

City of MORRISON

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



PLANNING / ZONING BOARD OF APPEALS AGENDA

City Hall
200 West Main Street
Morrison, IL 61270

April 8, 2026 5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of January 7, 2026 Minutes
- IV. Public Hearing
 - A. Special Use - 903 W Morris Street
 - B. Request for Variance - 206 W Winfield Street
 - C. Request for Variance - 201 W Winfield Street
- V. New Business
- VI. Old Business
- VII. Other Considerations
- VIII. Adjournment

BOARD MEMBERS PLEASE CONTACT

CITY HALL (772-7657) IF YOU ARE

UNABLE TO ATTEND THIS MEETING! THANKS!

City of MORRISON

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



MINUTES

Planning & Zoning Commission

January 7, 2026, 5:30 p.m.

The Planning & Zoning Commission met on January 7, 2026, at City Hall, 200 West Main Street. Chairman Kevin Kuehl called the meeting to order at 5:30 p.m. Executive Secretary Barb King recorded the minutes.

Commission members present on the roll call were Kevin Kuehl, Mike Buckwalter, Jim Workman, Charles Yost, Vaughn Maxfield and Sherrie Shirk.

Commission member Workman moved to approve the October 22, 2025, minutes; seconded by commission member Vaughn. On a voice vote, the motion was carried.

Public Hearing

Brandon Boyer was present on behalf of Troy Pritchard, who submitted a Request for Variance for the property located at 106 Prospect Street, Morrison.

The petitioner is seeking the Variance for the construction of an accessory structure and to reduce the side yard setback to a minimum of 3', reduce the rear yard setback to a minimum of 3' and the height of the accessory building will be higher than the principal building but no more than 25' in the R-1 General Residential District.

Commission members discussed the size and location of the proposed garage. No written comments were received from surrounding property owners.

Commission member Yost made a motion to approve the variance as presented; seconded by commission member Buckwalter. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Yost, Maxfield and Shirk) and 0 nays the motion carried.

New Business

None.

Old Business

None.

Other Considerations

The next regularly scheduled meeting will be February 25, 2026.

At approximately 5:43 p.m. commission member Buckwalter moved to adjourn the meeting; seconded by commission member Yost. On a voice vote, the motion was carried.



MAR 13 2026

Case No 26-01
Permit No. 26-01

SPECIAL-USE PERMIT APPLICATION

City of Morrison, Illinois

TO THE ENFORCING OFFICER OF THE CITY OF MORRISON ZONING ORDINANCE
200 W Main Street, Morrison, Illinois 61270-2400 (815) 772-7657 Fax: (815) 772-4291

A Special Use is, as the name suggests, a use of property, which is not specifically permitted within the Zoning District in which the property is located. A Special Use Permit is required whenever the intended use of a building, structure, or zoning lot does not conform with the use(s) specified within the Zoning District in which the building or lot is located.

Address or location of property: 903 W. Morris Street, Morrison, IL 61270

Property Tax ID (PIN) number 08 - 13 - 282 - 004 -

Name of Applicant: Bryan Giovanni Jimenez

Address of Applicant: 10488 Fulfs Rd., Morrison, IL 61270

Phone Number of Applicant: 815-973-5259 Fax Number of Applicant:

Owner of Property: Bryan Giovanni Jimenez

Address of Owner: 10488 Fulfs Rd., Morrison Existing Zoning: R2 & R3

Specifically state the nature of the special use requested and why it should be granted:

See attached information sheet outlining reasons to grant.

See attached: Legal Description with identified area of special use; and,

GIS MAP showing the area, streets, and residences: Copy of the Deed

(Parcel "2" is the area affected).

- Attach a Legal Description of the property.
- Photos of the property and the specific area of the property seeking the Special Use Permit shall be submitted with application.
- Attach any conceptual drawings of the property and proposed use.
- Your special use plat or site plan must indicate (show on page 3 or own drawing at a scale of not less than 1 inch = 20 feet, including north arrow):
 - Show adjacent property owners, including across rights-of-way
 - Show zoning of adjacent properties
 - Show streets, railroads, waterways, and other physical features

#6182
\$250.00

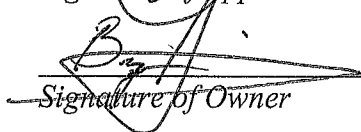
Public Hearing: After your application has been submitted and reviewed by the Zoning Administrator, it will be referred to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the last Wednesday of every month at 5:30 p.m. at the City Hall at 200 W. Main. At the Planning and Zoning Commission meeting, you will present your request. Notice of the public hearing shall be mailed to all property owners within a 250-foot radius of the property. A Special Use Permit cannot be recommended by the Commission unless it finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- a. The proposed use is necessary or desirable to provide a service which is in the interest of public convenience; (circle one) Yes/ No
- b. There will be no additional threat to public health, safety, or welfare or creation of a nuisance; (circle one) Yes/ No
- c. There will be no additional public expense for flood protection, fire rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities; (circle one) Yes/ No
- d. There will not be an unduly increase in traffic congestion on public roads and highways; (circle one) Yes/ No
- e. The essential character of the locality of the property in question will not be altered; (circle one) Yes/ No
- f. Other requirements of the Zoning Ordinance, such as parking and landscaping will be met; (circle one) Yes/ No
- g. The proposed use is consistent with the purpose and intent of the Morrison Comprehensive Plan. (circle one) Yes/ No

Certification: *To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. 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 the proposed Special Use Permit.*


Signature of Applicant

3/13/26
Date


Signature of Owner

3/13/26
Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact the Zoning Administrator at (815) 772-7657.

