

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 29, 2026 5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of April 8, 2026 Minutes
- IV. Public Hearing
 - A. Request for Variance - 105 E Park 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!

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MINUTES

Planning & Zoning Commission
April 8, 2026, 5:30 p.m.

The Planning & Zoning Commission met on April 8, 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, Kathy Schmidt, Vaughn Maxfield and Sherrie Shirk. Charles Yost was absent.

Other city officials present – Alderman Vern Tervelt & City Administrator Brian Melton

Commission member Buckwalter moved to approve the January 7, 2026, minutes; seconded by commission member Workman. On a voice vote, the motion was carried.

Public Hearing

Ordinance 26-04 Variance for 206 W. Winfield St. - Timothy & Teresa Stout submitted a Request for Variance for the property located at 206 W. Winfield Street, Morrison, IL. The petitioners are seeking the variance to reduce the side yard setback from 10' to 6' for the construction of a carport in the R-2 General Residential District. Commission member Workman made a motion to reduce the side yard setback and approve the variance as presented; seconded by commission member Maxfield. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Schmidt, Maxfield and Shirk) and 0 nays, the motion carried.

Ordinance 26-05 Variance for 201 W. Winfield St. - Karl Kovarik submitted a Request for Variance on behalf of The Whiteside County Central Agricultural Society for the property located at 201 W. Winfield Street, Morrison, IL. The petitioners are seeking the variance to reduce the right of way setback from 30' to 0' for the construction of a ticket booth in the R-2 Residential District. In addition, the petitioner is seeking a variance for signage reducing the setback from 10' to 0'. Commission members discussed the location of where the ticket booth would be located and the style of sign. Commission member Buckwalter made a motion to reduce the right of way setback to 0' and approve the variance as presented; seconded by commission member Shirk. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Schmidt, Maxfield and Shirk) and 0 nays the motion carried. Commission member Buckwalter made a motion to approve the sign variance as presented; seconded by commission member Workman. On a roll call vote of 6 ayes (Kuehl, Buckwalter, Workman, Schmidt, Maxfield and Shirk) and 0 nays, the motion carried.

Special Use Permit for 903 W. Morris St. - Brian Giovanni Jimenez submitted a Request for Special Use for the property located at 903 W. Morris Street, Morrison, IL. The petitioner is seeking a special use permit to allow for the operation of his business known as Five Star Landscaping in the R-2 General Residential District/R-3 Multiple Family Residential District. Public comments were heard regarding trade waste storage, burning, traffic flow, wildlife, noise and meeting notification. Commission members discussed these issues. Commission member Schmidt made a motion not to allow the Special Use as presented; seconded by commission member Workman. On a roll call vote of 5 ayes (Kuehl, Workman, Schmidt, Maxfield and Shirk), 0 nays and 1 no vote (Buckwalter), the motion carried.

New Business

None.

Old Business

None.

Other Considerations

The next regularly scheduled meeting will be April 29, 2026.

At approximately 6:26 p.m. commission member Vaughn moved to adjourn the meeting; seconded by commission member Workman. On a voice vote, the motion was carried.

Bk

City of Morrison, Illinois

200 West Main Street, Morrison IL USA 61270 APR 1 2026

BUILDING PERMIT
APPLICATION

Permit No.:

26-15

Date Issued:

Permit Expires 12 Months from Date Issued

Property Owner: ANDREW HENSON

Address: 104 E. NORTH ST. MORRISON IL

Contact Number: 815-499-5937 Email Address: ATHENSON4@YAHOO.COM

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

Street Address: 105 E. PARK ST. MORRISON IL

Subdivision: _____

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

Structure Dimensions 15 (length) X 22 (width) = 330 ft² Height 10 ^{AT} (PEAK)

Lot Dimensions 60 X 75 = 4500 ft²

Type Construction (Check all that apply):

