



# 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

## MORRIS PLANNING COMMISSION AGENDA

**TO: JOHN WILKINSON, JIM JENNINGS, BARRY NARVICK, R.H. COLEMAN, DENNIS HACKETT, JEFF WACHOWSKI, TOM TALARICO, ALDERMAN DEAN TAMBLING, CITY ATTORNEY GARRETT WHEELER, CITY PLANNER MIKE HOFFMAN**

**FROM: BILL MARTIN**

**DATE: March 19<sup>th</sup>, 2025**

**RE: PLANNING COMMISSION MEETING**

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There will be a meeting of the Morris Planning Commission on **March 26<sup>th</sup>, 2025**, at **5:30 p.m.** The meeting will be held in the City Council Chambers (ROOM 1107) at the Morris Municipal Services Building, 700 North Division St. in Morris, Illinois.

### AGENDA

- Call the meeting to order.
- Attendance will be taken.
- The minutes from November 20<sup>th</sup>, 2024, meeting will be reviewed and voted on.
- OPEN A PUBLIC HEARING TO CONSIDER AN APPLICATION FILED BY GREG PAPPAS AND DARLENE PAYNE 2504 GAEL AVE, JOLIET IL 60435 FOR A CONDITIONAL PERMITTED USE PURSUANT TO SECTION 48-448 (2) FOR A TWO-FAMILY DETACHED DWELLING IN AN R2 ZONING DISTRICT.
- PLANNING COMMISSION RECOMMENDATION
- OPEN A PUBLIC HEARING TO CONSIDER AN APPLICATION FILED BY MIRRAKHIM MAHSUDOV 691 STATION BLVD. AURORA ILLINOIS 60504 AND VANNER REPAIR SERVICES, INC, for a CONDITIONAL PERMITTED USE PURSUANT TO SECTION 48-1379 (3) TO OPERATE AN AUTOMOBILE WRECKING YARD AND JUNKYARD.
- PLANNING COMMISSION RECOMMENDATION
- JOE PHILLIPS AND BRANDON ROAD PROPERTIES REQUEST A FINAL PLAT APPROVAL FOR GRAND OAKS SUBDIVISION UNIT 1.
- PLANNING COMMISSION RECOMMENDATION

- MEGATRANS EXPRESS, INC. REQUEST FINAL PLAT APPROVAL FOR ROBERTS STREET SUBDIVISION.
- PLANNING COMMISSION RECOMMENDATION.
- Audience Participation.
- Close the meeting.



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**TO: JOHN WILKINSON, JIM JENNINGS, BARRY NARVICK, TOM TALARICO, R. H. COLEMAN, DENNIS HACKETT, JEFF WACHOWSKI, CITY ATTORNEY GARRET WHEELER, CITY PLANNER MIKE HOFFMAN, CITY COUNCIL LIAISON ALDERMAN DEAN TAMBLING**

**FROM: BILL MARTIN**

**DATE: JANUARY 30, 2025**

**RE: PLANNING COMMISSION MEETING MINUTES**

A meeting of the City of Morris Planning Commission was held on January 29, 2025, at 5:30 p.m. The meeting was held in the City Council Chambers at the Morris Municipal Services Building (Room 1107), 700 North Division Street in Morris, Illinois.

## AGENDA

- Attendance was taken. Commissioners Narvick, Coleman and Wachowski were absent.
- Building and Zoning Officer Martin, City Planner Mike Hoffman and Attorney Wheeler were present.
- Members of the public included Alderman Jim Black.
- Minutes from November 20, 2024, meeting were reviewed and accepted. Motion by Commissioner Jennings, second by Commissioner Talarico to approve the minutes. Unanimous voice vote, all members present in favor.
- Chairman Wilkinson opened a Public Hearing to consider an application filed by GVC/RBG Transport, Inc. and Papesh Airport Properties, LLC., for a Conditional Permitted Use pursuant to section 48-1248 (6) to operate an Adult-Use Cannabis Transporting Organization in a Light Manufacturing District at 3707 N. Division Street. The applicant's representative was not present. The Commission discussed the matter.
- Motion by Commissioner Jennings, second by Commissioner Talarico to continue the Public Hearing. Roll was taken, four yes and three absent.
- Motion by Commissioner Jennings, second by Commissioner Hackett to reopen the Public Hearing. Roll taken, four yes and three absent.

