



CITY OF MORRIS

700 N. Division Street
Morris, IL 60450
Phone (815) 942-0103
Fax (815) 942-0216

Chris Brown, Mayor
Lori Werden, City Clerk
Terri Kief, City Treasurer

MINUTES OF THE ZONING BOARD OF APPEALS MEETING WEDNESDAY, JULY 26, 2023 4:30 P.M.

Present: Tom Dzuryak, Chairman; Bill Button, Member; Lyle Hecht, Member Justin Olson, Member; Tim Robowski, Member; Bob Tesdal, Member; Garret Wheeler, City Attorney; Chris Dearth, City Attorney; Bill Martin, Building & Zoning Officer; Mike Hoffman, City Planner; Applicant, Sarah Tamez and Rich Berti on behalf of Dr. Anthony Lombardi ; Public Attendee, Chris Hutchcraft
Absent: Bill Klott, Member; Justin Olson, Member; Diana Smego, Recording Secretary

A meeting of the Zoning Board of Appeals was called to order by Chairman Tom Dzuryak, on July 26, 2023, at 4:30 p.m., in the City Council Chambers.

- Roll call was taken with Member Bill Klott; Member Justin Olson and Recording Secretary Diana Smego absent
- Motion to approve the April 26, 2023 Minutes by Mr. Tesdal, second by Mr. Robowski, the motion carried by unanimous voice vote

Chairman Dzuryak opened the Public Hearing portion of the meeting.

- The Board discussed an application request by Dr. Anthony Lombardi for a variation to Section 48-1497(5)(h) of the Morris Municipal Code for the required number of parking spaces in a dental office, 42 spaces are required and there are currently 36; a variance of 6 spaces
- Motion to close the Public Hearing and reopen the regular meeting by Mr. Button, second by Mr. Hecht, the motion carried by unanimous voice vote
- After review and discussion of the application for a variation to Section 48-1497(5)(h) of the Morris Municipal Code for the required number of parking spaces in a dental office, 42 spaces are required and there are currently 36; a variance of 6 spaces, motion to approve the application by Mr. Button, second by Mr. Hecht

The motion carried by the following roll call vote:

Mr. Button - Yes
Mr. Dzuryak – Yes
Mr. Hecht – Yes
Mr. Klott – Absent
Mr. Robowski – Yes
Mr. Olson – Absent
Mr. Tesdal -Yes
(Five yes; two absent, motion carries)

Chairman Dzuryak opened the Public Hearing portion of the meeting.

- The Board discussed an application by Insite Real Estate Investment Properties, LLC and NET3 (Morris II LLC) for a zoning variance/variation to Section 48-1066 of the Morris Municipal Code for the required lot width of 150 feet to 104.41 feet, a variance of 45.59 feet
- Applicant was not in attendance at the meeting. Motion to continue the Public Hearing to August 30, 2023, at 4:30 p.m., by Mr. Robowski, second by Mr. Tesdal.

The motion to continue the public hearing carried by the following roll call vote:

Mr. Button – Yes
Mr. Dzuryak – Yes
Mr. Hecht – Yes
Mr. Klott – Absent
Mr. Robowski – Yes
Mr. Olson – Olson
Mr. Tesdal - Yes
(Five yes; two absent, motion carries)

With no other business before the Board, on a motion by Mr. Button, second by Mr. Hecht, the meeting was adjourned at 4:37 p.m. The motion passed by unanimous voice vote

Respectfully Submitted,

Bill Martin

Bill Martin
Building & Zoning Officer/Acting Recording Secretary