- | | |
|--|--|
| ☐ New Construction | ☐ Offices or Professional |
| ☐ Alteration/Remodel | ☐ Commercial |
| ☐ Addition | ☐ Industrial |
| ☒ Accessory Structure / <u>CAR GARAGE</u>
<u>8500</u> | ☒ Fence <u>UP TO 60' 600</u> |
| ☐ Single Family Residence | ☒ Deck <u>8X10 PATIO 250</u> |
| ☐ Two-Family Residence (Duplex) | ☐ Sign |
| ☐ Multiple-Family Residence | ☐ Pool |
| ☐ Institutional | ☐ Other _____ |

Estimated Cost of Project: \$ 9400

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 *N/A* 3. Does your application include a parking plan, if applicable?
- YES ☐ NO 4. What is your property zoned as: RESIDENTIAL R-2
- 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?

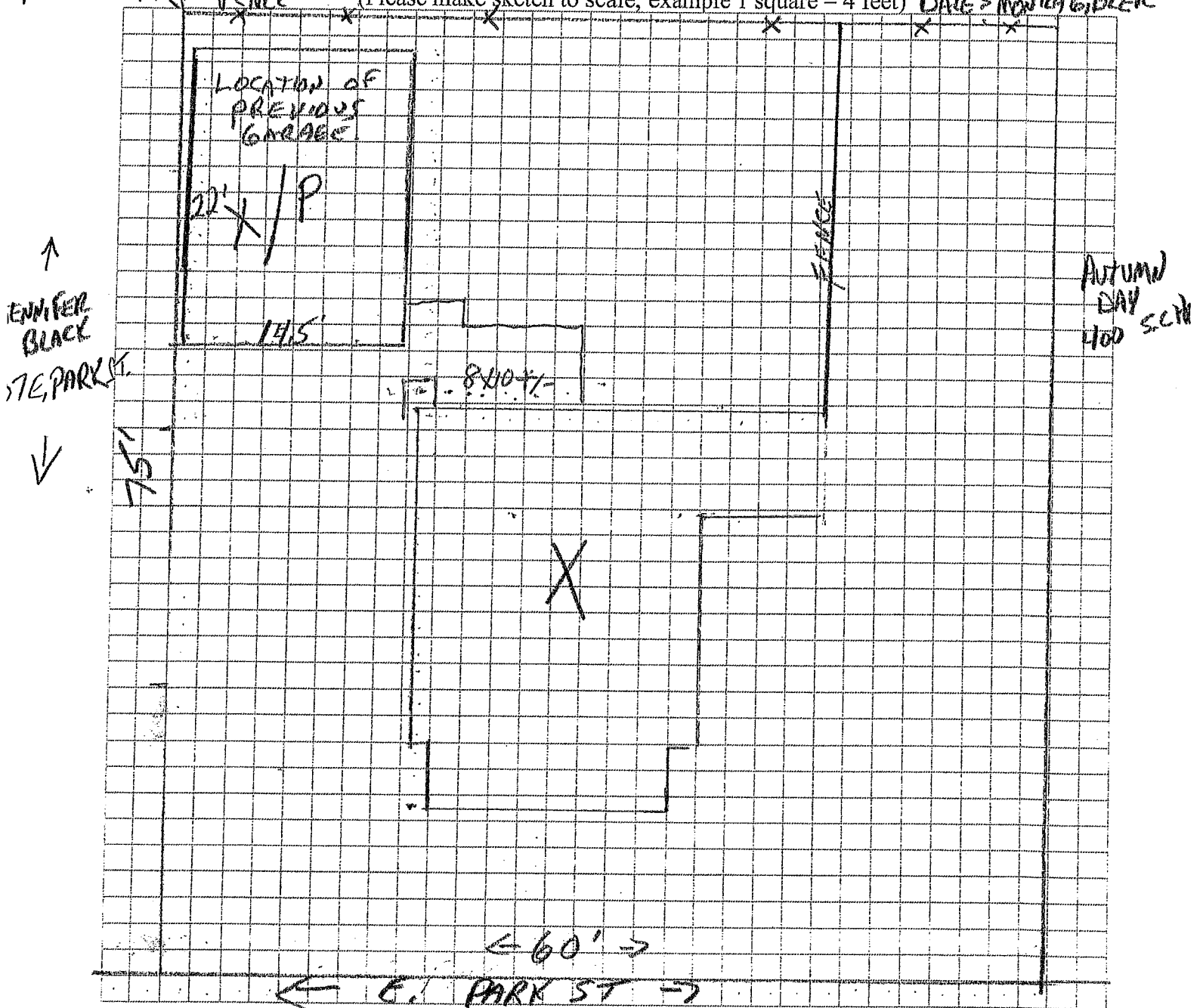
NOTES: _____

4

DAVID VOSS
403 S. CHERRY R.

150 = 2 FT 402 S. CH

DAVE'S MOVIE GUY BLER



ALL ADJACENT PROPERTIES ARE ZONED
OO40 - RESIDENTIAL

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: Andrew S. Henson

Signature of Applicant/Owner: Andrew Henson

Date: 3-31-2026

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>63.00</u>	Date Paid <u>4/1/26</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)*

LEGAL DESCRIPTION:

THE EAST 60 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF BLOCK 46, CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 46, BEING THE NORTHWEST CORNER OF DOCUMENT NUMBER 2025-02239, ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY OF SOUTH GENESSE STREET AND THE SOUTH RIGHT OF WAY LINE OF EAST PARK STREET;

THENCE, ALONG THE NORTH LINE OF SAID OF DOCUMENT NUMBER, SOUTH $66^{\circ} 15' 56''$ EAST, A DISTANCE OF 100.09 FEET, TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF DOCUMENT NUMBER 2024-02265;

