

200 West Main Street | Morrison, IL 61270 | 815-772-7657

HISTORIC PRESERVATION COMMISSION
AGENDA
City Hall, 200 W Main Street, Morrison, IL 61270
TUESDAY, October 6, 2026
5:00 PM

- I. Call to Order
- II. Roll Call/Attendance
- III. Approval of Minutes
 - A. September 1, 2026
- IV. Public Hearing
 - A. Request for Certificate of Appropriateness – 121 E Main Street – Upcycle Junkie
 - B. Request for Certificate of Appropriateness – 123 W Main Street – 123 Tees
- V. New Business
 - A. Building Improvement Program Request to Participate – 121 E Main Street – Upcycle Junke
- VI. Old Business
 - A. Building Improvement Program Request for Reimbursement- 204 E Main Street – Solutions on Main
- VII. Other Considerations
 - A. Proposed amendments to the HPC Ordinance
- VIII. Adjournment

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

"More Than A Small Town"

www.morrisonil.com |   @thecityofmorrison

City of MORRISON

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



Historic Preservation Commission

Minutes

September 1, 2026, 5:00 p.m. City Hall

The Historic Preservation Commission met on September 1, 2026. Chairperson Barb Bees called the meeting to order at 5:10 p.m. Executive Secretary Barb King recorded the minutes.

Commission members present were Barb Bees, Ned Nesti Jr., and Greg Kruse. John Tomasino arrived at 5:18 p.m., and Lynn Kenady arrived at 5:20 p.m.

Commission member Kruse moved to approve the August 4, 2026, meeting minutes; seconded by commission member Nesti. On a voice vote, the motion carried.

Old Business

Commission member Kruse moved to recommend that the City Council approve reimbursement to the Morrison Historical Society in the amount of \$2,750.00 through the Building Improvement Program for work completed at 202 E Lincolnway; seconded by commission member Nesti. On a voice vote, the motion carried.

Commission member Kruse moved to table the Building Improvement Request for Reimbursement submitted by Solutions on Main, located at 204 E Main Street; seconded by commission member Bees. On a voice vote, the motion carried. The commission requested that the applicant, Ms. Wetzell, attend the next meeting to provide additional clarification regarding the project.

New Business

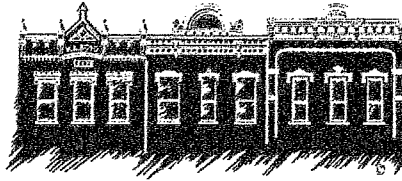
Melissa Hood, owner of Upcycle Junkie submitted a Request to Participate in the Building Improvement Program for signage and painting at 121 E Main Street. A Certificate of Appropriateness must be obtained and on file before the request can proceed.

Other Considerations

Commission members discussed the Route 30 project.

The next regularly scheduled meeting will be **October 6, 2026 @ 5:00 p.m.**

Adjournment - At approximately 6:12 p.m. commission member Kenady moved to adjourn the meeting; seconded by commission member Bees. On a voice vote, the motion carried.



Morrison Historic Preservation Commission

Request for Certificate of Appropriateness

Morrison City Ordinances 2.88.050 *et seq.*

1. Address of Affected Property:
(please attach photo of street view elevation of affected property and, if available, the property's legal description)
2. The MHPC is concerned, by both ordinance and philosophy, with only the exterior appearance of our community's historic structures. Interior alterations are of no jurisdictional import. Please give a thorough description of the suggested exterior improvements *(structural, notable landscaping, etc. on the property)*, and, so we can make appropriate judgments thereon, attach a picture, sketch, rendering or mock-up of the complete and exact exterior appearance of the structure's appearance on the completion of the urged changes. If necessary, please feel free to attach an addendum sheet.

121 E. Main St. Morrison, IL
6127

Installation of a new exterior
storefront sign consisting of a painted MDO sign panel
with dimensional PVC lettering and decorative molding.
Sign will be painted Behr Vintage Teal and Behr Swiss
Coffee lettering. The existing lower store-front panels
beneath the windows will also be cleaned, prepared,
and painted Behr Vintage Teal to coordinate with
→

Cont. The new Signage and create a cohesive storefront appearance. Improvements are intended to enhance the existing storefront while complementing the historic character of downtown Morrison.

3. Owner's Name(s):

Melissa Hull

4. Owner's Address:
(if different than above)

631 Genesee Ave
Morrison, FL 3270

5. Owner's Preferred Telephone:

815-716-7870

6. Owner's Email Address:

Melissa-h@live.com

7. Requested Property's Present Designation:

☐ Landmark or ☒ Within An Historic District

8a. This Request is made in conjunction

with an application for:

☒ a building permit

☐ a moving permit

☐ a demolition permit

or

8b. This Request is not made in conjunction

☐ with any other required permit.

or

8c. This Request is made due to an

☐ imminent threat to life, health or property.