Planning Commission Minutes

January 29, 2025

Page 2

- Michael Palaguachi with GVC/RBG Transport, Inc., addressed the Planning Commission. He explained their company plans for transporting products. They are not currently growing. They are working on permits for the grow operation. They are already licensed by the State of Illinois. The transport will be a Monday through Friday operation initially. City Planner Mike Hoffman gave a summary of the Memorandum Teska and Associates prepared. City Planner Hoffman recommended approval.
- Motion by Commissioner Jennings, second by Commissioner Talarico to close the Public Hearing. Unanimous voice vote, all members present in favor.
- Motion by Commissioner Jennings second by Commissioner Hackett to approve a Conditional Permitted Use pursuant to section 48-1248 (6) to operate and Adult-Use Cannabis Transporting Organization in a Light Manufacturing District at 3707 N. Division Street. Roll was taken, four yes and three absent.
- Motion by Commissioner Jennings, second by Commissioner Talarico to adjourn the meeting at 5:47p.m. Unanimous voice vote, all members present in favor.

CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION

APPLICATION FOR CONDITIONAL PERMITTED USE

EXECUTE IN TRIPLICATE

**DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY**

DATE FILED: 1-28-25 COND. PERMITTED USE APPLICATION NO.

DATE SET FOR HEARING: 3/26/25 DATE HEARING HELD:

\$300.00 FEE PAID: ck 6701 RECEIPT NUMBER: 00128012025

DATE NEWSPAPER ADVERTISEMENT APPEARED:

COMMENTS:

**ACTION BY THE PLANNING COMMISSION:**

DATE:  GRANTED:  DENIED:

**ACTION BY THE CITY COUNCIL:**

DATE:  ORDINANCE NUMBER:  GRANTED:  DENIED:

**DATA ON APPLICANT**

NAME OF APPLICANT(S): GREG PAPPAS + Darlene Payne

ADDRESS OF APPLICANT(S): PO BOX 634 MORRIS IL 60450

NAME OF OWNER(S): Darlene Payne + GREG PAPPAS

ADDRESS OF OWNER(S): 2504 GAEL AVE, JOLIET IL 60435

HOME PHONE #: Cell (630) 780-7744

WORK PHONE #:

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 FREE-HOLD 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 INSURANCE OF THIS 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.

**DESCRIPTION OF PROPERTY**

**BOUNDARIES OF SUBJECT AREA (LOCATION):**

Lot 9 in Block 6 in Turner's Addition to MORRIS of the Southeast Quarter of the Northwest Quarter of section 3, township 33 North, Range 7, East of the third principal Meridian underlying Smith Precious the right to Mineral use Grundy County IL -

**LEGAL DESCRIPTION:**

**TO THE CITY COUNCIL  
CITY OF MORRIS, ILLINOIS  
REQUEST**

**A CONDITIONAL PERMITTED USE PERMIT IS HEREBY REQUESTED FOR THE ABOVE-DESCRIBED PROPERTY UNDER PROVISIONS OF SECTION XII OF THE ZONING ORDINANCE FOR THE FOLLOWING PURPOSES:**

Property at 1293 Kersted St Unit 1 And 408 1/2 Lincoln St Unit 2 And single family home located at 416 Lincoln St will be used as 3 units for rental as separate residences.

**REASON FOR REQUEST:**

**THE APPLICANT ALLEGES THAT THE APPROVAL OF SAID CONDITIONAL PERMITTED USE WOULD BE IN HARMONY WITH THE INTENT AND PURPOSE OF SAID ZONING ORDINANCE AND THAT THE PROPOSED USE CONFORMS TO THE STANDARDS PRESCRIBED THEREFOR IN SAID ORDINANCE AND WOULD NOT BE DETRIMENTAL TO PROPERTY OR PERSONS IN THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

these units are existing units we are requesting continued use as 3 separate units as in the past. They are in separate units and will not impact the community in any way.

**SPECIAL FEATURES:**

**IN ADDITION TO MEETING THE STANDARDS PRESCRIBED BY THE ZONING ORDINANCE, THE**

**APPLICANT WILL PROVIDE** plot of survey



**CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION FORM**

PERMIT NUMBER: \_\_\_\_\_

Applicant/Owner: George Pappas Phone: (630) 780-7944

Address: Po Box 634 Morris IL 60450

P.I.N. Number: \_\_\_\_\_

Applicant Request: to use properties located at 1203 Kiersten Unit 1  
and 408 1/2 Lincoln St. Unit 2 and 416 Lincoln St as Unit 3  
Single family Rentals as in the past.

Date Paid: \_\_\_\_\_ Permit Fee: \_\_\_\_\_

I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City of Morris.