THENCE, ALONG THE NORTH LINE OF SAID DOCUMENT NUMBER AND ITS EASTERLY EXTENSION, SOUTH $66^{\circ} 15' 56''$ EAST, A DISTANCE OF 60.32 FEET, TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF DOCUMENT NUMBER 7209-2001;

THENCE, ALONG THE WEST LINE OF SAID DOCUMENT NUMBER, SOUTH $23^{\circ} 40' 03''$ WEST, A DISTANCE OF 74.96 FEET, TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID DOCUMENT;

THENCE, NORTH $66^{\circ} 15' 38''$ WEST, ALONG THE SOUTH LINE OF DOCUMENT NUMBER 2024-02265 AND ITS EASTERLY EXTENSION, A DISTANCE OF 60.35 FEET, TO A FOUND IRON ROD AT THE SOUTHWEST CORNER THEREOF;

THENCE, ALONG THE WEST LINE OF SAID DOCUMENT, NORTH $23^{\circ} 41' 34''$ EAST, A DISTANCE OF 74.96 FEET, TO THE POINT OF BEGINNING, CONTAINING 4,523 SQUARE FEET, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE SOUTH RIGHT OF WAY LINE OF EAST PARK STREET HAS AN OBSERVED BEARING OF SOUTH $66^{\circ} 15' 56''$ EAST.



APR 1 2026

Case. No.

26-04

VARIANCE 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

Whenever the standards of the Morrison Zoning Ordinance place **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 such conditions to granting of a Variance, as it deems necessary to further the intent of this ordinance.

Address or location of property: 105 E. PARK STREET, MORRISON, ILProperty Tax ID (PIN) number 09 - 18 - 415 002Name of Applicant: ANDREW HENSONAddress of Applicant: 104 E. NORTH ST. MORRISON ILPhone Number of Applicant: 815-499-5937 Fax Number of Applicant: N/AOwner of Property: ANDREW HENSONAddress of Owner: 104 E. NORTH ST. MORRISON Existing Zoning: COYO RESIDENTIAL

Specifically state the nature of the Variance requested and why it should be granted (e.g. to reduce the side yard requirement from 15ft. to 10ft. or to vary the height limitations from 35 ft. to 38ft.).

The hardship should be clearly identified. Use additional sheets of paper, if necessary.

