



**MEETING MINUTES  
DEVELOPMENT REVIEW COMMITTEE  
NOVEMBER 14, 2024  
10:00 a.m.**

A meeting of the Development Review Committee was held on November 14, 2024, at 10:00 a.m., in the City Council Chambers of the Morris Municipal Services Building.

Members present: Chief Alicia Steffes; Chief Tracey Steffes; Ryan Hansen; Barry Narvick; Bob Tesdal; Mike Hoffman

Members Absent: Mayor Chris Brown

Non-members present:

Bill Martin, Building & Zoning Officer; Diana Smego, Recording Secretary; City Attorney Garret Wheeler; Stan Knudson, Community Affairs Director; Alderman Jim Black; Julie Wilkinson, Business Development Director; Justin Ritz, WCSJ; Tim Hejny, Chamlin & Associates; Alec Ferrari, Spaceco Engineering; Applicants Andrew Narvick on behalf of Narvick Brother General Contracting and Grundy County; Craig Meadows of Studio GC Architects on behalf of Grundy County; Matt Drake and Tom Drake on behalf of Secure Storage; Metodi Guerorguiev; Joe Antonioli of Spaceco Engineering of behalf of Metodi Guerorguiev and Little Learners; Zarvan Karanjia and Melissa Karanjia of Little Learners; Bob Gebel of United Architects on behalf of Little Learners; Dominick Perona; Eddi Hasan and Alex Hasan of Yazour Group; Mike Perry of behalf of Chamlin & Associates

---

A motion was made by Barry Narvick, second by Chief Alicia Steffes, to appoint Mike Hoffman as Temporary Chairman of the meeting in Mayor Chris Brown's absence. Motion passed by unanimous voice vote

The meeting was called to order by Mike Hoffman at 10:00 a.m. Roll call was taken by Recording Secretary Diana Smego. A quorum was present, and the meeting, having been duly convened, proceeded as follows:

- Minutes of the October 10, 2024, meeting were reviewed

**Motion made by Chief Tracey Steffes, second by Barry Narvick, to accept the Minutes as written. Motion passed by unanimous voice vote**

- Andrew Narvick with Narvick Brothers General Contracting presented plans to build a Do It Center Hardware Store at 1577 W. U.S. Route 6

**After discussion, motion by Chief Tracey Steffes, second by Bob Tesdal, to approve subject to the following conditions:**

- **Submission and approval of a Landscape Plan**
- **Addition of a sidewalk along Locust**
- **Paving of the private drive on the east side of the project**

**Roll call vote:**

**Chief Alicia Steffes – Yes**  
**Chief Tracey Steffes – Yes**  
**Ryan Hansen – Abstain**  
**Barry Narvick – Abstain**  
**Bob Tesdal – Yes**  
**Mike Hoffman – Yes**  
**Mayor Chris Brown – Absent**

**Motion to approve the plans to build a Do It Center Hardware Store at 1577 W. U.S. Route 6, subject to conditions passed with Chief Alicia Steffes; Chief Tracey Steffes; Bob Tesdal; Mike Hoffman; voting in favor; Ryan Hansen and Barry Narvick abstained. (4 yes - 2 abstain - 1 absent)**

- Narvick Brothers General Contracting and Craig Meadows of Studio GC Architect on behalf of the County of Grundy presented plans to build a new Health Department Building at 750 School Street

**No action taken**

- Secure Storage presented plans to build a building at 1571 W. U.S. Route 6

**After discussion, motion by Mike Hoffman, second by Chief Tracey Steffes, to approve subject to the following conditions:**

- **Addition of a sidewalk along Locust**
- **Paving of the private drive on the east side of the project**
- **Addition of a 10 foot concrete apron**

**Roll call vote:**

**Chief Alicia Steffes – Yes**  
**Chief Tracey Steffes – Yes**  
**Ryan Hansen – Yes**  
**Barry Narvick – Abstain**  
**Bob Tesdal – Yes**  
**Mike Hoffman – Yes**  
**Mayor Chris Brown – Absent**