FOR OFFICE USE ONLY Case No. 26-01
Drawing submitted? yes
Date to go before the Planning Commission: 4/8/26

Fee Paid Y N Date: 3/13/26
Documentation of Authority Submitted: yes
Commission Action: _____

5 STAR LANDSCAPING
(BRYAN JIMINEZ)

SPECIAL USE PERMIT INFORMATION

Background: Bryan Jiminez (of 5 Star Landscaping) owns parts of the real estate that is commonly known as the Morrison Country Club (Country Club) that closed after the 2015 calendar year. The Country Club operated for 90 – 100 years. The Country Club had a restaurant at the clubhouse/building in addition to the golf course and a parking lot. There were entrances to the parking lot from Oak Street and also from West Morris Street.

The building and parking lot are used for the purpose of storing small equipment inside the building while the area where the parking lot and adjacent land is used to store small trailers, rock and mulch.

Bryan Jiminez asks that the a Special Use Permit be granted for the area surrounding the clubhouse/building. More specifically, from the property boundary lines of the area of West Morris Street and along Oak Street to the intersection with West Park Street. The use of the property will be as noted in the prior paragraph (e.g. to store small equipment and supplies inside the building) and small trailers and landscaping supplies (rock, mulch, etc.) on the property outside of the building.

The reason to grant this request is that due to the nature of the property it cannot be used as residential property and it has not been used as residential property since the Country Club began. Granting the Special Use Permit allowing the property to be used as noted above will not (or will have little) impact to the surrounding area. The reality is there will be less impact than when the property was being operated as a Country Club.

Having the building and property used and maintained is desirable, necessary and will benefit the surrounding area. It will not be any threat to public health, safety or create a nuisance. There will not be any additional public expense required. There will not be any undue increase in traffic and actually be less than the historical traffic use when operated as a golf course. The property's essential character will not be altered. The parking and landscaping will be met. Overall, the proposed use will remain consistent with the purpose and intent of the Morrison Comprehensive Plan.

COMMON ADDRESS: 903 West Morris Street, Morrison, IL 61270

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in Whiteside County, Illinois, lying Westerly and Southerly of Summit Stove Works Addition and Manufacturer's Addition all to the City of Morrison, Whiteside County, Illinois.

PIN 08-13-279-003

Acres: Approximately 11.54 acres

Area of Special Use Permit: The Northwest corner of the property where the Morrison Country Club building and parking lot are located. The requested area is limited to the area outlined on the GIS map as outlined. Generally, it will entail the real estate with an eastern boundary beginning at the intersection at the corner of West Morris Street and Oak Street running southerly to the intersection of West Park Street and Oak Street and going generally in a westward direction to the western edge of the property.

The eastside of Oak Street from West Morris Street intersection and West Park Street intersection has two (2) residential properties directly across from the area of the Special Use Permit. The Zoning is R-2 per the Morrison Zone Map for this area.

See the attached GIS map of the entire real estate along with the Special Use Area request for the northwest part of the real estate where the building and parking lot are noted.

08-13-261-003

004

08-13-279-005

08-13-282-004

001

004

021

W Wells St

W Morris St

Oak St

Willow St

W Park St

Larch St

W Morris St

W Wells St

W Morris St

W Park St

ORCHARD PLACE

HEATONS ST ADD.

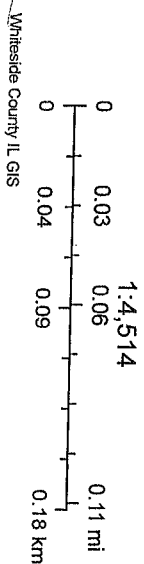
FEATON ST

ROBERTSON ADD.

KERS RESUB.

WERSER REFRIGERATO ADD.

Tax Parcels Selectable



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

BUILDING PERMIT APPLICATION

Permit No.: 16-08

Date Issued: _____

Permit Expires 12 Months from Date Issued

\$55.00
pd

Property Owner: TIMOTHY & TERESA STOUT

Address: 206 WEST WINFIELD ST

Contact Number: 815-718-5578 Email Address: 10rdstout1@yahoo.com

Application is hereby made for a Building Permit and Certificate of Compliance involving the premises legally described as follows:

Street Address: 206 WEST WINFIELD ST

Subdivision: N/A

Unit _____ Block _____ Lot No. _____ Sec. _____ Parcel No. _____

Structure Dimensions 22' (length) X 12' (width) = _____ ft² Height 10'

Lot Dimensions _____ X _____ = _____ ft²

Type Construction (Check all that apply):

