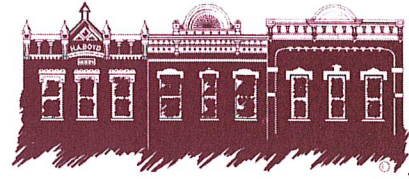


CITY OF MORRISON

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

November 13, 2024 5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of October 30, 2024 Minutes
- IV. Public Hearing
 - A. Request for Re-Zoning - 103 N Orange 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!

STATE OF ILLINOIS
COUNTY OF WHITESIDE
CITY OF MORRISON
PLANNING & ZONING COMMISSION
OFFICIAL PROCEEDINGS

October 30, 2024
Meeting Minutes

Call To Order

The Planning & Zoning Commission met on Wednesday, October 30, 2024 at City Hall, 200 West Main Street, Morrison, Illinois. Chairman Kevin Kuehl called the meeting to order at approximately 5:30 p.m. City Administrator Brian Melton recorded the minutes.

Roll Call

Commission members present upon roll call were Kevin Kuehl, Vaughn Maxfield, Sherrie Shirk, Jim Workman, and Charles Yost. Kathy Schmidt was absent.

Meeting Minutes

Jim Workman moved to approve minutes for July 17, 2024 as presented, seconded by Vaughn Maxfield. Ayes: Kuehl, Maxfield, Shirk, Workman and Yost. Nays: None. Absent: Schmidt. Motion passed.

Public Hearing

At 5:30 p.m., Chairman Kuehl opened the Public Hearing and presented the variance applications for Jennifer Black, 107 East Park Street and the Morrison Community Hospital, 303 North Jackson Street. Jennifer Black was present and CEO Pam Pfister and Dave Burnison, Farnsworth Group were present for the Morrison Community Hospital. There were no members of the community present. Vaughn Maxfield reported that he did speak to a neighboring property to the Hospital whom had no objection to the variance. No other public comments received on either variance application. The Public Hearing was then closed by Chairman Kuehl at approximately 5:35 p.m.

New Business

Charles Yost moved to recommend the City Council grant approval of Ordinance 24-13 Variance for 107 East Park Street, seconded by Sherrie Shirk. Discussion followed. Ayes: Kuehl, Maxfield, Shirk, Workman and Yost. Nays: None. Absent: Schmidt. Motion passed.

Charles Yost moved to recommend the City Council grant approval of Ordinance 24-14 Variance for 303 North Jackson Street, seconded by Jim Workman. Discussion followed. Ayes: Kuehl, Maxfield, Shirk, Workman and Yost. Nays: None. Absent: Schmidt. Motion passed.

Old Business

None.

Other Considerations

City Administrator Melton provided information to the Commission on the property at 103 N. Orange Street, owner is Arnie Drolema. Mr. Drolema has demolished the current building and is petitioning the City to rezone such property from R-2 General Residential to C-1 Central Business District, which is contiguous to such central business district. Mr. Drolema intends to seek a building permit for a 40' by 40' building and fencing which will be used for commercial storage purposes.

Due to the Thanksgiving holiday, the next regular meeting will be November 13, 2024 @ 5:30 p.m.

Adjournment

Jim Workman moved to adjourn meeting, seconded by Vaughn Maxfield. The meeting adjourned at approximately 5:46 pm without objection.

END

Case No.:

24-04

Date Issued:

REZONING

APPLICATION

PROPERTY

Address or Location of Property: 103 N. ORANGE ST.

Property Tax ID (PIN) Number: 09-18-180-007

APPLICANT

Name: Arnie Drolema

Address: 227 W. Main St

Contact No.: (815)-772-3231

Email: ardoly@frontiernet.net

PROPERTY OWNER (if different from Applicant)

Name: SAME

Address: _____

Contact No.: _____

Email: _____

Existing Zoning: R-2 Requested Zoning: C-1

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.
- ✓ **Photos or conceptual drawings** of the property.
- ✓ **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

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 rezoning or amendment is necessary or desirable to provide a service which is in the interest of public convenience;
- ☐ The rezoning or amendment does not create a nuisance or threat to public health, safety, or welfare;
- ☐ The property is suitable for the proposed rezoning;
- ☐ The essential character of the locality of the property in question will not be altered;
- ☐ The greater good of the general public will be served rather than the hardship imposed on the property owner(s) and will not amount to spot zoning;
- ☐ The rezoning or amendment constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.
- ☐ The rezoning or amendment will not have a significant long-range effect on the development of surrounding land uses;
- ☐ The rezoning or amendment will not have a detrimental effect on surrounding property values.
- ☐ The rezoning or amendment 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 proposed rezoning application.

Ann Decker
Signature of Applicant

10-31-24
Date

SMME
Signature of Owner

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: N/A

Date Paid: _____