Signature: 

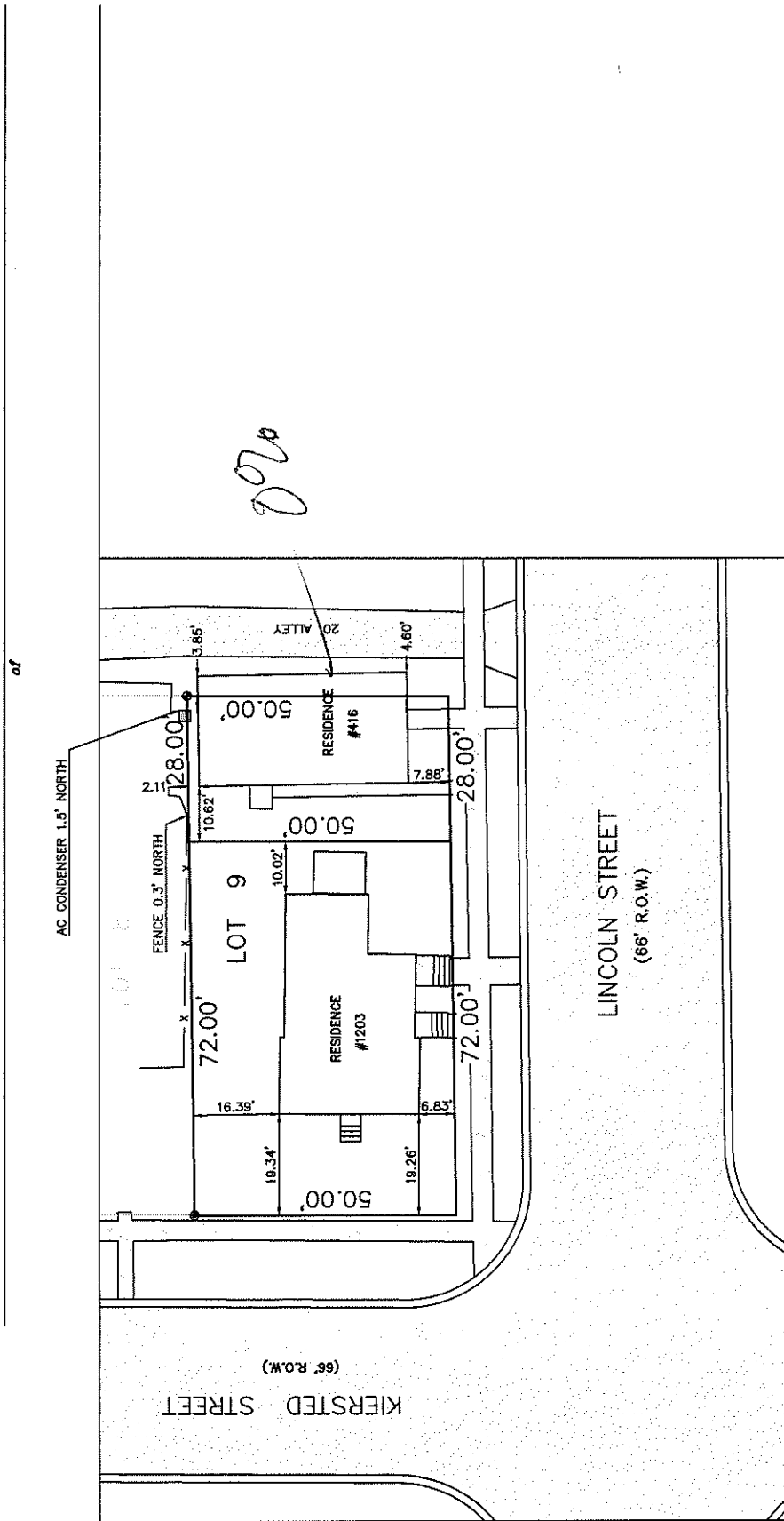
----- FOR OFFICE USE ONLY -----

Issued by: \_\_\_\_\_

Date issued: \_\_\_\_\_

Comment: \_\_\_\_\_

Date completed: \_\_\_\_\_



of

AC CONDENSER 1.5' NORTH

FENCE 0.3' NORTH

LOT 9

RESIDENCE #416

RESIDENCE #1203

(66' R.O.W.)

KIERSTED STREET

LINCOLN STREET  
(66' R.O.W.)

*Handwritten signature*

**NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 48-2168  
OF THE MORRIS MUNICIPAL CODE**

NOTICE is hereby given that a public hearing will be held before the Morris Planning Commission at the Morris Municipal Services Building, City Council Chambers (ROOM 1107) at 700 North Division Street, Morris, Illinois, on MARCH 26TH, 2025 at 5:30 p.m., to CONSIDER AN APPLICATION FILED BY GREG PAPPAS AND DARLENE PAYNE 2504 GAEL AVE, JOLIET IL 60435 FOR A CONDITIONAL PERMITTED USE PURSUANT TO SECTION 48-448 (2) FOR A TWO-FAMILY DETACHED DWELLING IN AN R2 ZONING DISTRICT with the City of Morris to allow for the following:

