only

Date Received:	<u>7/15/26</u>
Date Reviewed by HPC:	<u>8/4/26</u>
Date Reviewed by City Council:	_____
☐ Request Approved ☐ Request Denied	
By:	_____
Title:	_____
Date:	_____

REQUEST FOR REIMBURSEMENT

Actual Cost of Improvements: _____

Amount Requested for Reimbursement: _____

A COPY OF PAID INVOICE MUST ACCOMPANY THIS REQUEST

CERTIFICATION: I, now request reimbursement according to the Building Improvement Program. To the best of my knowledge, the information contained herein is true, accurate, and correct. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of any reimbursement.

Applicant's Signature

Date

For Office Use Only

Date Received: _____	
☐ Request Approved	☐ Request Denied
By: _____	
Reimbursed Amount: _____	
Date Paid: _____	

WALKER BROS CONSTRUCTION

Storefront Facade Completion Invoice

INVOICE

Date: August 14, 2026

Status: Project Completed

BILL TO

Solutions On Main
204 E Main Street
Morrison, IL 61270

PROJECT

Completion of storefront facade
204 E Main Street
Morrison, Illinois

Scope of Work

Labor and materials associated with completion of the exterior storefront facade, including surface preparation and exterior painting; installation and finishing of wood-look facade panels; stone facade/veneer elements; planter box construction and finish work; architectural trim and accent details; exterior door hardware; and related installation and finish work shown in the completed storefront.

Description	Qty / Hours	Rate	Amount
Construction labor - on-site storefront facade work	50 hrs	\$45.00/hr	\$2,250.00
Reimbursable project materials - receipts provided	1		\$1,209.45

Material Documentation

Supporting Material Receipt	Amount
Menards - facade/paint/stone/wood and related supplies	\$864.01
Amazon - exterior door hardware	\$72.31
Menards - paint/materials	\$206.38
Tractor Supply - planter/landscaping materials	\$66.75
Total Materials	\$1,209.45

Labor	\$2,250.00
Materials	\$1,209.45

TOTAL DUE

\$3,459.45

Note: Store signage and signage installation are being provided/quoted by a separate company and are not included in this Walker Bros Construction Invoice.

MENARDS - STERLING

4220 E. 30th Street
Sterling, IL 61081

KEEP YOUR RECEIPT

RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 10/26/26

If you have questions regarding the charges on your receipt, please email us at:
STRLfronter@mennards.com



Sale Transaction

PURDY 6PC PRO PAINT KIT 24.98
5610880
DAP ALEX+ CAULK CLR 8.85
5638901 3 @2.95
CONTROL SPRAY 250 59.99
5612557
FASTPRIME 2+ IN/EX PRIME 94.00
5604470
PAINTING KIT/RY FREE 1.95
TOTAL 189.77
TAX 16.61
TOTAL 206.38
8/28/26 09:09:25
PRIMARY ACCT

RECEIPT COPIES WERE
PRINTED FOR THIS TRANSACTION:
4997

THANK YOU, YOUR CASHIER, Joanne
7/29/23 10 8419 07/28/26 09:08AM 3272

PAINT

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

WM 16AL FERN TASSEL 19CM
2558662 2 17.99 17.98
% Off Discount (50%) (18.00)

DC KOLORSCAPE PEA GRAVEL .50F
1587585 1 6.99 3.49
% Off Discount (50%) (3.50)

GW 1CF ALL PURPOSE TOP SOIL
2332918 1 3.49 1.74
% Off Discount (50%) (1.75)

GW 1CF COM MANURE & COMPOST
2332916 1 4.99 1.87
BOGO 25% Off (1.25)
% Off Discount (50%) (1.87)

RGC WMNS WR DOUBLE DIPPED GLOVE PINK M
2348708 1 6.99 6.99

Subtotal 61.79
Tax 4.98
Total 66.75

TSC Store Card - SALE 66.75
*****9910 - Piped Signed
Authorization #: 013952
Terminal ID : 001792790000100