**Motion to approve the plans to build a building at 1571 W. U.S. Route 6, subject to conditions passed with Chief Alicia Steffes; Chief Tracey Steffes; Ryan Hansen; Bob Tesdal; Mike Hoffman voting in favor; Barry Narvick abstained. (5 yes - 1 abstain - 1 absent)**

- Metodi Guerorguiev and Joe Antonioli of Spaceco presented plans to build a building at 1280 Bungalow Road

**After discussion, motion by Mike Hoffman, second by Ryan Hansen, to approve subject to the following conditions:**

- **There be a maximum of 18 trailers on the premises at one time**
- **Final engineering plans must be approved by Chamlin & Associates**

**Roll call vote:**

**Chief Alicia Steffes – Yes  
Chief Tracey Steffes – Yes  
Ryan Hansen – Yes  
Barry Narvick – Yes  
Bob Tesdal – Yes  
Mike Hoffman – Yes  
Mayor Chris Brown – Absent**

**Motion to approve the plans to build a building at 1280 Bungalow Road, subject to conditions passed with Chief Alicia Steffes; Chief Tracey Steffes; Ryan Hansen; Barry Narvick; Bob Tesdal; Mike Hoffman; voting in favor. (6 yes -1 absent)**

- Zarvan Karanjia, Melissa Karanjia and Joe Antonioli of Spaceco Engineering, presented plans to build a Little Learners' Academy on West Commercial Street (Parcel #02-33-477-013)

**After discussion, motion by Mike Hoffman, second by Chief Alicia Steffes to approve subject to the following conditions:**

- **Final engineering plans must be approved by Chamlin & Associates**
- **Approval of a Conditional Permitted Use**
- **Approval of the final plat of subdivision**
- **Removal of the shrubs shown on the Landscape Plan on the corner of Commercial Drive and the private drive and replace with low perennials**
- **Work with neighboring land owners for improving pavement on the private drive**

**Roll call vote:**

**Chief Alicia Steffes – Yes  
Chief Tracey Steffes – Yes  
Ryan Hansen – Yes  
Barry Narvick – Yes  
Bob Tesdal – Yes  
Mike Hoffman – Yes  
Mayor Chris Brown – Absent**

**Motion to approve the plans to build a Little Learners' Academy on West Commercial Street (Parcels #02-33-447-013), subject to conditions passed with Chief Alicia Steffes; Chief Tracey Steffes; Ryan Hansen; Barry Narvick; Bob Tesdal; Mike Hoffman voting in favor. (6 yes -1 absent)**

- Dominick Perona presented plans to build a building at 1353 East Street

**After discussion, motion by Barry Narvick, second by Mike Hoffman to approve the plans**

**Roll call vote:**

**Chief Alicia Steffes – Yes  
Chief Tracey Steffes – Yes  
Ryan Hansen – Yes  
Barry Narvick – Yes  
Bob Tesdal – Yes  
Mike Hoffman – Yes  
Mayor Chris Brown – Absent**

**Motion to approve the plans to build a building at 1353 East Street passed with Chief Alicia Steffes; Chief Tracey Steffes; Ryan Hansen; Barry Narvick; Bob Tesdal; Mike Hoffman voting in favor. (6 yes -1 absent)**

- Eddi Hasan and Alex Hasan on behalf of Yazour Group Systems, LLC gave an update on their project at 1328 Bungalow Road

**No action taken**

- Mike Perry on behalf of Chamlin & Associates and Chris Meadows on behalf of Studio GC Architects presented a concept plan to add on to the existing building at 221 W. Washington Street

**No action taken**

There being no further business to come before the Development Review Committee, the meeting was adjourned at 11:27 a.m. The following motion was made:

- **Motion made by Chief Tracey Steffes, second by Barry Narvick, to adjourn the meeting. Unanimous voice vote**

Respectfully submitted,

*Diana Smego*

Diana Smego  
Recording Secretary