

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**

June 24, 2026 5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of April 29, 2026 Minutes
- IV. Public Hearing
 - A. Request for Special Use - 903 W Morris 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 29, 2026, 5:30 p.m.

The Planning & Zoning Commission met on April 29, 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, Charles Yost and Sherrie Shirk.

Other city officials present – None.

Commission member Buckwalter moved to approve the April 8, 2026, minutes; seconded by commission member Vaughn. On a voice vote, the motion was carried.

Public Hearing

Variance for 105 E Park St. – Andrew Henson submitted a Request for Variance for the property located at 105 E Park Street, Morrison, IL. The petitioners are seeking the variance to reduce the side yard setback from 10' to 0' and the rear yard setback from 25' to 2' for the construction of a single car garage in the R-2 General Residential District. The old garage has been demolished. Commission member Buckwalter made a motion to reduce the side yard & rear setback and approve the variance as presented; seconded by commission member Workman. On a voice vote, the motion carried.

New Business

None.

Old Business

None.

Other Considerations

Commission members briefly discussed the property at 903 W Morris Street; however, no further discussion occurred as an updated Special Use application has not been received.

The next regularly scheduled meeting will be May 27, 2026.

At approximately 5:41 p.m. commission member Buckwalter moved to adjourn the meeting; seconded by commission member Maxfield. On a voice vote, the motion was carried.

Bk

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

Permit No.: <u>26-01</u>	RECEIVED MAY 21 2026
Date Issued: _____	

SPECIAL USE PERMIT

APPLICATION

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.

PROPERTY

Address or Location of Property: 903 W. Morris Street, Morrison, IL 61270

Property Tax ID (PIN) Number: 08-13-²⁷⁹282-003 *B: PSR ATTACHMENT*

Existing Zoning: R2 & R3

APPLICANT/PROPERTY OWNER

Name: Bryan Giovanni Jimenez

Address: 10488 Fulfs Road, Morrison, IL 61270

Contact No.: _____ Email: _____

NATURE OF SPECIAL USE: Please explain the nature of the special use request and why it should be granted. Use additional pages and attach if necessary.

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 Deed (Parcel "2" is the area).

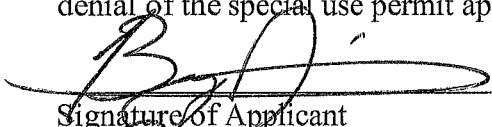
REQUIRED ATTACHMENTS (if necessary)

- ✓ **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
 - Conceptual drawing, plan set, 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. A rezoning or amendment 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 proposed special use is necessary or desirable to provide a service which is in the interest of public convenience;
- ☒ The proposed special use 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 proposed special use;
- ☐ The essential character of the locality of the property in question will not be altered;
- ☒ Other requirements of the Zoning Ordinance, such as parking, landscaping, etc., will be met;
- ☒ The proposed special use is compatible with the Morrison Comprehensive Plan.

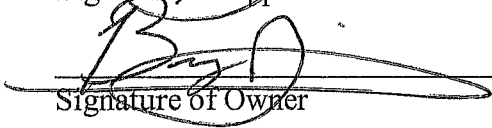
Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the special use permit application.



Signature of Applicant

5/21/26

Date



Signature of Owner

5/21/26

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 City Administrator at (815) 772-7657.