REPLACE GARAGE ON THE SAME SPACE AS THE DEMOLISHED GARAGE

SEE ATTACHED FOR HARSHIPS

- Attach a Legal Description of the property.
- Photos of the property and the specific area of the property seeking the Variance shall be submitted with application.
- Your Variance plat or site plan must show: (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 necessary physical features

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 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:

- a. The development activity cannot be located inside the SFHA; (circle one) Yes / No
(Special Flood Hazard Area)
- b. An exceptional hardship would result if the Variance were not granted; (circle one) Yes / No
- c. The relief requested is the minimum necessary; (circle one) Yes / No
- d. There will be no additional threat to public health, safety, or welfare or the creation of a nuisance; (circle one) Yes / No
- e. 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~~
- f. There will not be an unduly increase in traffic congestion on public roads and highways; (circle one) Yes / No
- g. The essential character of the locality of the property in question will not be altered; (circle one) Yes / No
- h. The relief requested 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 Variance.*

Andrew Henson
Signature of Applicant

03-30-2026
Date

Andrew Henson
Signature of Owner

03-30-2026
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. 26-04
Drawing submitted? (Y) / N Date: 4/1/26
Date to go before the Planning Commission: 4/29/26

Fee Paid (Y) / N Date: 4/1/26
Documentation of Authority Submitted: _____
Commission Action: _____

March 26, 2026

To Whom It May Concern:

The requested variance is to replace a previously demolished garage at the property listed. The garage would be placed as near to the original garage location as allowed.

The approval of a variance would assure maintaining property value, providing protection to vehicles and other property while keeping small items out of public view. It would also aid in maintaining privacy of other nearby property owners.

Thank you for your consideration in the matter.

Sincerely,


Andrew and Tracy Henson

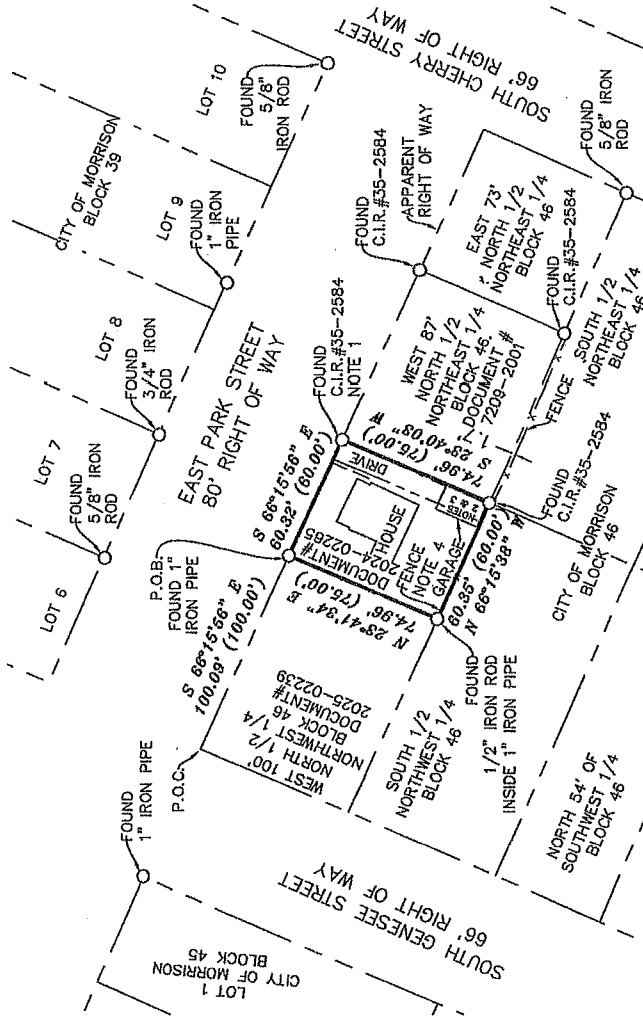
PLAT OF SURVEY

EAST 60 FEET OF NORTH HALF OF THE NORTHWEST QUARTER OF
BLOCK 46, CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS

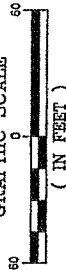
LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/
CAP # 35-2890
- BOUNDARY LINE
- ROW LINE OR LOT LINE
- DEED OR PLATTED
- MEASURED

