



# CITY OF MORRIS

700 N. Division Street  
Morris, IL 60450  
Phone (815) 942-1855  
Fax (815) 942-0216

Bill Martin  
Building & Zoning Officer  
bmartin@morrisil.org  
www.morrisil.org

## **ZONING BOARD OF APPEALS** **AGENDA**

**TO: TOM DZURYAK, BOB TESDAL, LYLE HECHT, TIM ROBOWSKI,  
BILL KLOTT, BILL BUTTON SR., JULIAN HOUSTON, JUSTIN  
OLSON, AND ATTORNEY GARRETT WHEELER**

**FROM: BILL MARTIN**

**DATE: NOVEMBER 21<sup>ST</sup>, 2023**

**RE: MORRIS ZONING BOARD OF APPEALS**

THERE WILL BE A MEETING OF THE MORRIS ZONING BOARD OF APPEALS ON WEDNESDAY NOVEMBER 29<sup>TH</sup>, 2023 AT 4:30 P.M. THE MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBERS (Room 1107) OF THE MORRIS MUNICIPAL SERVICES BUILDING. PLEASE ADVISE ME IF YOU ARE UNABLE TO ATTEND.

### **AGENDA**

CALL THE MEETING TO ORDER

ATTENDANCE IS TAKEN.

CHAIRMAN REQUESTS A MOTION ON THE MINUTES FROM THE WEDNESDAY OCTOBER 25<sup>TH</sup>, 2023 ZONING BOARD OF APPEALS MEETING.

- MOTION TO OPEN A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A ZONING VARIANCE/VARIATION TO SECTION 48-1962 (1) FOR THE REQUIRED EXTERIOR FAÇADE MATERIALS FILED BY MARK CONLEY AND LANDX MANAGEMENT LLC.
- MOTION TO CONSIDER AN APPLICATION FOR A ZONING VARIANCE/VARIATION TO SECTION 48-1069 (1) AND (2) OF THE MORRIS MUNICIPAL CODE FOR THE REQUIRED SIDE YARD SETBACK OF PARCEL 02-26-101-005 FROM THE REQUIRED 20 FEET TO 2 FEET A VARIANCE OF 18 FEET, FOR THE FRONT YARD SETBACK (WEST PROPERTY LINE) ALONG ASHLEY ROAD FROM 40 FEET TO 10 FEET A VARIANCE OF 30 FEET AND FOR A FRONT YARD SETBACK (WEST PROPERTY LINE) ALONG THE EAST PROPERTY LINE OF PARCEL ONE FROM 40 FEET TO 10 FEET A VARIANCE OF 30 FEET AND A SIDE YARD SETBACK OF THE NORTH PROPERTY LINE OF PARCEL 02-26-101-003 ALONG THE SOUTH PROPERTY LINE OF PARCEL 1 FILED BY MARK CONLEY AND LANDX MANAGEMENT LLC.

- MOTION TO CLOSE PUBLIC HEARING
- ZONING BOARD OF APPEALS RECOMMENDATION

OTHER BUSINESS

AUDIENCE PARTICIPATION

MOTION TO CLOSE THE MEETING



# 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, OCTOBER 25, 2023 4:30 P.M.

**Present:** Tom Dzuryak, Chairman; Bill Button, Member; Justin Olson, Member; Tim Robowski, Member; Bob Tesdal, Member; Garret Wheeler, City Attorney; Bill Martin, Building and Zoning Officer; Julian Houston, City Council Liaison; Mike Hoffman, City Planner; Diana Smego, Recording Secretary; Applicants, Tom Drake, Matt Drake, and Attorney Dave Bzdill on behalf of Drake Land Corporation; Public Attendees, Carolyn Elkin and Jim Black

**Absent:** Lyle Hecht, Member; Bill Klott, Member

---

A meeting of the Zoning Board of Appeals was called to order by Chairman Tom Dzuryak, on October 25, 2023, at 4:30 p.m., in the City Council Chambers.

- Roll call was taken with Member Lyle Hecht and Member Bill Klott absent
- Motion to approve the July 26, 2023 Minutes by Mr. Tesdal, second by Mr. Button, the motion carried by unanimous voice vote

Chairman Dzuryak requests a motion to close the Public Hearing for Insite Real Estate which was continued from the July 26, 2023 meeting, as the application has been withdrawn. Motion by Mr. Olson, second by Mr. Robowski to close the Public Hearing for Insite Real Estate.

