



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 AND ZONING COMMISSION AGENDA

TO: JOHN WILKINSON, JIM JENNINGS, BARRY NARVICK, R.H. COLEMAN, JEFF WACHOWSKI, DERRICK WREN, BOB TESDAL, TOM DZURYAK, TIM ROBOWSKI, ALDERMAN JULIAN HOUSTON, CITY ATTORNEY GARRET WHEELER, CITY PLANNER MIKE HOFFMAN, CITY COUNCIL LIASON ALDERMAN JULIAN HOUSTON

FROM: BILL MARTIN

DATE: September 23rd, 2026

RE: PLANNING AND ZONING COMMISSION MEETING

There will be a meeting of the Morris Planning and Zoning Commission on **September 30TH, 2026**, at **5:00 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 August 26th, 2025, meeting will be reviewed and voted on.
- Public hearing continued from the June 24th, 2026 meeting to consider an application filed by Cayco Enterprises LLC, 34 Countryview drive, Yorkville Illinois 60560 and deer ridge homes, inc., P. O Box 1058, Plainfield Illinois 60544 for a zoning map amendment from R3 Two-family Residential District to R1 Single-family Detached Residential District.
- Planning and Zoning Commission Recommendation.
- Consider an application filed by Cayco Enterprises, LLC, 34 Countryview Drive, Yorkville Illinois 60560 and Deer Ridge Homes, Inc. P.O. Box 1058, Plainfield Illinois 60544 for a preliminary plat of subdivision on parcel 02-32-326-013.
- Planning and Zoning Commission Recommendation.
- Chairman opens a Public Hearing to consider an **application** filed by Diane S. Rogers 307 E. Main Street Morris Illinois for a fence height variance from the allowable six feet to eight feet.

- Motion to close the Public Hearing.
- Planning and Zoning Commission Recommendation.
- Chairman opens a Public Hearing to consider the rezoning and Planned Unit Development of approximately 45 acres of property generally located at the northwest corner of U.S. Route 6 and Brisbin Road, Parcel numbers 02-13-400-005 and 02-24-200-006 filed by Morris 23, LLC. and Compass Real Estate Holdings, LLC.
- Motion to close the Public Hearing.
- Planning and Zoning Commission Recommendation.
- Chairman opens a Public Hearing to consider an application for a zoning variance/variation for an additional wall sign to face the parking lot, to section 48-259 for two directional signs that exceed the maximum area of five square feet, filed by Millco Morris LLC., 5215 Orchard Road, Suite 130, Skokie Illinois 60077.
- Planning and Zoning Commission Recommendation.
- Chairman opens a Public Hearing to consider an application filed by Copper Springs Investments, LLC. 1488 Broadway, Coal City, Illinois 60416-9443 for a fence height variance from the allowable six feet to seven feet on parcels 02-33-430-012 and 02-33-430-014 and a rear yard setback variance to Section 48-487 (3) from the required 30 feet to 24.37 feet on parcel 02-33-430-014.
- Planning and Zoning Commission Recommendation.
- Audience Participation
- Motion to close the meeting
- Close the meeting.



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TO: JOHN WILKINSON, JIM JENNINGS, BARRY NARVICK, R.H. COLEMAN, DENNIS HACKETT, JEFF WACHOWSKI, CITY ATTORNEY GARRET WHEELER, CITY PLANNER MIKE HOFFMAN, CITY COUNCIL LIAISON ALDERMAN JULIAN HOUSTON

FROM: BILL MARTIN

DATE: AUGUST 27, 2026

RE: PLANNING AND ZONING COMMISSION MEETING MINUTES

A meeting of the City of Morris Planning & Zoning Commission was held on August 26, 2026, at 5:00 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.

SYNOPSIS OF ITEMS DISCUSSED

- Attendance was taken with Commissioners Jennings and Wren absent; all other members were present.
- Building and Zoning Officer Martin, City Planner Hoffman, City Council Liaison Alderman Houston and City Attorney Wheeler were present.
- Members of the public included Alderman Jim Black, Attorney Dave Bzdill, Andrew Narvick with N.M.&A Properties, LLC, Erin Hayden P&G, Kyle Drevline Engie Distributed Renewables Development, LLC, Christina Van Yperen Grundy County Chamber of Commerce, Nancy Norton Grundy County Economic Development Council and Henry Babson resident.
- The minutes from the June 24, 2026, meeting were reviewed and accepted. Motion by Commissioner Wachowski, second by Commissioner Tesdal to approve the minutes. Unanimous voice vote.
- Chairman Wilkinson continued the Public Hearing from the June 24, 2026, meeting to consider an application filed by Cayco Enterprises LLC, 34 Countryview Drive, Yorkville Illinois 60560 and Deer Ridge Homes, Inc., P. O Box 1058, Plainfield Illinois 60544 for a zoning map amendment from R3 Two-family Residential District to R1 Single-family Detached Residential District. No Action Taken
- No discussion was held and no action was taken on the application filed by Cayco Enterprises, LLC, 34 Countryview Drive, Yorkville, IL 60560 and Deer Ridge Homes, Inc., P. O. Box 1058, Plainfield, IL 60544 for a preliminary plat of subdivision on parcel 02-32-326-013