1. THE NAME AND ADDRESS OF THE PROPERTY OWNER IS AS FOLLOWS:

Owner: GREG PAPPAS AND DARLENE PAYNE

Address: P.O. BOX 634

City/State: MORRIS IL 60450

Telephone # 630-780-7744

2. THE APPLICANT FOR THE ABOVE IS AS FOLLOWS:

Applicant: GREG PAPPAS AND DARLENE PAYNE

Address: 2504 GAEL AVE

City/State: JOLIET IL 60435

Telephone: 630-780-7744

3. THE STREET ADDRESSES FOR THE SUBJECT PROPERTIES IS: 1203 KIERSTED STREET, MORRIS ILLINOIS 60450

4. THE LEGAL DESCRIPTION FOR THIS PROPERTY IS AS FOLLOWS:  
LEGAL DESCRIPTION  
PARCELS 05-03-152-016  
TURNERS ADD MORRIS LT 9 BLK 6 SEC 3-33-7

5. THE PROPERTY IS COMMONLY KNOWN AS: 1203 KIERSTED STREET, MORRIS ILLINOIS 60450

6. THE ZONING ACTION REQUESTED IS AS FOLLOWS: THE APPLICANT REQUESTS A CONDITIONAL PERMITTED USE PURSUANT TO SECTION 48-448 (2) FOR A TWO-FAMILY DETACHED DWELLING IN AN R2 ZONING DISTRICT.

7. THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING IS AS FOLLOWS: WEDNESDAY MARCH 26TH, 2025 AT 5:30 PM. IN THE CITY COUNCIL CHAMBERS (ROOM 1107) OF THE MORRIS MUNICIPAL SERVICES BUILDING.

8. The name, address and telephone number of the City of Morris Building & Zoning Officer is Mr. Bill Martin, City of Morris, 700 N. Division Street, Morris, IL 60450, whose telephone number is (815) 942-1855.

9. This notice has been prepared, and a copy has been served upon you pursuant to Section 48-2168 of the Morris Municipal Code. A copy of the zoning application may be obtained from Morris City Hall. All interested parties are invited to attend the above public hearing and will be given an opportunity to be heard. Questions or comments may be submitted orally, in writing, or both.

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**PROOF OF SERVICE**

I, the undersigned, do hereby certify that I served a true and correct copy of the above and foregoing notice upon \_\_\_\_\_, as the owner of record of the property located at \_\_\_\_\_ at \_\_\_\_\_ .m., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC

---

THE UNDERSIGNED does hereby acknowledge a true and correct copy of the above written notice this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Name:

Address:

City/State:

Telephone #

CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION

APPLICATION FOR CONDITIONAL PERMITTED USE

EXECUTE IN TRIPLICATE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED: 1-29-25 COND. PERMITTED USE APPLICATION NO.

DATE SET FOR HEARING:  DATE HEARING HELD:

\$300.00 FEE PAID:  RECEIPT NUMBER:

DATE NEWSPAPER ADVERTISEMENT APPEARED:

COMMENTS:

Sam. alimov@vanner inc. us.

ACTION BY THE PLANNING COMMISSION:

DATE:  GRANTED:  DENIED:

ACTION BY THE CITY COUNCIL:

DATE:  ORDINANCE NUMBER:  GRANTED:  DENIED:

DATA ON APPLICANT

NAME OF APPLICANT(S): Vanner Repair Services INC

ADDRESS OF APPLICANT(S): 1391 Roberts Rd Morris IL 60450

NAME OF OWNER(S): Mirtakhim Mahsudov

ADDRESS OF OWNER(S): 691 Station Blvd Aurora IL 60504

HOME PHONE #: 331-262-7788 WORK PHONE #: 630-335-5796

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 FREE-HOLD 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 INSURANCE OF THIS 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.

DESCRIPTION OF PROPERTY

BOUNDARIES OF SUBJECT AREA (LOCATION):

1391 Roberts Rd Morris IL 60450

LEGAL DESCRIPTION:

Fully functioning truck and trailers' body, rebuild, and repair shop.

TO THE CITY COUNCIL  
CITY OF MORRIS, ILLINOIS  
REQUEST

A CONDITIONAL PERMITTED USE PERMIT IS HEREBY REQUESTED FOR THE ABOVE-DESCRIBED PROPERTY UNDER PROVISIONS OF SECTION XII OF THE ZONING ORDINANCE FOR THE FOLLOWING PURPOSES:

Fully functioning truck and trailers' body, rebuild, and repair shop.

REASON FOR REQUEST:

THE APPLICANT ALLEGES THAT THE APPROVAL OF SAID CONDITIONAL PERMITTED USE WOULD BE IN HARMONY WITH THE INTENT AND PURPOSE OF SAID ZONING ORDINANCE AND THAT THE PROPOSED USE CONFORMS TO THE STANDARDS PRESCRIBED THEREFOR IN SAID ORDINANCE AND WOULD NOT BE DETRIMENTAL TO PROPERTY OR PERSONS IN THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:

Reduce commercial waste by producing, and re-using.