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

Mr. Button - Yes  
Mr. Dzuryak - Yes  
Mr. Hecht - Absent  
Mr. Klott - Absent  
Mr. Robowski - Yes  
Mr. Olson - Yes  
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 Drake Land Corporation for a zoning variance/variation to Section 48-1069(2) of the Morris Municipal Code for the required side yard setback of Parcel 05-05-100-020 from the required 40 feet to 5.6 feet, a variance of 34.4 feet
- After discussion, motion to approve the application by Drake Land Corporation by Mr. Olson, second by Mr. Tesdal.

The motion to approve the application carried by the following roll call vote:

Mr. Button – Yes  
Mr. Dzuryak – Yes  
Mr. Hecht – Absent  
Mr. Klott – Absent  
Mr. Robowski – Yes  
Mr. Olson – Yes  
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. Robowski, the meeting was adjourned at 4:45 p.m. The motion passed by unanimous voice vote

Respectfully Submitted,



Diana L. Smego  
Recording Secretary

CITY OF MORRIS, ILLINOIS  
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING VARIANCE/VARIATION

DO NOT WRITE BELOW THIS LINE

DATE FILED: 10-26-23

BOARD OF APPEALS APPLICATION:

HEARING DATE: 11-29-23 DATE HEARING HELD:

\$300.00 FILING FEE: Pkck # 177 RECEIPT #: 00407516

DATE OF PUBLICATION:

COMMENTS:

ACTION OF THE ZONING BOARD OF APPEALS:

DATE: RECOMMENDATION: GRANTED: DENIED:

ACTION OF THE MORRIS CITY COUNCIL: ORDINANCE #:

DATE: RECOMMENDATION: GRANTED: DENIED:

APPLICANT INFORMATION AREA:

TO THE MORRIS ZONING BOARD OF APPEALS:  
I HEREBY APPLY FOR A VARIANCE/VARIATION, DATED  
FOR A REVERSAL OR MODIFICATION OF SAID DECISION IN CONFORMITY WITH THE  
DISCRETIONARY POWERS OF THE BOARD OF APPEAL TO PERMIT  
ON THE PROPERTY DESCRIBED BELOW.

APPELLANT: Mark Conley

ADDRESS: 1555 Gramercy PL. Morris

OWNER: LandX Management LLC.

ADDRESS: 1555 Gramercy Pl. Morris

HOME PHONE #: 815-942-1905

WORK PHONE #: 815-545-3812

THE UNDERSIGNED CERTIFIES THAT THE APPLICANT IS A PERSON HAVING A FREEHOLD INTEREST, A POSSESSORY INTEREST ENTITLED TO EXCLUSIVE POSSESSION, A CONTRACTUAL INTEREST WHICH MAY BECOME A FREEHOLD INTEREST, AN OPTION TO PURCHASE, OR HAS SOME OTHER EXCLUSIVE POSSESSORY INTEREST IN THE LAND DESCRIBED IN THIS PETITION. THE APPLICANT HAS ATTACHED COPIES OF THE FOLLOWING DOCUMENTS TO SHOW THE NATURE OF HIS INTEREST:

- (a) POLICY OF TITLE INSURANCE AND DEED.
- (b) COPY OF CONTRACT TO PURCHASE, OPTION, OR LEASE.
- (c) COPY OF LAND TRUST AGREEMENT, AND ALL AMENDMENTS CERTIFIED BY LAND TRUSTEE, AND COPIES OF ANY ASSIGNMENTS OF BENEFICIAL INTEREST IN THE TRUST.

SUBJECT PROPERTY:

ADDRESS:

TAX ID #:

PRESENT ZONING:

EXISTING USE:

BOUNDARIES OF THE SUBJECT AREA (LOT SIZE):

LEGAL DESCRIPTION:

TO THE CITY COUNCIL, CITY OF MORRIS, ILLINOIS.

A VARIANCE IS HEREBY REQUESTED FOR THE ABOVE DESCRIBED PROPERTY UNDER PROVISIONS OF SECTION XII OF THE ZONING ORDINANCE FOR THE FOLLOWING PURPOSES:

IS SHOWN ON THE ATTACHED PLAN DRAWN TO SCALE.