9. If alternative 8c. regarding an imminent threat to life health or property was selected, please describe or attach a recitation of the threat and a description, including estimated costs, of the available alternatives for repair,

rehabilitation or restoration, and, if
applicable any income presently derived
therefrom. *(Please feel free to attach additional
pages if necessary or desired.)*

Dated:

8/25/24

Signed- Requesting Party

Maria Hull

Thank you for your kind cooperation and consideration. You will be notified promptly of the date, time and location of the hearing on your Request.

UPCYCLE JUNKIE

121 E Main St, Morrison, IL 61270

Melissa Hull

(815) 716-1870



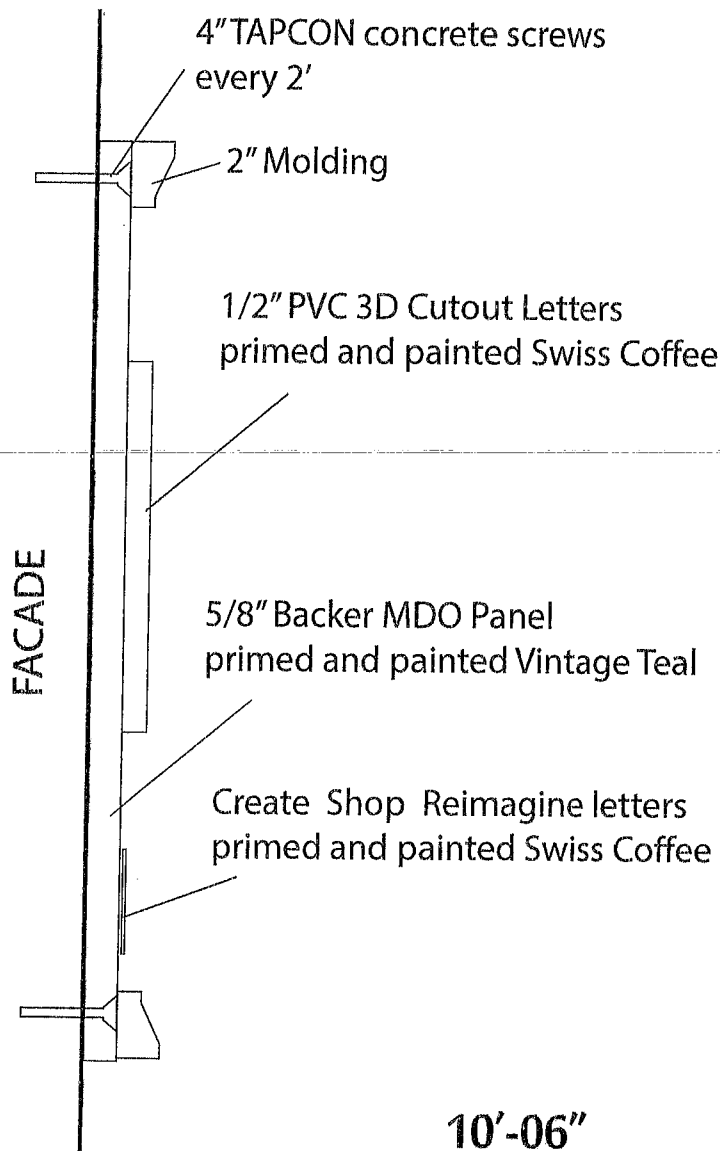
1 of 2

UPCYCLE JUNKIE

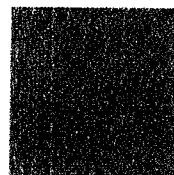
121 E Main St, Morrison, IL 61270

Melissa Hull

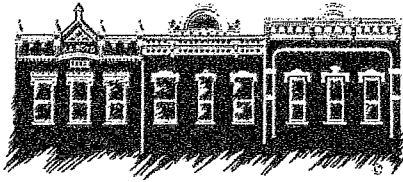
(815) 716-1870



Behr
Swiss Coffee Semi-Gloss



Behr
Vintage Teal Semi-Gloss



Morrison Historic Preservation Commission

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(please attach photo of street view elevation of affected property and, if available, the property's legal description)
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123 West Main St.

123 Tees

Remove existing Siding
and windows, Demo for new windows. Install
3 new windows. Remove existing door and replace
with Black glass Store front Commercial Door.
3-6x 48" Vinyl new Construction windows. 1 Store
front exterior Door Black. Disposal and Clean up.
Working on added a brick look Siding.

Labor for 3 men. Leaving old sign next
year add a new sign.
attached, what facade would look like.
+ possible brick look.

3. Owner's Name(s):

Traci Heusinkveld

4. Owner's Address:
(if different than above)

123 West main St

5. Owner's Preferred Telephone:

815-718-3058

6. Owner's Email Address:

teesor der 123a@gmail.com

7. Requested Property's Present Designation:

☐ Landmark or ☒ Within An Historic District

8a. This Request is made in conjunction

with an application for:

☐ a building permit

☐ a moving permit

☐ a demolition permit

or

8b. This Request is not made in conjunction

☒ with any other required permit.

or

8c. This Request is made due to an

☐ imminent threat to life, health or property.