- | | |
|--|--|
| ☐ New Construction | ☐ Offices or Professional |
| ☐ Alteration/Remodel | ☐ Commercial |
| ☐ Addition | ☐ Industrial |
| ☐ Accessory Structure | ☐ Fence |
| ☐ Single Family Residence | ☐ Deck |
| ☐ Two-Family Residence (Duplex) | ☐ Sign |
| ☐ Multiple-Family Residence | ☐ Pool |
| ☐ Institutional | ☒ Other <u>CARPORT ADDED TO EXISTING GARAGE.</u> |

Estimated Cost of Project: \$ 5,000

PROFESSIONAL / CONTRACTED SERVICES INVOLVED:

Name: BONTRAGEIR CONSTRUCTION & SUPPLY

Address: 12773 GARDEN PLAIN RD MORRISON, IL 61270

Contact Number: 989-426-5356 Email Address: N/A

☒ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

PROPERTY DESCRIPTION INFORMATION (Please Circle One):

- | | | | |
|--------------------------------------|-------------------------------------|-----|---|
| ☒ YES | ☐ NO | 1. | Have you included your legal description? |
| ☒ YES | ☐ NO | 2. | Provide/show your lot dimensions? |
| YES | ☒ NO | 3. | Does your application include a parking plan, if applicable? |
| | | 4. | What is your property zoned as: <u>RESIDENTIAL</u> |
| YES | ☐ NO | 5. | Include all existing and requested building dimensions? |
| YES | ☒ NO | 6. | Will this construction cover water or sewer lines? |
| YES | ☒ NO | 7. | Does this construction comply with front, side, and rear yard setbacks? |
| YES | ☒ NO | 8. | Does your construction require a water permit?
If so, Permit Number: _____ |
| YES | ☒ NO | 9. | Does your construction require a sewer permit?
If so, Permit Number: _____ |
| YES | ☒ NO | 10. | Does your property lie within the Historic District? |
| YES | ☒ NO | 11. | Is your property on the National Register? |
| YES | ☒ NO | 12. | Is your property a Locally Designated Landmark? |
| YES | ☒ NO | 13. | Does your construction require a Certificate of Appropriateness? |

NOTES: BUILDING AN OPEN CARPORT WITH ROOF ATTACHING TO
EXISTING GARAGE.

APPLICANT'S STATEMENT:

The dimensions of the lot and location of all existing and proposed buildings and structures are shown on the drawing on page 4 of this form (or indicated on an attached site plan) and is made a part of this application.

I declare that the above and attached information is correct and agree in consideration of and upon issuance of a building permit to do or allow to be done only such work as is herewith applied for, and that such premises and its existing and proposed building or structures shall be used or allowed to be used for only such purposes as are set forth above or other uses permitted.

I hereby acknowledge that I have been informed by the City of Morrison that it is solely my responsibility to determine the exact location of my property line(s) and that the issuance of a building permit is in no way agreeing with or validating my determination of property lines.

I further declare that the buildings and property use comply with all of the provisions of Zoning, City of Morrison Municipal Code, and that I hold harmless the City of Morrison, Illinois from any present or future property line disputes which may result from the issuance of this permit. After the structure is completed, a separate Certificate of Compliance will be issued after an inspection of the premises and completed structure as described in the Zoning Ordinance.

Name of Applicant/Owner: TIMOTHY & TERESA STOUT

Signature of Applicant/Owner: [Signature]

Date: MARCH 13, 2026

BUILDING PERMIT FEE: \$45 fee plus \$2 for every \$1000 of estimated improvement cost

For Office Use Only

☐ Permit Approved	☐ Permit Denied
By _____	
Title _____	Date _____

Fee Amount Paid \$ <u>55.00</u>	Date Paid <u>3/18/26</u>
Does the property lie within the Historic District, National Register or a locally designated landmark?	
YES <u>(or NO)</u> *(If YES, FEE is WAIVED)*	

MAR 18 2026

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

Case No.: 26-02

Date Issued: _____

VARIANCE

APPLICATION

Whenever the standards of the City of Morrison Zoning Ordinance place an **undue hardship** on a specific development proposal, the applicant may apply to the Planning and Zoning Commission for a Variance. The Planning and Zoning Commission shall review the applicant's request for a Variance and shall submit its recommendation to the City Council. The City Council may attach conditions with granting a Variance, as it deems necessary to further the intent of this ordinance.

PROPERTY

Address or Location of Property: 206 W. WINFIELD ST MORRISON, IL

Property Tax ID (PIN) Number: 0918336010

Existing Zoning: R-2

APPLICANT

Name: TIMOTHY & TERESA STOUT

Address: 206 W. WINFIELD ST MORRISON, IL 61270

Contact No.: 815-718-5578 Email: lordstout1@yahoo.com

If **SIGN VARIANCE**, is the applicant the Sign Contractor? ☐ Yes ☐ No

PROPERTY OWNER

Name: TIMOTHY & TERESA STOUT

Address: 206 W. WINFIELD ST MORRISON, IL

Contact No.: 815-718-5578 Email: lordstout1@yahoo.com

NATURE OF VARIANCE: Please explain the nature of the variance request and why it should be granted. The hardship must be clearly identified. Use additional pages and attach if necessary.