SPECIAL FEATURES:

IN ADDITION TO MEETING THE STANDARDS PRESCRIBED BY THE ZONING ORDINANCE, THE

APPLICANT WILL PROVIDE proper disposal of commercial waste

IN ORDER THAT THE PUBLIC CONVENIENCE AND WELFARE WILL BE BETTER SERVED.

NAMES OF SURROUNDING PROPERTY OWNERS:

FOLLOWING ARE THE NAMES AND ADDRESSES OF SURROUNDING PROPERTY OWNERS OF THE PROPERTY IN QUESTION THAT BORDER THE SUBJECT PROPERTY AND ACROSS AN ALLEY OR STREET. SAID NAMES AS RECORDED IN THE OFFICE IN THE OFFICE OF THE GRUNDY COUNTY RECORDER OF DEEDS AND AS THEY APPEAR IN THE AUTHENTIC TAX RECORDS OF GRUNDY COUNTY.

NAME	ADDRESS
NNT Repair	1386 Roberts Rd Morris IL 60450
Thornzow Industries Inc	2000 Ashley Rd Morris IL 60450
MES Commercial Investment LLC	PO Box 390 Minooka IL 60447
ZARA Estate LLC	114 Riverview Ct Oswego IL 60453 -9436
Envirohtech Inc	PO Box 29246 Phoenix AZ 85038

(ATTACH ADDITIONAL SHEETS IF NECESSARY)

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

[Signature]  
SIGNATURE OR APPLICANT OR AUTHORIZED AGENT

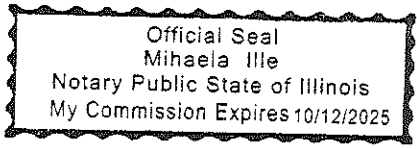
1/28/2025  
DATE

[Signature]  
SIGNATURE OF OWNER

1/28/2025  
DATE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF January, 20 25

[Signature]  
NOTARY PUBLIC



**CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION FORM**

PERMIT NUMBER: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Phone: (630) 335-5796


Address: 1391 Roberts Rd Morris IL 60450

P.I.N. Number: \_\_\_\_\_

Applicant Request: Permit for Truck and trailers' body, rebuild  
and repair shop.

Date Paid: \_\_\_\_\_ Permit Fee: \_\_\_\_\_

I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City of Morris.

Signature: 

----- FOR OFFICE USE ONLY -----

Issued by: \_\_\_\_\_

Date issued: \_\_\_\_\_

Comment: \_\_\_\_\_

Date completed: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 48-2168(B)(2)  
OF THE MORRIS MUNICIPAL CODE**

NOTICE is hereby given that a public hearing will be held before the Morris Planning Commission at the Morris Municipal Services Building (Room 1107), City Council Chambers at 700 North Division Street, Morris, Illinois, on MARCH 26TH, 2025 at 5:30 p.m., to consider an application FILED BY VANNER REPAIR SERVICES, INC, for a CONDITIONAL PERMITTED USE PURSUANT TO SECTION 48-1379 (3) TO OPERATE AN AUTOMOBILE WRECKING YARD AND JUNKYARD with the City of Morris to allow for the following;

1. THE NAME AND ADDRESS OF THE PROPERTY OWNER IS AS FOLLOWS:

Owner: MIRRAKHIM MAHSUDOV

Address: 1391 ROBERTS ROAD

City/State: MORRIS IL 60450

Telephone # 331-262-7788

2. THE APPLICANT FOR THE ABOVE IS AS FOLLOWS:

Applicant: VANNER REPAIR SERVICES INC.

Address: 1391 ROBERTS ROAD

City/State: MORRIS IL 60450

Telephone: 630-335-5796

3. THE STREET ADDRESS FOR THE SUBJECT PROPERTY IS: 1391 ROBERTS ROAD, Morris IL 60450.

4. THE LEGAL DESCRIPTION FOR THE PROPERTY IS AS FOLLOWS:

Parcel # 02-34-227-004 and Parcel # 02-34-227-005  
ASHLEY ROAD INDUSTRIAL PARK SUB PHASE 4 LT 13 and ASHLEY ROAD  
INDUSTRIAL PARK SUB PHASE 4 LT 14.

5. THE PROPERTY IS COMMONLY KNOWN AS: 1391 ROBERTS ROAD.  
Morris IL 60450

6. THE ZONING ACTION REQUESTED IS AS FOLLOWS: TO CONSIDER AN APPLICATION FILED BY MIRRAKHIM MAHSUDOV 691 STATION BLVD. AURORA ILLINOIS 60504 AND VANNER REPAIR SERVICES, INC, for a CONDITIONAL PERMITTED USE PURSUANT TO SECTION 48-1379 (3) TO OPERATE AN AUTOMOBILE WRECKING YARD AND JUNKYARD.

7. THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING IS AS FOLLOWS: WEDNESDAY MARCH 26TH, 2025 AT 5:30 PM. IN THE CITY COUNCIL CHAMBERS OF THE MORRIS MUNICIPAL SERVICES BUILDING (ROOM 1107) LOCATED AT 700 NORTH DIVISION STREET IN MORRIS, ILLINOIS.

8. The name, address and telephone number of the City of Morris Building & Zoning Officer is Mr. Bill Martin, City of Morris, 700 N. Division Street, Morris, IL 60450, whose telephone number is (815) 942-1855.

9. This notice has been prepared, and a copy has been served upon you pursuant to Section 48-2168(B)(2) of the Morris Municipal Code. A copy of the zoning application may be obtained from the Morris City Hall. All interested parties are invited to attend the above public hearing and will be given an opportunity to be heard. Questions or comments may be submitted orally, in writing, or both.

---

**PROOF OF SERVICE**

I, the undersigned, do hereby certify that I served a true and correct copy of the above and foregoing notice upon \_\_\_\_\_, as the owner of record of the property located at \_\_\_\_\_ at \_\_\_\_\_ .m., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Subscribed and sworn to before me this  
day of \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC

---

THE UNDERSIGNED does hereby acknowledge a true and correct copy of the above written notice this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Name:

Address:

City/State:

Telephone #

CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION

APPLICATION FOR SUBDIVISION PLAT

EXECUTE IN TRIPLICATE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED: 3-17-25 SUBDIVISION PLAT APPLICATION NO:

DATE SET FOR HEARING: 3-26-25 DATE HEARING HELD:

\$300.00 FEE PAID: CK#1205 RECEIPT NUMBER: 00442975

DATE NEWSPAPER ADVERTISEMENT APPEARED:

COMMENTS:

ACTION BY THE PLANNING COMMISSION:

DATE:  GRANTED:  DENIED:

ACTION BY THE COUNCIL:

DATE:  GRANTED:  DENIED:

DATA ON APPLICANT

NAME OF APPLICANT(S): JOE PHILLIPS

ADDRESS OF APPLICANT(S): 1488 S. BROADWAY ST. COAL CITY IL 60416

NAME OF OWNER(S): BRANDON ROAD PROPERTIES

ADDRESS OF OWNER(S): 1488 S. BROADWAY ST. COAL CITY IL 60416

HOME PHONE #: 815 378-9656 WORK PHONE #: 815 634-2555

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 TRUST-HOLD 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 THIS 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.

DESCRIPTION OF PROPERTY

BOUNDARIES OF SUBJECT AREA (LOCATION):

The proposed lots are located on the south side of DuPont Road, across from the new Morris Hospital YMCA.

**LEGAL DESCRIPTION:**

Lots 2-11 of the Grand Oaks Subdivision "Unit 1". Part of the west half of the northwest quarter of Section 5, Township 33 North, Range 7 East, of the 3rd principal meridian, Grundy County, Illinois.

**REQUEST:**

**A SUBDIVISION PLAT IS HEREBY REQUESTED FOR THE ABOVE DESCRIBED PROPERTY UNDER PROVISIONS OF TITLE XVIOF ZONING ORDINANCE FOR THE FOLLOWING PURPOSES:**

The purpose of this subdivision is to create ten residential duplex lots and an outlot for stormwater management.

**REASONS FOR REQUEST:**

**THE APPLICANT ALLEGES THAT THE APPROVAL OF SAID SUBDIVISION PLAT WOULD BE IN HARMONY WITH THE INTENT AND PURPOSE OF SAID ZONING ORDINANCE AND THAT THE PROPOSED USE CONFORMS TO THE STANDARDS PRESCRIBED THEREFOR IN SAID ORDINANCE AND WOULD NOT BE DETRIMENTAL TO PROPERTY OR PERSONS IN THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

The proposed land use conforms to the land use shown on the current City of Morris Zoning Map.

**SPECIAL FEATURES:**

**IN ADDITION TO MEETING THE STANDARDS PRESCRIBED BY THE ZONING ORDINANCE, THE APPLICANT WILL PROVIDE ALL GENERAL PROCEDURES AS PER SECTION 16.12 SUBDIVISION APPROVAL, IN ORDER THAT ALL THE PUBLIC CONVENIENCE AND WELFARE WILL BE BETTER SERVED.**

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

  
\_\_\_\_\_

3-14-25

SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

SIGNATURE OF OWNER

DATE

3-14-25

DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 14 DAY OF March, 20 25

Angela L. Macdonald  
NOTARY PUBLIC



CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION FORM

PERMIT NUMBER: \_\_\_\_\_

Applicant/Owner: BRANDON ROAD PROPERTIES Phone: 815) 634-2555

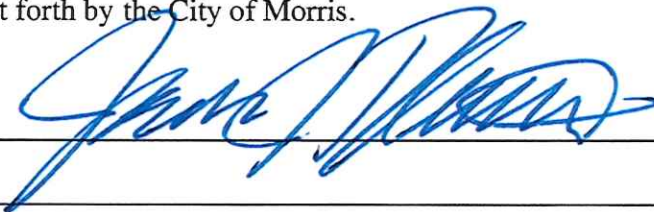
Address: 1488 S. BROADWAY ST. COOK CITY IL 60416

P.I.N. Number: 05-05-100-023

Applicant Request: Subdivide the property into ten residential duplex lots & an outlet for stormwater management.