FOLLOWING ARE THE NAMES AND ADDRESSES OF SURROUNDING PROPERTY OWNERS OF THE PROPERTY IN QUESTION BOARDERING AND TOUCHING IN ALL DIRECTIONS, AND THE NUMBER OF FEET OCCUPIED BY ALL PUBLIC ROADS, STREETS, ALLEYS, AND OTHER PUBLIC WAYS HAS BEEN EXCLUDED IN COMPUTING THE BOARDERING PROPERTY OWNERS REQUIREMENT. SAID NAMES ARE RECORDED IN THE OFFICE OF THE GRUNDY COUNTY RECORDER OF DEEDS AND AS THEY APPEAR IN THE AUTHENTIC TAX RECORDS OF GRUNDY COUNTY.

| NAME                             | ADDRESS                    |
|----------------------------------|----------------------------|
| Funk & Helland Land Holdings LLC | 320 Briscoe Dr. Morris     |
| Ridgecrest North Community Inc.  | 1320 Susan Circle Morris   |
| Robert Finch                     | 7735 N Ashley Rd. Morris   |
| Collins GH Family LTD            | 320 W Main St. Morris      |
| Brian Overton                    | 980 E Granville Rd. Morris |
| Heather Stanford                 | 907 Douglas St. Morris     |
| Lloyd Jones                      | 940 Granville Rd. Morris   |
| John Griffin                     | 870 Granville Rd. Morris   |
| Joseph Kren                      | 830 Granville Rd. Morris   |
| Fritz Farms / Kristi Hartz       | 2045 S. State St. Lockport |
| Jourden Ness                     | 8065 N Ashley Rd. Morris   |
| Melanie Hambidge                 | 8095 N Ashley Rd. Morris   |
| Jeff Wynn                        | 6060 N Gun Club Rd. Morris |
| Daniel Burkhalter                | 8205 N Ashley Rd. Morris   |
| Richard Gunn                     | 8265 N Ashley Rd. Morris   |
| Todd Youngblood                  | 8305 N Ashley Rd. Morris   |
| James Roth                       | 8425 N Ashley Rd. Morris   |
| Robert Walker                    | 8465 Ashley Rd. Morris     |
| Peter Fleming                    |                            |

I (WE) HEREBY DEPOSE AND SAY THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN ANY PAGE OR PLANS SUBMITTED HEREWITH ARE TRUE TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF.

[Signature]  
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

10-26-2023  
DATE

[Signature]  
SIGNATURE OF OWNER

10-26-2023  
DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 26<sup>th</sup> DAY OF October, 2023

[Signature]  
NOTARY PUBLIC



CITY OF MORRIS, ILLINOIS  
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING VARIANCE/VARIATION

DO NOT WRITE BELOW THIS LINE

DATE FILED: 10-26-23

BOARD OF APPEALS APPLICATION:

HEARING DATE: 11-29-23

DATE HEARING HELD: 11-29-23

\$300.00 FILING FEE: DR CK #178

RECEIPT #: 00407517

DATE OF PUBLICATION:

COMMENTS:

ACTION OF THE ZONING BOARD OF APPEALS:

DATE: RECOMMENDATION: GRANTED: DENIED:

ACTION OF THE MORRIS CITY COUNCIL: ORDINANCE #:

DATE: RECOMMENDATION: GRANTED: DENIED:

APPLICANT INFORMATION AREA:

TO THE MORRIS ZONING BOARD OF APPEALS:  
I HEREBY APPLY FOR A VARIANCE/VARIATION, DATED  
FOR A REVERSAL OR MODIFICATION OF SAID DECISION IN CONFORMITY WITH THE  
DISCRETIONARY POWERS OF THE BOARD OF APPEAL TO PERMIT  
ON THE PROPERTY DESCRIBED BELOW.

APPELANT: Mark Conley

ADDRESS: 1555 Gramercy PL. Morris

OWNER: LandX Management LLC.