CARPPOOL 6x6 PERMIT X 2 ARE 6' FROM PROPERTY LINE
15 TAKE 10' HARDIE PERMISSION FROM INTERIOR, MATTIE WOODS
TO CONSTRUCT CARPOOL. HER CONTACT INFORMATION IS 204 WEST
WINFIELD ST, PHONE #: 515-590-2378.

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact the City Administrator at (815) 772-7657.

OFFICIAL USE ONLY

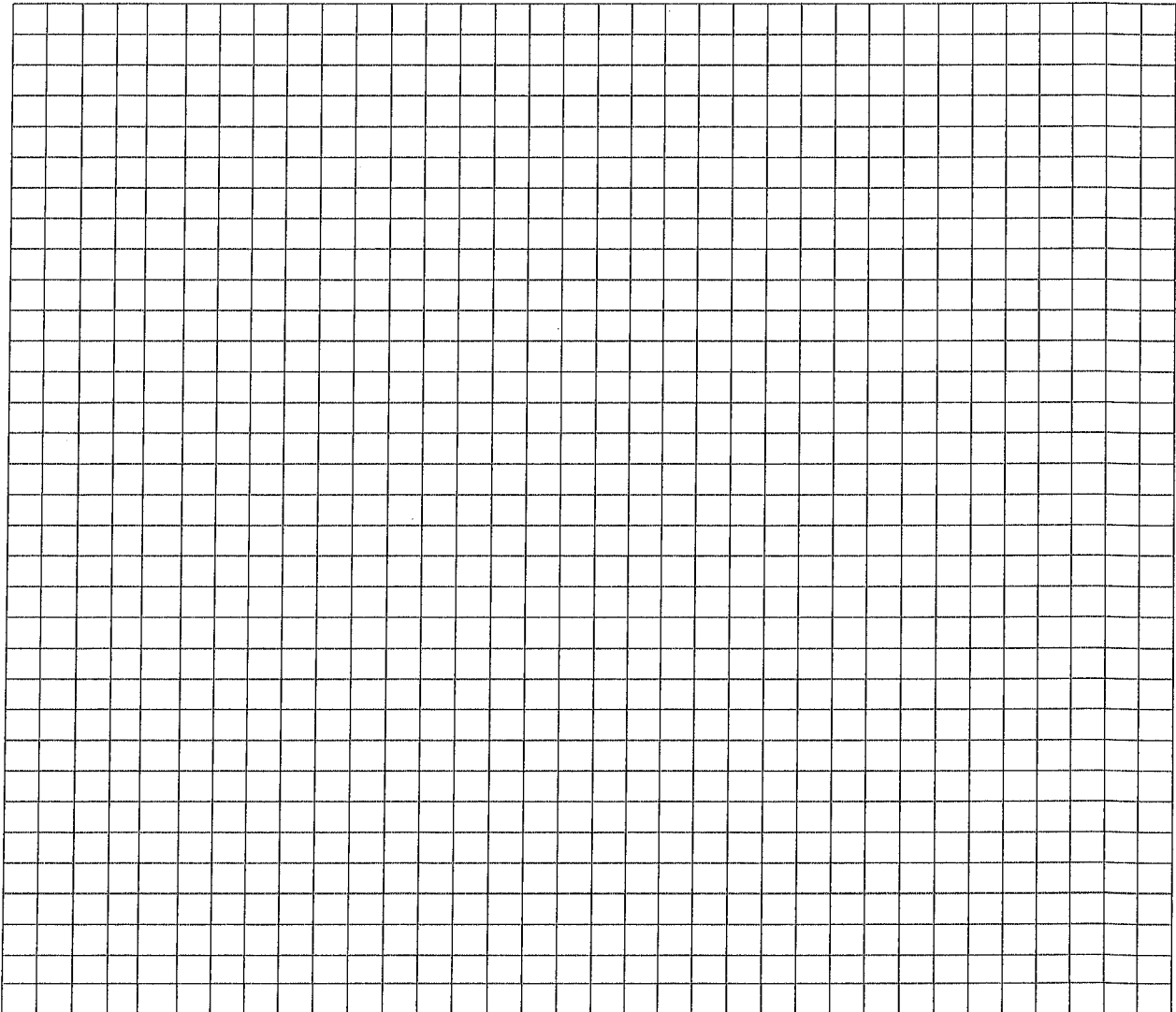
Fee Amount Paid: \$175.00 Date Paid: 3/18/26

P&Z Commission Meeting Date: 4/8/26 Action Taken: _____

DRAWING

Illustrate below property lines, rights-of-way, streets, railroads, waterways, etc. and the exact location of all existing buildings and structures (marked X). Include any proposed buildings and structures (marked P).

Indicate north with an arrow. Scale drawing is 1 square equal 4 feet.