9. If alternative 8c. regarding an imminent threat to life health or property was selected, please describe or attach a recitation of the threat and a description, including estimated costs, of the available alternatives for repair,

rehabilitation or restoration, and, if
applicable any income presently derived
therefrom. *(Please feel free to attach additional
pages if necessary or desired.)*

Dated: _____

9/1/86

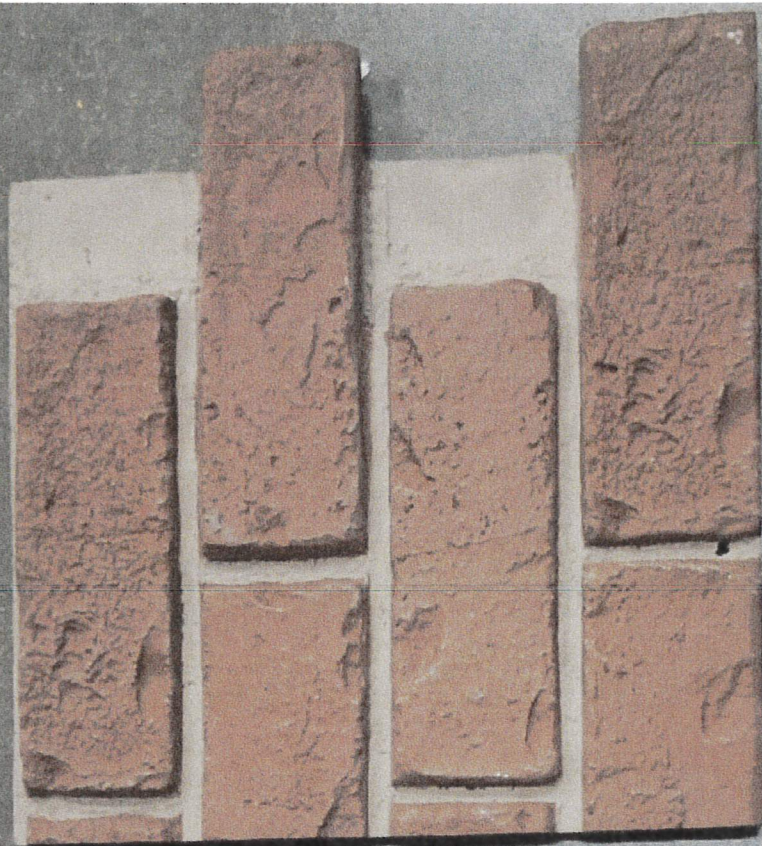
Traci Hausinkrud

Signed- Requesting Party

Thank you for your kind cooperation and consideration. You will be notified promptly of the date, time and location of the hearing on your Request.







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
Estimated Cost of Improvements: \$4568.75 with panels beneath windows painted Behr Vintage Teal

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: _____
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 Klacko 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
204 E Main Street

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 Webb
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: \$ 3,459.45

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.

- 66.75

Balance 3392.70

Barb King

From: SEANTAE WETZELL <admin@solutionsonmain.com>
Sent: Friday, August 28, 2026 11:23 AM
To: Barb King
Cc: Barbara Bees; Dr. John Tomasino; Greg Kruse; Lynn Kenady; Ned J. Nesti Jr.; Melissa_h@live.com; oboykt@frontiernet.net; Brian Melton; Kevin Bruckner; Matt Tichler; Sara Dunne; Scott Vandermyde; Seth Buckwalter; Sidonna Mahaffey; Todd Schlegel; Vernon Tervelt; Jerry Lindsey; Sauk Valley News
Subject: Re: HPC Meeting

Im sorry It sent before I could finish , it was intended to say **\$2540.55 LESS** by doing by best to "budget shop" materials and labor.

On Fri, Aug 28, 2026 at 10:45 AM SEANTAE WETZELL <admin@solutionsonmain.com> wrote:
Good Morning,

I would like to clarify that the first page on my doc set was the original Estimate. I only attached that to show the amount of funds I was able to save from the time of estimate to the actual final cost of the work that has been done. I have not yet been able to replace my signs since I was asked to take the signs down that I had purchased and installed on my store front windows. I currently have no signage to represent my business. The cost of the upgrades to the storefront facade ended up being \$2540.55 by doing by best to "budget shop".

On Fri, Aug 28, 2026 at 10:14 AM Barb King <bking@morrisonil.org> wrote:

Good morning,

Attached is the agenda & packet information for the HPC Meeting to be held on 9/1/26. Hard copies will be available at the meeting.

Commission members, if you are unable to attend, please let me know before the meeting.

Thanks.

Barb King

The City of Morrison

200 Main Street

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](#).