Date Paid: \_\_\_\_\_ Permit Fee: \_\_\_\_\_

I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City of Morris.

Signature: 

----- FOR OFFICE USE ONLY -----

Issued by: \_\_\_\_\_

Date issued: \_\_\_\_\_

Comment: \_\_\_\_\_

Date completed: \_\_\_\_\_



CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION

APPLICATION FOR MINOR SUBDIVISION PLAT

EXECUTE IN TRIPLICATE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED:  SUBDIVISION PLAT APPLICATION NO:

DATE SET FOR HEARING:  DATE HEARING HELD:

\$300.00 FEE PAID:  RECEIPT NUMBER:

DATE NEWSPAPER ADVERTISEMENT APPEARED:

COMMENTS:

ACTION BY THE PLANNING COMMISSION:

DATE:  GRANTED:  DENIED:

ACTION BY THE COUNCIL:

DATE:  GRANTED:  DENIED:

DATA ON APPLICANT

NAME OF APPLICANT(S):

ADDRESS OF

APPLICANT(S): NAME OF

OWNER(S): ADDRESS OF

OWNER(S): HOME  WORK PHONE #:

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 TREE-HOLD 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 THIS 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.

**DESCRIPTION OF PROPERTY**

**BOUNDARIES OF SUBJECT AREA (LOCATION):**

Ashley Road Subdivision Lots 13 & 14.

**LEGAL DESCRIPTION:**

LOTS 13, 14, 15 AND 16 IN FINAL PLAT OF ASHLEY ROAD INDUSTRIAL PARK SUBDIVISION PHASE 4, A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 2005 AS DOCUMENT #452601, IN SARATOGA TOWNSHIP, GRUNDY COUNTY, ILLINOIS.

ALSO, LOT 24 OF ASHLEY ROAD INDUSTRIAL PARK SUBDIVISION - PHASE 1, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON A PLAT OF SUBDIVISION RECORDED JULY 17, 1998 AS DOCUMENT NUMBER 364613 IN PLAT CABINET G, SLIDE NUMBER 128, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 14, 1998 AS DOCUMENT NUMBER 365327, IN GRUNDY COUNTY, ILLINOIS.

AND ALSO, LOT 23 IN ASHLEY ROAD INDUSTRIAL PARK SUBDIVISION - PHASE 5, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 DOCUMENT NUMBER 464157 IN PLAT CABINET H, SLIDE NUMBER 138, IN GRUNDY COUNTY, ILLINOIS.

**REQUEST:**

**A SUBDIVISION PLAT IS HEREBY REQUESTED FOR THE ABOVE DESCRIBED PROPERTY UNDER PROVISIONS OF TITLE XV OF ZONING ORDINANCE FOR THE FOLLOWING PURPOSES:**

To Consolidate Lots 13 & 14 into Lot 1 of the proposed Roberts Street Subdivision.

*14+15 and 23+24*

**REASONS FOR REQUEST:**

**THE APPLICANT ALLEGES THAT THE APPROVAL OF SAID SUBDIVISION PLAT WOULD BE IN HARMONY WITH THE INTENT AND PURPOSE OF SAID ZONING ORDINANCE AND THAT THE PROPOSED USE CONFORMS TO THE STANDARDS PRESCRIBED THEREFOR IN SAID ORDINANCE AND WOULD NOT BE DETRIMENTAL TO PROPERTY OR PERSONS IN THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

SEE ATTACHED EXHIBIT "A".

**SPECIAL FEATURES:**

**IN ADDITION TO MEETING THE STANDARDS PRESCRIBED BY THE ZONING ORDINANCE, THE APPLICANT WILL PROVIDE ALL GENERAL PROCEDURES IN SECTION 16.16.100 THRU 16.16.140 MINOR SUBDIVISION IN ORDER THAT ALL THE PUBLIC CONVENIENCE AND WELFARE WILL BE BETTER SERVED.**

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

\_\_\_\_\_  
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

\_\_\_\_\_  
DATE

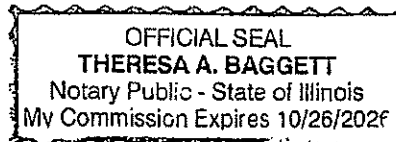
3-14-2025

\_\_\_\_\_  
SIGNATURE OF OWNER Dilmurod Inogamov  
Megatrans Express, Inc. Its: President  
SUBSCRIBED AND SWORN TO BEFORE ME,