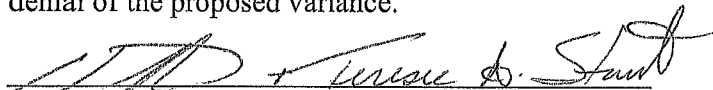
REQUIRED ATTACHMENTS

- ✓ **Legal description** of the property.
- ✓ **Name and address of all owners** of the site as well as the names and addresses of all professional site planners, architects, engineers, surveyors, or other consultants.
- ✓ **Page 3 Drawing** (to scale):
 - Show adjacent property owners, including across rights-of-way
 - An indication of the area surrounding the site showing land use, unusual physical features, public facilities, and existing zoning
 - Show streets, railroads, waterways, and other physical features
 - Sign conceptual drawings, design work, plan sets, blueprints, etc. may be attached as well

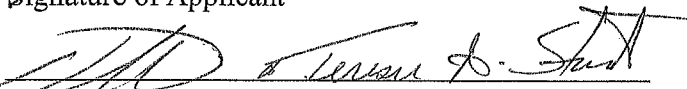
Public Hearing: After your application has been submitted and reviewed by the City Administrator (or designee), it will be referred to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the last Wednesday of every month at 5:30 p.m. at the City Hall, 200 W. Main Street. At the Planning and Zoning Commission meeting, you will present your request. Notice of request and public hearing shall be mailed to all property owners within a 250-foot radius of the property. A Variance cannot be recommended by the Commission unless it finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- ☐ The development activity cannot be located inside the Special Flood Hazard Area;
- ☐ An exceptional hardship would result if the variance were not granted;
- ☐ The relief requested is the minimum necessary;
- ☐ The requested Variance does not create a nuisance or threat to public health, safety, or welfare;
- ☐ There will be no additional public expense for flood protection, public safety services or repairs to roads, utilities, or other public facilities/infrastructure;
- ☐ There will not be an unduly increase in traffic congestion on public roads and highways due to this Variance;
- ☐ The essential character of the locality of the property in question will not be altered;
- ☐ The relief requested is consistent with the purpose and intent of the Morrison Comprehensive Plan.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. 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 the proposed variance.


Signature of Applicant

MARCH 18, 2026
Date


Signature of Owner

MARCH 18, 2026
Date

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

BUILDING PERMIT
APPLICATION

Permit No.:

26-10

Date Issued:

Permit Expires 12 Months from Date Issued

Property Owner:

Whiteside County Central Agricultural Society

Address:

201 W. Winfield St. P.O. Box 88 Morrison, IL 61270

Contact Number:

815-499-6065

Email Address:

whitesidefair@gmail.com

Application is hereby made for a Building Permit and Certificate of Compliance involving the premises legally described as follows:

Street Address:

201 W. Winfield St.

Subdivision:

Unit

Block

Lot No.

Sec.

Parcel No.

09-18-377-036
09-18-351-003
09-18-376-062

Structure Dimensions

14'

(length) X

14'

(width) =

196

ft²

Height

9'

Lot Dimensions

X

=

ft²

Type Construction (Check all that apply):



New Construction



Alteration/Remodel



Addition



Accessory Structure



Single Family Residence



Two-Family Residence (Duplex)



Multiple-Family Residence



Institutional



Offices or Professional



Commercial



Industrial



Fence



Deck



Sign



Pool



Other

Estimated Cost of Project: \$

19,500⁰⁰

PROFESSIONAL / CONTRACTED SERVICES INVOLVED:

Name: Bontrager Construction & Supply

Address: 12773 Garden Plain Rd, Morrison, IL 61270

Contact Number: 989-426-5356 Email Address: _____

☒ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

PROPERTY DESCRIPTION INFORMATION (Please Circle One):

1. Have you included your legal description?
☒ YES ☐ NO
2. Provide/show your lot dimensions?
☒ YES ☐ NO
3. Does your application include a parking plan, if applicable?
☒ YES ☐ NO *n/a*
4. What is your property zoned as: R-2
5. Include all existing and requested building dimensions?
☒ YES ☐ NO
6. Will this construction cover water or sewer lines?
☒ YES ☐ NO
7. Does this construction comply with front, side, and rear yard setbacks?
☒ YES ☐ NO
8. Does your construction require a water permit?
If so, Permit Number: _____
☒ YES ☐ NO
9. Does your construction require a sewer permit?
If so, Permit Number: _____
☒ YES ☐ NO
10. Does your property lie within the Historic District?
☒ YES ☐ NO
11. Is your property on the National Register?
☒ YES ☐ NO
12. Is your property a Locally Designated Landmark?
☒ YES ☐ NO
13. Does your construction require a Certificate of Appropriateness?
☒ YES ☐ NO