SEANTAE A WEITZELL
Authorization #: 013952
TSC Standard Finance

CVM : DEFAULT

TractorSupply.com

planted
boxes
15700 LINCOLN RD
MORRISON, IL 61270
815-253-3563

Ticket: 68238
Date: 8/13/26
Store: 2798
Cashier: J1111ian
Time: 8:13 AM
Register: 1

Item Qty Price Amount
D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 5IN GERANIUM
1900912 1 5.99 2.99
% Off Discount (50%) (3.00)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 5IN GERANIUM
1900912 1 5.99 2.99
% Off Discount (50%) (3.00)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4.5IN SPECIALTY ANNUAL
1900910 1 4.99 2.49
% Off Discount (50%) (2.50)

D AND J 4.5IN SPECIALTY ANNUAL
1900910 1 4.99 2.49
% Off Discount (50%) (2.50)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

D AND J 4PK FLOWERING ANNUAL
4450778 1 2.69 1.34
% Off Discount (50%) (1.35)

Solutions On Main LLC
204 E Main Street

Bill Date: 08/14/2026
Invoice #: 08142026

Due Date: 08/31/2026
Amount Due : \$864.01

Morrison, IL, 61270
8154417263

Bill To:
Seantae Wetzell
Solutions On Main
204 E Main St, Morrison Illinois

Additional Information
Menards Supplies
Solutions On Main , Morrison Illinois

Details

SKU	Description	\$/per unit	Units	Total
5634309	WL 3006 ULTRA CLEAR 10 OZ W11001010	\$6.99	3	\$20.97
5511982	PPS I/E PAINT SAMPLE NTL51-216-16 8 OZ.	\$5.98	1	\$5.98
5428700	GOLD GLITTER PAINT ADDITV115-0085-000	\$7.96	1	\$7.96
5612263	PAINT CAN SPOUT 61	\$1.25	2	\$2.50
5542030	ULTRA EXT SAT PAINT NUTRL41617XA PPS GAL	\$34.98	3	\$104.94
5542126	GD EXT PAINT SAT NEUTRAL 35-619XI-01 GAL	\$49.98	1	\$49.98
1467835	STACKED STONE PANEL SMOKE GRAY	\$19.79	8	\$158.32
5011998	BOURBON WOODS L-52-9300	\$39.99	4	\$159.96
	Tax	\$48.81	1	\$48.81
2140288	STORAGE BASKET - WHITE 16088048	\$0.99	4	\$3.96
5639151	HIGH TEMP MINI GLUE GUN YC280M	\$3.79	1	\$3.79
5639163	MINI GLUE STICK 100CT AN734	\$4.99	1	\$4.99
	Tax	\$3.43	1	\$3.43
5610388	PURDY 6.5" MINI WD KIT 14C810700	\$12.99	1	\$12.99
	Tax	\$1.14	1	\$1.14
1031311	1X10-8' 3 STANDARD BOARD	\$10.65	6	\$63.90
4174903	BASE CAP WM163 PINE 11/16X1-3/8X8'	\$10.66	6	\$63.96
2112685	BLACK SHELF BRACKET 11" HEAVY-DUTY	\$5.99	4	\$23.96
	Tax	\$13.28	1	\$13.28
5516957	RO PRO PAINT FLAT BLACK K7776402 VOCGAL	\$52.98	1	\$52.98
	Tax	\$5.67	1	\$5.67
2218706	PB PROJECT PACK TYLO 4-PC242T 3 CODE K2	\$46.47	1	\$46.47
	Tax	\$4.07	1	\$4.07

Total: \$864.01



Details for Order #114-1177113-6797824

Paid By: Solutions on Main
Placed By: SEANTAE WETZELL
Order Placed: August 14, 2026
PO number : frontdoorhandle
Amazon.com order number: 114-1177113-6797824
Order Total: USD 72.31

Not Yet Shipped	
Items Ordered	Price
1 of: TICONN Front Door Handle Set, Heavy Duty Square Door Lever & Single Cylinder Deadbolt Combo Reversible for Entrance Exterior Doors (Satin Brass) Sold by and invoiced on behalf of: TICONN US (seller profile) Seller Credentials: 889 Certification , Classified Small Business - SBA Standard Business Price Condition: New	\$66.49
Shipping Address: Solutions On Main 204 E MAIN ST MORRISON, IL 61270-2849 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 6331	Item(s) Subtotal: USD 66.49 Shipping & Handling: USD 0.00
	Total before tax: USD 66.49 Estimated tax to be collected: USD 5.82
	Grand Total: USD 72.31

To view the status of your order, return to [Order Summary](#) .