(100.00')
100.00'



GRAPHIC SCALE



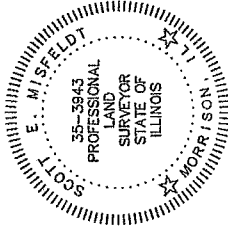
1 inch = 60 ft.

I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK
WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND
THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF ILLINOIS.

SCOTT E. MISFELDT IFLS NO. 35-3943
MY LICENSE EXPIRES NOVEMBER 30, 2026

DATE:

PROFESSIONAL DESIGN FIRM NO. 184-008195-008



AS OF JANUARY 1, 2025,
NORWEST SURVEYING SERVICES, INC.
SOLD THEIR ASSETS TO
ABBOTT SURVEY & DEVELOPMENT, PLLC.

NOTES:

1. NORTHEAST CORNER OF DRIVEWAY IS 0.2' WEST OF
PROPERTY LINE.
2. NORTHEAST CORNER OF GARAGE IS 0.7' WEST OF
PROPERTY LINE.
3. SOUTHEAST CORNER OF GARAGE IS 0.9' WEST OF
DRIVEWAY.
4. THE EAST END OF THE SOUTH FENCE IS 0.4' SOUTH
OF THE PROPERTY LINE AND THE WEST END OF THE
FENCE IS 0.2' SOUTH OF THE PROPERTY LINE.

LEGAL DESCRIPTION:

THE EAST 60 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF
BLOCK 46, CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 46, BEING THE
NORTHWEST CORNER OF DOCUMENT NUMBER 2025-02239, ALSO BEING THE
INTERSECTION OF THE EAST RIGHT OF WAY OF SOUTH GENESSEE STREET AND
THE SOUTH RIGHT OF WAY LINE OF EAST PARK STREET

THENCE, ALONG THE NORTH LINE OF SAID OF DOCUMENT NUMBER, SOUTH
66° 15' 56" EAST, A DISTANCE OF 100.09 FEET, TO A FOUND IRON PIPE AT
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THENCE, ALONG THE NORTH LINE OF SAID DOCUMENT NUMBER AND ITS
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7209-2001;

THENCE, ALONG THE WEST LINE OF SAID DOCUMENT NUMBER, SOUTH 23° 40'
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SOUTHWEST CORNER OF SAID DOCUMENT;

THENCE, NORTH 66° 15' 38" WEST, ALONG THE SOUTH LINE OF DOCUMENT
NUMBER 2024-02265 AND ITS EASTERLY EXTENSION, A DISTANCE OF 60.35
FEET, TO A FOUND IRON ROD AT THE SOUTHWEST CORNER THEREOF;

THENCE, ALONG THE WEST LINE OF SAID DOCUMENT, NORTH 23° 41' 34"
EAST, A DISTANCE OF 74.96 FEET, TO THE POINT OF BEGINNING, CONTAINING
4,523 SQUARE FEET, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE SOUTH RIGHT OF WAY LINE OF EAST PARK
STREET HAS AN OBSERVED BEARING OF SOUTH 66° 15' 56" EAST.



ABBOTT SURVEY & DEVELOPMENT, PLLC.
100 EAST KNOX STREET
MORRISON, ILLINOIS 61270
PH. 815-772-7179

DATE: 10-8-2025 SCALE: 1" = 60' DRAWN BY: JLR CHECKED BY: SEM

PREPARED FOR: KELLY ANN VANDERWYDE
10935 SAND ROAD
FENTON, IL 61251

PAGE: 1 OF 1

DRAWING No.:

25-511-MORR-
B-VANDERWYDE

PLAT OF SURVEY