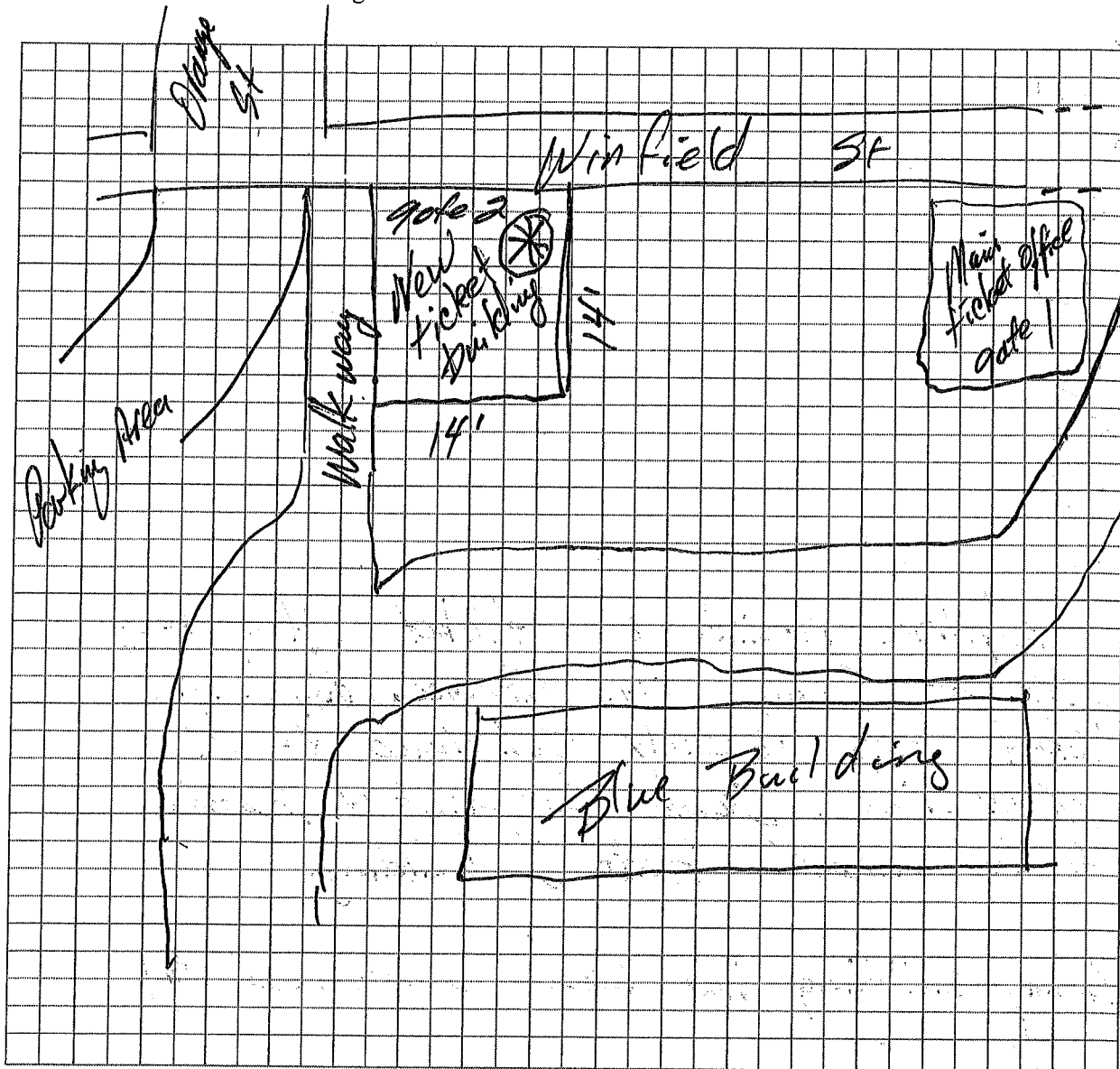
NOTES: Replica rebuild of ticket office being
built at Orange St. Entrance. Replacing
ticket booth recently scheduled to be
demolished. Same foot print & location
to be reused. Gate 2 building.

existing building has been condemned by
the city

PROPOSED CONSTRUCTION – DIAGRAM:

Please include the following in the draft diagram below:

- ✓ Dimensions of the lot
- ✓ Location & dimensions of all existing buildings & structures (*Mark with X*)
- ✓ Location & dimensions of all proposed buildings & structures (*Mark with P*)
- ✓ Distances to property lines for all proposed buildings & structures
- ✓ Location of water supply lines
- ✓ Location of sewer line / septic field
- ✓ Labeled arrow indicating north



NOTICE TO APPLICANT: Location of buildings or structures must be staked out on the property as shown above. This will be checked before permit is issued. Construction must not be started until permit is issued. No changes in location as shown above may be made without first contacting City Hall. A certified survey of your property may be required before issuance of a permit.

APPLICANT'S STATEMENT:

The dimensions of the lot and location of all existing and proposed buildings and structures are shown on the drawing on page 4 of this form (or indicated on an attached site plan) and is made a part of this application.

I declare that the above and attached information is correct and agree in consideration of and upon issuance of a building permit to do or allow to be done only such work as is herewith applied for, and that such premises and its existing and proposed building or structures shall be used or allowed to be used for only such purposes as are set forth above or other uses permitted.

I hereby acknowledge that I have been informed by the City of Morrison that it is solely my responsibility to determine the exact location of my property line(s) and that the issuance of a building permit is in no way agreeing with or validating my determination of property lines.

I further declare that the buildings and property use comply with all of the provisions of Zoning, City of Morrison Municipal Code, and that I hold harmless the City of Morrison, Illinois from any present or future property line disputes which may result from the issuance of this permit. After the structure is completed, a separate Certificate of Compliance will be issued after an inspection of the premises and completed structure as described in the Zoning Ordinance.