City of Morrison, Illinois
200 West Main Street, Morrison IL USA 61270

Historic Preservation Commission
BUILDING IMPROVEMENT PROGRAM
REQUEST TO PARTICIPATE

Property Owner: MORRISON HISTORICAL SOCIETY
Address: 202 EAST LINCOLNWAY, MORRISON, IL 61270
Contact Number: 815-772-3084 Email Address: oboykt@frontiernet.net
Common Name of Business (if applicable): _____

This property is within the Morrison Historical District, but the planned improvements do not permanently alter the exterior architectural appearance of any building on such property within the meaning of the City of Morrison Municipal Code, Chapter 26, Historic Preservation. Accordingly, no Certificate of Appropriateness is required.

Nature of Improvements: PROJECT DETAILS ON PAGE 2
Estimated Cost of Improvements: \$5,500 SEE CONTRACT ON PAGE 2

CERTIFICATION: To the best of my knowledge, the information contained herein is true, accurate, and correct. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of participation.

Harvey P Zudoma VP M.H.S. 7-1-2026
Applicant's Signature Date

For Office Use Only

Date Received:	<u>7/6/26</u>
Date Reviewed by HPC:	<u>7/7/26</u>
Date Reviewed by City Council:	_____
☐ Request Approved	☐ Request Denied
By: _____	
Title: _____	Date: _____

REQUEST FOR REIMBURSEMENT

MORRISON HISTORICAL SOCIETY

Actual Cost of Improvements: \$ 5,500

Amount Requested for Reimbursement: \$ 2,750

A COPY OF PAID INVOICE MUST ACCOMPANY THIS REQUEST

CERTIFICATION: I, now request reimbursement according to the Building Improvement Program. To the best of my knowledge, the information contained herein is true, accurate, and correct. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of any reimbursement.

Harvey D Zundema VP
Applicant's Signature

8-27-26
Date

For Office Use Only

Date Received: <u>8/27/26</u>	
☐ Request Approved	☐ Request Denied
By: <u>B. King</u>	
Reimbursed Amount: _____	
Date Paid: _____	



C O N T R A C T

Project Address: 202 e Lincolnway
Morrison Ill 61270
Estimated Project Duration: 4~5 days

P R O J E C T D E T A I L S

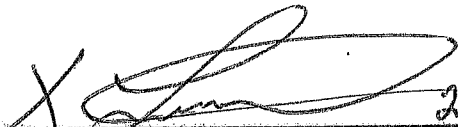
We will start off by setting ladders and scaffolding around the building so we can start power washing and knocking off all debris and loose paint on the walls.

2x10 trill on both south side and north side of the building peak will be replaced with new 2x10 treated wood. And repaint with similar paint. (We will try to color match in Sherwin Williams) once that has been done we will start replacing any damaged bricks and re-tuckpoint any cracks we see in around the building.

Once everything has been done prep work will start by covering all windows with plastic since we will be spraying with color white the walls as the existing color it has now.

We will also repaint the outdoor metal doors going towards the basement with rust oleum black paint.

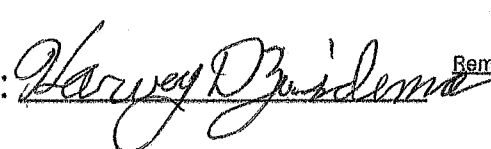
08/05/26

Paid in full - X  2,750.00 -

50% of payment is due 24hr before beginning project, will be used for materials, labor, etc.

Checks made out to: Leobardo Enrique Gonzalez

Date: / /

Client Signature:  Remaining balance is to be paid in full upon completion of project

SRG: _____

Project total: \$5,500

THANK YOU FOR CHOOSING OUR BUSINESS!