OFFICIAL USE ONLY

Fee Amount Paid: Ø

Date Paid: WAIVED B

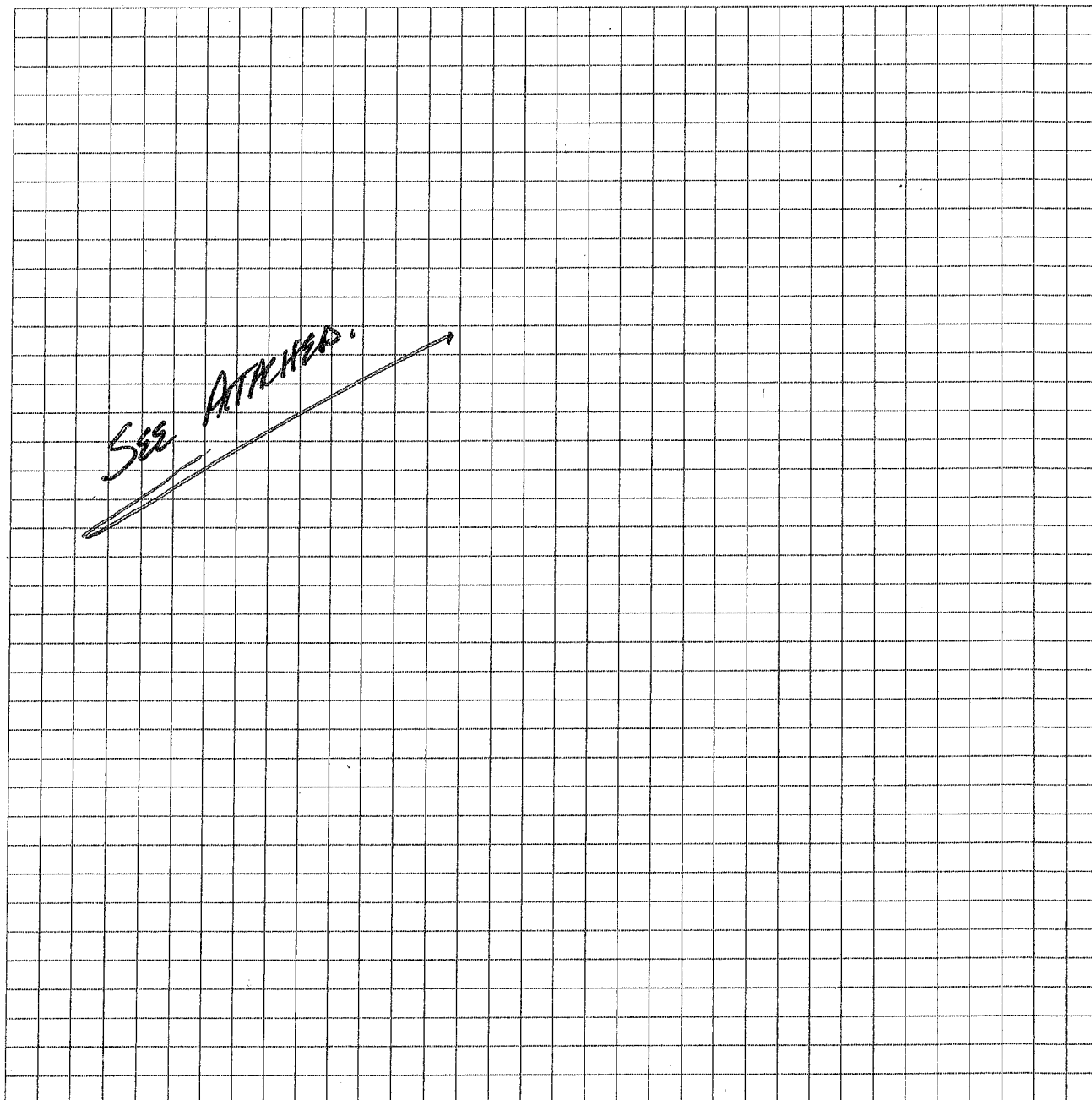
P&Z Commission Meeting Date: 6/24/26

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.



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.

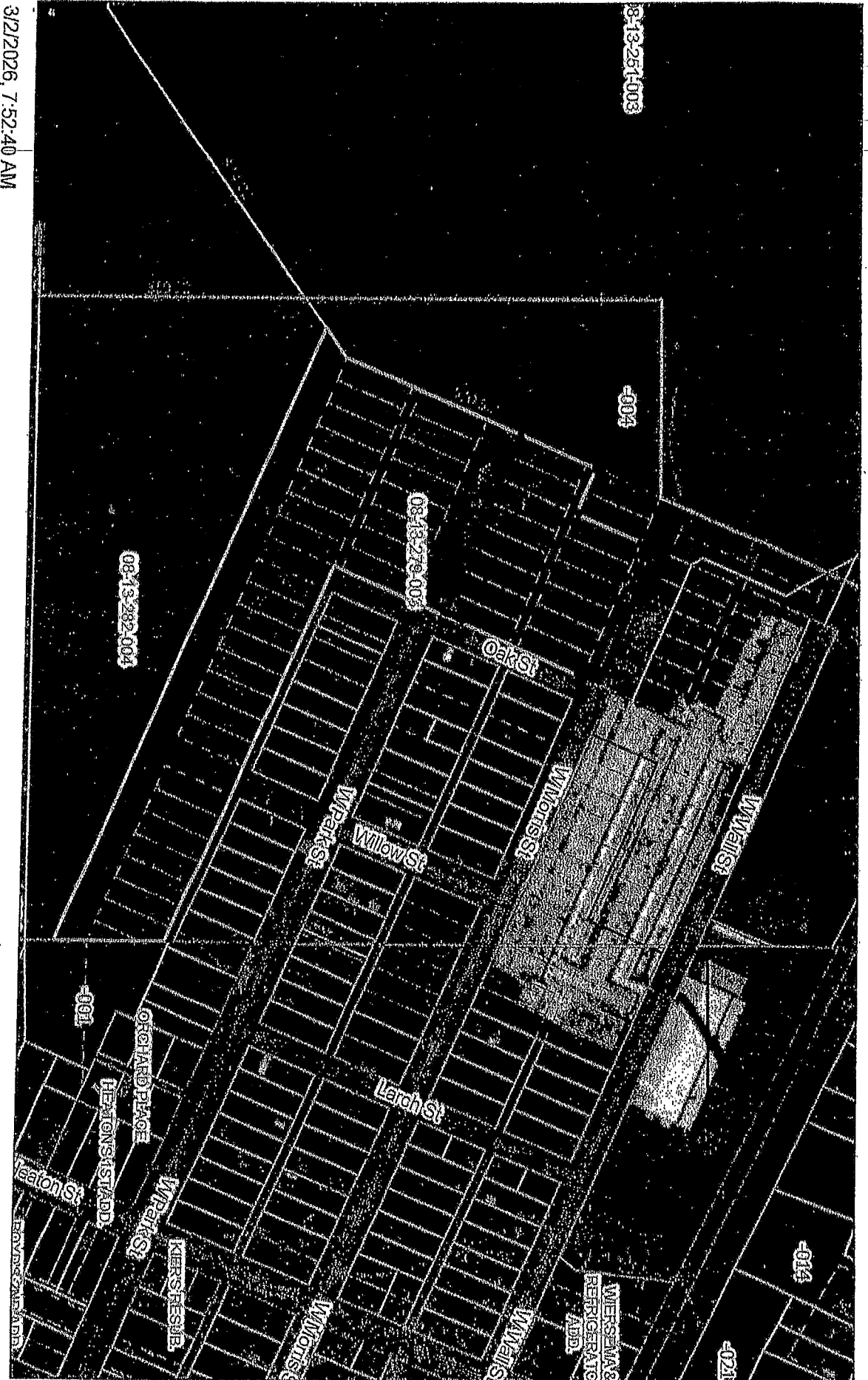
The building and parking lot are used for the purpose of storing small equipment inside the building while the area where the parking lot and adjacent land is used to store small trailers, rock and mulch.

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.

Whiteside County Illinois



Tax Parcels Selectable

3/2/2026, 7:52:40 AM