Name of Applicant/Owner: White Side County Central Agricultural Society
Karl Kovarik, Director/Treasurer

Signature of Applicant/Owner: Karl Kovarik

Date: March 11, 2026

BUILDING PERMIT FEE: \$45 fee plus \$2 for every \$1000 of estimated improvement cost

$19.5 \times 2 = \$39$

$\$45 + 39 =$
 $\$84.00$

For Office Use Only

☐ Permit Approved	☐ Permit Denied
By _____	
Title _____	Date _____

Fee Amount Paid \$ <u>84.00</u>	Date Paid <u>3/17/26</u>
Does the property lie within the Historic District, National Register or a locally designated landmark?	
YES or <u>NO</u>	*(If YES, FEE is WAIVED)*

201 W Winfield St
Morrison, Illinois

Google Street View

Jun 2023 See more dates

Share

X

Expand

Layers

W Winfield St

W Winfield St

S Orange St

S Orange St

W Winfield St

W Winfield St

W Winfield St

W Winfield St

Google Maps

Imagery ©2026 Airbus, Map data ©2026 Google

20 ft

City of Morrison, Illinois

200 West Main Street, Morrison IL USA 61270

Case No.:

26-03

Date Issued:

VARIANCE

APPLICATION

Whenever the standards of the City of Morrison Zoning Ordinance place an undue hardship on a specific development proposal, the applicant may apply to the Planning and Zoning Commission for a Variance. The Planning and Zoning Commission shall review the applicant's request for a Variance and shall submit its recommendation to the City Council. The City Council may attach conditions with granting a Variance, as it deems necessary to further the intent of this ordinance.

PROPERTY

Address or Location of Property: Whiteside County Central Agricultural Society
301 W. Winfield St.

Property Tax ID (PIN) Number: 09-18-377-036, 09-18-351-003, 09-18-376-002

Existing Zoning: R-2

APPLICANT

Name: Karl Kaverik, Director/Treasurer

Address: P.O. Box 88, Morrison, IL 61270

Contact No.: 815-499-6065

Email: whitesidefair@gmail.com

If SIGN VARIANCE, is the applicant the Sign Contractor?

☒ Yes ☐ No

Fair Board to install

PROPERTY OWNER

Name: Same as above

Address:

Contact No.:

Email:

NATURE OF VARIANCE: Please explain the nature of the variance request and why it should be granted. The hardship must be clearly identified. Use additional pages and attach if necessary.

sign variance - to be placed on or just behind property
line as the gate entrance - to replicate the sign from years ago
building variance - same footprint as current ticket booth
being demo'd. Will sit on property line to accommodate
fair goers. Both will be set back in line with existing fence.

Variance Application - Page 1 of 4

This is being filed in conjunction to building permit + sign permit

REQUIRED ATTACHMENTS

- ✓ **Legal description** of the property.
- ✓ **Name and address of all owners** of the site as well as the names and addresses of all professional site planners, architects, engineers, surveyors, or other consultants.
- ✓ **Page 3 Drawing** (to scale):
 - Show adjacent property owners, including across rights-of-way
 - An indication of the area surrounding the site showing land use, unusual physical features, public facilities, and existing zoning
 - Show streets, railroads, waterways, and other physical features
 - Sign conceptual drawings, design work, plan sets, blueprints, etc. may be attached as well

Public Hearing: After your application has been submitted and reviewed by the City Administrator (or designee), it will be referred to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the last Wednesday of every month at 5:30 p.m. at the City Hall, 200 W. Main Street. At the Planning and Zoning Commission meeting, you will present your request. Notice of request and public hearing shall be mailed to all property owners within a 250-foot radius of the property. A Variance cannot be recommended by the Commission unless it finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- ☐ The development activity cannot be located inside the Special Flood Hazard Area;
- ☐ An exceptional hardship would result if the variance were not granted;
- ☐ The relief requested is the minimum necessary;
- ☐ The requested Variance does not create a nuisance or threat to public health, safety, or welfare;
- ☐ There will be no additional public expense for flood protection, public safety services or repairs to roads, utilities, or other public facilities/infrastructure;
- ☐ There will not be an undue increase in traffic congestion on public roads and highways due to this Variance;
- ☐ The essential character of the locality of the property in question will not be altered;
- ☐ The relief requested is consistent with the purpose and intent of the Morrison Comprehensive Plan.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. 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 the proposed variance.