ADDRESS: 1555 Gramercy Pl. Morris

HOME PHONE #: 815-942-1905

WORK PHONE #: 815-545-3812



THE UNDERSIGNED CERTIFIES THAT THE APPLICANT IS A PERSON HAVING A FREEHOLD INTEREST, A POSSESSORY INTEREST ENTITLED TO EXCLUSIVE POSSESSION, A CONTRACTUAL INTEREST WHICH MAY BECOME A FREEHOLD INTEREST, AN OPTION TO PURCHASE, OR HAS SOME OTHER EXCLUSIVE POSSESSORY INTEREST IN THE LAND DESCRIBED IN THIS PETITION. THE APPLICANT HAS ATTACHED COPIES OF THE FOLLOWING DOCUMENTS TO SHOW THE NATURE OF HIS INTEREST:

- (a) POLICY OF TITLE INSURANCE AND DEED.
- (b) COPY OF CONTRACT TO PURCHASE, OPTION, OR LEASE.
- (c) COPY OF LAND TRUST AGREEMENT, AND ALL AMENDMENTS CERTIFIED BY LAND TRUSTEE, AND COPIES OF ANY ASSIGNMENTS OF BENEFICIAL INTEREST IN THE TRUST.

SUBJECT PROPERTY:

ADDRESS:

TAX ID #:

PRESENT ZONING:

EXISTING USE:

BOUNDARIES OF THE SUBJECT AREA (LOT SIZE):

LEGAL DESCRIPTION:

TO THE CITY COUNCIL, CITY OF MORRIS, ILLINOIS.

A VARIANCE IS HEREBY REQUESTED FOR THE ABOVE DESCRIBED PROPERTY UNDER PROVISIONS OF SECTION XII OF THE ZONING ORDINANCE FOR THE FOLLOWING PURPOSES:

IS SHOWN ON THE ATTACHED PLAN DRAWN TO SCALE.

FOLLOWING ARE THE NAMES AND ADDRESSES OF SURROUNDING PROPERTY OWNERS OF THE PROPERTY IN QUESTION BOARDERING AND TOUCHING IN ALL DIRECTIONS, AND THE NUMBER OF FEET OCCUPIED BY ALL PUBLIC ROADS, STREETS, ALLEYS, AND OTHER PUBLIC WAYS HAS BEEN EXCLUDED IN COMPUTING THE BOARDERING PROPERTY OWNERS REQUIREMENT. SAID NAMES ARE RECORDED IN THE OFFICE OF THE GRUNDY COUNTY RECORDER OF DEEDS AND AS THEY APPEAR IN THE AUTHENTIC TAX RECORDS OF GRUNDY COUNTY.

| NAME                             | ADDRESS                    |
|----------------------------------|----------------------------|
| Funk & Helland Land Holdings LLC | 320 Briscoe Dr. Morris     |
| Ridgecrest North Community Inc.  | 1320 Susan Circle Morris   |
| Robert Finch                     | 7735 N Ashley Rd. Morris   |
| Collins GH Family LTD            | 320 W Main St. Morris      |
| Brian Overton                    | 980 E Granville Rd. Morris |
| Heather Stanford                 | 907 Douglas St. Morris     |
| Lloyd Jones                      | 940 Granville Rd. Morris   |
| John Griffin                     | 870 Granville Rd. Morris   |
| Joseph Kren                      | 830 Granville Rd. Morris   |
| Fritz Farms / Kristi Hartz       | 2045 S. State St. Lockport |
| Jourden Ness                     | 8065 N Ashley Rd. Morris   |
| Melanie Hambidge                 | 8095 N Ashley Rd. Morris   |
| Jeff Wynn                        | 6060 N Gun Club Rd. Morris |
| Daniel Burkhalter                | 8205 N Ashley Rd. Morris   |
| Richard Gunn                     | 8265 N Ashley Rd. Morris   |
| Todd Youngblood                  | 8305 N Ashley Rd. Morris   |
| James Roth                       | 8425 N Ashley Rd. Morris   |
| Robert Walker                    | 8465 Ashley Rd. Morris     |
| Peter Fleming                    |                            |

I (WE) HEREBY DEPOSE AND SAY THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN ANY PAGE OR PLANS SUBMITTED HEREWITH ARE TRUE TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF.

[Signature]  
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

10-26-2023  
DATE

[Signature]  
SIGNATURE OF OWNER

10-26-2023  
DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 26<sup>th</sup> DAY OF October, 2023

[Signature]  
NOTARY PUBLIC