\_\_\_\_\_  
DATE

THIS 14<sup>th</sup> DAY OF March, 20 25

Theresa A. Baggett  
NOTARY PUBLIC

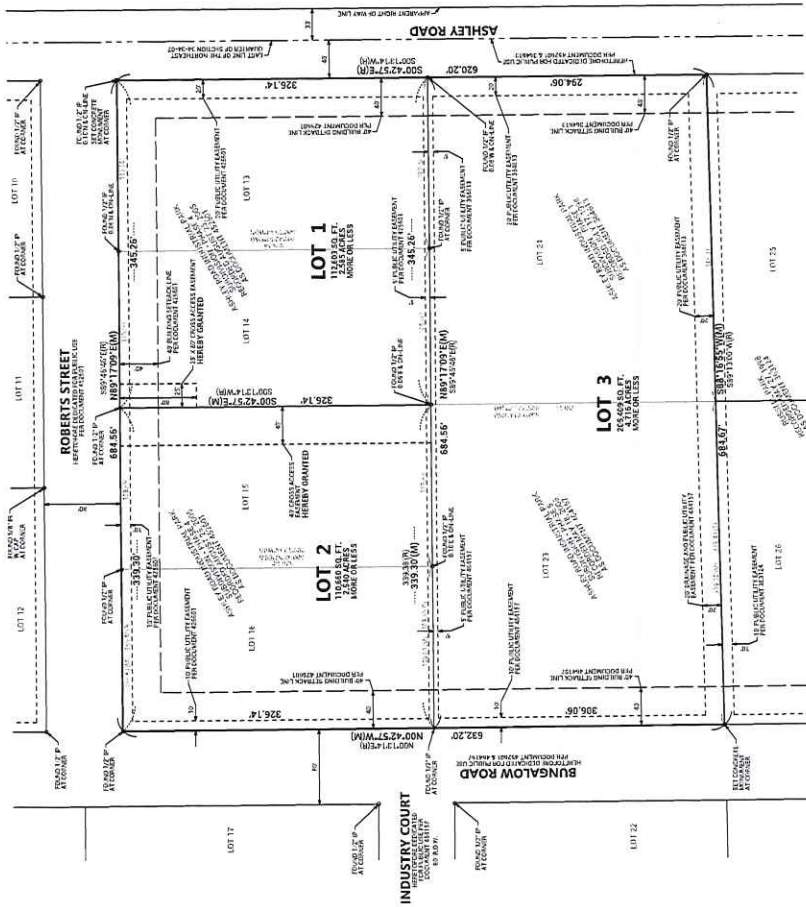


CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION FORM

# FINAL PLAT OF SUBDIVISION FOR ROBERTS STREET SUBDIVISION

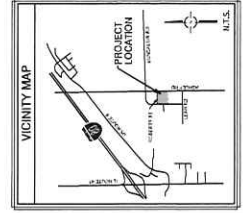
BEING A SUBDIVISION PART OF THE PORTKANT PLACE SEQUENTIAL TRACTS IN MARTIN RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GORDON COUNTY, ALABAMA.

PLAT:  
02-33-237-001  
02-33-237-002  
02-33-237-003  
02-33-237-004  
02-33-237-005  
02-33-237-006



LOT	SQ. FT.	ACRES
LOT 1	11,440	2.618
LOT 2	11,440	2.618
LOT 3	11,440	2.618
LOT 4	11,440	2.618
LOT 5	11,440	2.618
LOT 6	11,440	2.618
LOT 7	11,440	2.618
LOT 8	11,440	2.618
LOT 9	11,440	2.618
LOT 10	11,440	2.618
LOT 11	11,440	2.618
LOT 12	11,440	2.618
LOT 13	11,440	2.618
LOT 14	11,440	2.618
LOT 15	11,440	2.618
<b>TOTAL</b>	<b>171,600</b>	<b>39.270</b>

NOTE:  
BASED ON THE ASSUMPTION THAT THE CORNER  
POINTS ARE CORRECT AND THAT THE  
DIMENSIONS ARE CORRECT.



FOR INFORMATION:  
ACORN EXPRESS INC  
803 PARKLEY CT  
ANDERSON, AL 36009  
ACORN EXPRESS INC  
803 PARKLEY CT  
ANDERSON, AL 36009

**STATE OF ALABAMA**  
COUNTY OF GORDON

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires on \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

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COUNTY OF GORDON

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NOTARY PUBLIC

NO.	DATE	REMARKS

**Spaceco**  
Civil Engineering & Surveying  
224 1/2 N. Liberty Street  
Mobile, AL 36680  
Phone: (850) 941-0250

FILE NAME: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_