Karl J. Kanub Director
Signature of Applicant

March 18, 2026
Date

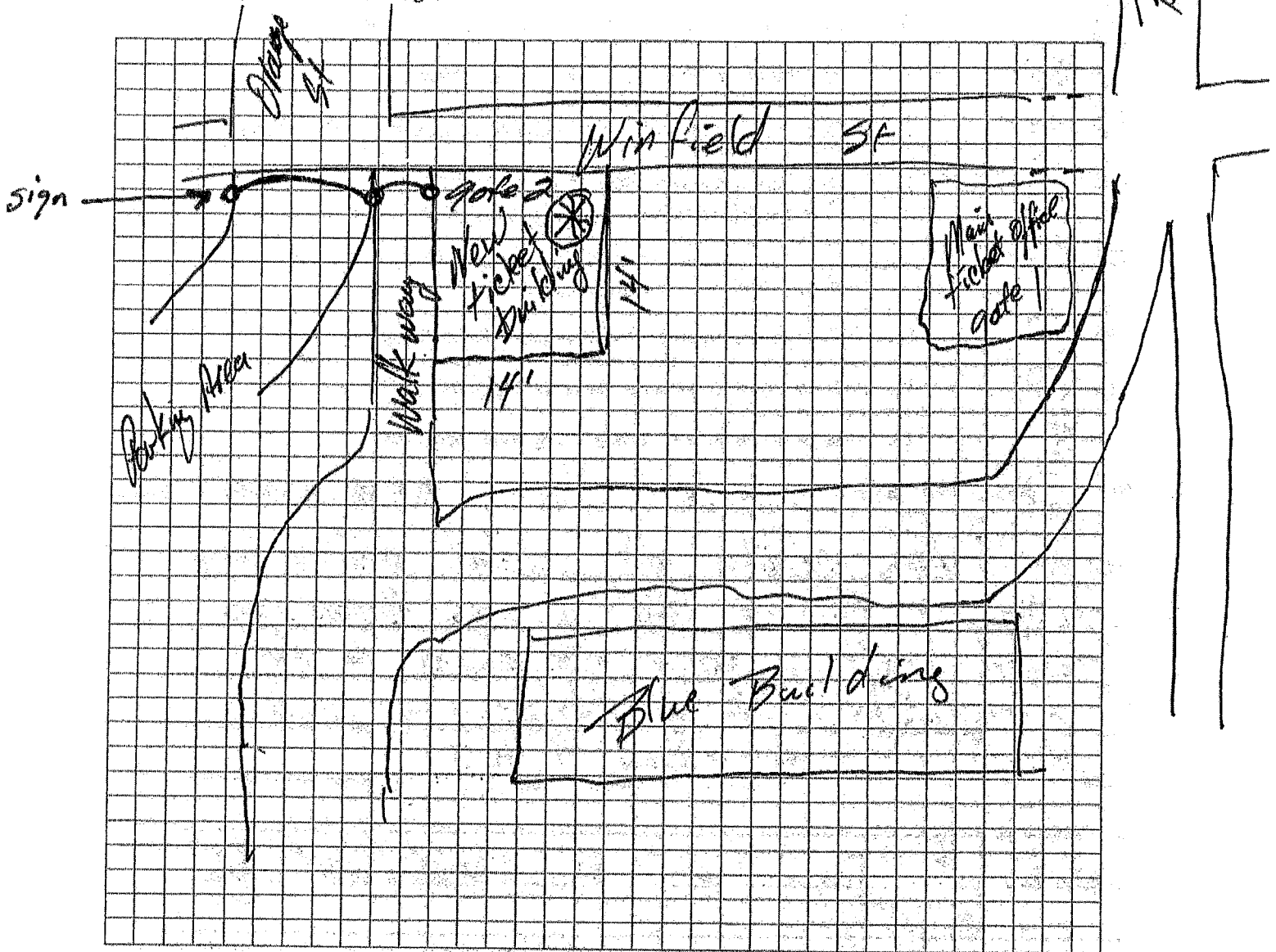
Karl J. Kanub Director
Signature of Owner

March 18, 2026
Date

PROPOSED CONSTRUCTION - DIAGRAM:

Please include the following in the draft diagram below:

- ✓ Dimensions of the lot
- ✓ Location & dimensions of all existing buildings & structures (Mark with X)
- ✓ Location & dimensions of all proposed buildings & structures (Mark with P)
- ✓ Distances to property lines for all proposed buildings & structures
- ✓ Location of water supply lines
- ✓ Location of sewer line / septic field
- ✓ Labeled arrow indicating north



NOTICE TO APPLICANT: Location of buildings or structures must be staked out on the property as shown above. This will be checked before permit is issued. Construction must not be started until permit is issued. No changes in location as shown above may be made without first contacting City Hall. A certified survey of your property may be required before issuance of a permit.

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

SIGN ADDENDUM
BUILDING PERMIT APPLICATION

TYPE OF SIGN (Check all that apply):

- | | | |
|---|--|--------------------------------------|
| ☐ Awning, Canopy, or Marquee | ☒ Freestanding | ☐ Illuminated |
| ☐ LED Message/Scrolling | ☐ Wall | ☐ Monument |
| ☐ Other: _____ | | |

DESCRIPTION:

Height (inches): 18" Width (inches): 49 1/2"
Elevation from Ground (inches): 156" Number of Faces: 2
Sign Material: Steel with brick base
Sign Wording: Whiteside County Fairgrounds

Include Proposed Drawing / Design / Sign Proof
(if available)

ADDITIONAL INFORMATION: Overhead gate entrance sign
at Orange St. entrance

Whiteside County Central Agricultural Society
201 W. Winfield St P.O. Box 88
Morrison, IL 61270