- Chairman Wilkinson opened a discussion to consider an application for minor subdivision at 1055 Third Avenue (Parcel #05-03-253-002) filed by N, M & A Properties, LLC. Attorney Bzdill addressed the Commission. City Planner Hoffman mentioned one item that should be addressed is the dedication of Third Avenue. Attorney Bzdill advised it was dedicated in 2023.
- Motion to approve the application for minor subdivision at 1055 Third Avenue (Parcel #05-03-253-002) filed by N, M & A Properties, LLC, by Commissioner Robowski, second by Commissioner Coleman. Roll was taken and all members present were in favor. Commissioner Narvick abstained.
- Chairman Wilkinson opened a public hearing to consider an application filed by Proctor & Gamble Distributing LLC and ENGIE Distributed Renewables Development LLC for a conditional permitted use under Chapter 48-213 (a) to install a ground mounted behind the meter solar farm at 222 W. Airport Road. Kyle Drevline on behalf of P&G addressed the Commission. He introduced Erin Hayden with P&G who read a letter to the Commission which was shared with the Commission members and was attached hereto for reference. Erin said she really hopes this project is approved. Chairman Wilkinson asked if this project is denied are there plans for any buildings to be built. Erin said the future investments will be inside the building. She explained that with the behind the meter project, the power will be used by the P&G warehouse and with the community solar project the power will go to the grid. ComEd will be the solar provider. Commissioner Narvick asked if there were issues with the airport. Kyle Drevline said not according to the FAA report they received. City Planner Hoffman mentioned that a building on this property will generate approximately \$800,000 in property tax versus approximately \$40,000 for this solar project. Kyle said there will be 6000 panels that rotate. He said for a few weeks each year the panels will be vertical and not producing power. Henry Babson, who owns the property to the west, expressed concern with how the solar project will affect future development on his property to the west and he asked about setbacks. Alderman Jim Black said he has been asked to speak in opposition to the project by the citizens of Morris. He urged the Commission to oppose the project.
- Motion to close the public hearing was made by Commissioner Wachowski, second by Commissioner Robowski, unanimous voice vote.
- Motion to approve the application filed by Proctor & Gamble distributing LLC and ENGIE Distributed Renewables Development LLC for a conditional permitted use under Chapter 48-213 (a) to install a ground mounted behind the meter solar farm at 222 W. Airport Road was made by Commissioner Robowski, second by Commissioner Narvick. Roll was taken with six yes votes, one no vote and two absent, motion carries.
- Chairman Wilkinson opens a public hearing to consider an application filed by Proctor & Gamble Distributing LLC and ENGIE Distributed Renewables Development LLC for a conditional permitted use under chapter 48-213 (a) to install a ground mounted community solar farm at 222 W. Airport Road. Erin Hayden stated their stance is the same for this project. Alderman Jim Black stated the citizens are opposed to the project.

Planning and Zoning Commission Meeting Minutes

August 26, 2026

Page 3

- Motion to close the public hearing was made by Commissioner Wachowski, second by Commissioner Robowski, unanimous voice vote.
- Motion to approve the application filed by Proctor & Gamble Distributing LLC and ENGIE Distributed Renewables Development LLC for a conditional permitted use under Chapter 48-213 (a) to install a ground mounted community solar farm at 222 W. Airport Road was made by Commissioner Robowski, second by Commissioner Narvick. Roll was taken with six yes votes, one no vote and two absent, motion carries.
- City Planner Hoffman spoke briefly regarding a future text amendment to address minimum design standards.
- With no further business to come before the Commission, motion by Commissioner Wachowski, second by Commissioner Coleman to adjourn the meeting at 5:38 p.m. Unanimous voice vote.



The Procter & Gamble Company
Greater Chicago Fulfillment Center
222 Airport Rd. Morris, IL 60450

P&G is requesting Planning Committee support for a proposed **5 megawatt (MW) hybrid solar energy facility** on approximately 35 acres of P&G-owned land in the City of Morris / Grundy County area. The project combines a **Behind-the-Meter (BTM)** solar component that directly supports P&G operations with a **Community Solar** component that contributes clean generation to the local grid. Together, the two components create a practical opportunity to improve underutilized land, increase annual tax revenue, strengthen P&G's long-term competitiveness in the community, and support a broader economic development story for Morris and Grundy County.

- **Behind-the-Meter Solar:** A portion of the project will generate renewable electricity directly for P&G's local operations, reducing exposure to grid cost volatility and supporting continued investment in the Morris site.
- **Community Solar:** The remaining solar generation will be made available through a community solar model, creating broader local access to renewable energy while adding new taxable improvement value to the parcel.
- **Total Generation Capacity:** The combined BTM and Community Solar installation is expected to total **5 MW** of generation capacity.

At a recent Cogeneration Energy conference it was shared that the PJM grid will exceed its current capacity by 2030 due to additions of data centers and other industrial applications requiring additional electricity. With this solar project, P&G is proactively trying to reduce our needed capacity while adding capacity to further help economic growth and development in Grundy County.

Based on Illinois Public Act 100-0781 and under 35 ILCS 200/10-720 any land which is improved with the addition of solar farms will immediately increase in valuation by being reclassified from agricultural use to commercial solar energy use. This changes the property tax received by Morris/Grundy county from approximately \$1000/annually for this 35 acre portion of our property to closer to \$40,000. Additionally, during the more than 6 month construction period, local businesses will benefit from the crews in the area performing the construction. You will see an increase in sales tax revenue, hospitality (hotels, motels, rentals), as well as restaurants and gas stations increased revenue.

The central consideration is not simply whether this land could someday support a different use; it is whether the community should capture a defined, near-term private investment that increases the tax base, supports local taxing bodies, and reinforces P&G's ability to remain a strong long-term employer, taxpayer, and community partner.

1. **Known land-use path versus speculative future development:** P&G does not have current plans to construct buildings on this 35-acre parcel in the near term. The solar facility represents a defined use, with a known capital improvement and a measurable tax impact.
2. **Immediate improvement to the local tax base:** Allowing the solar farm would convert the parcel from its current tax profile into an improved property that generates additional annual property tax revenue for local taxing bodies.
3. **Business retention and competitiveness:** The Behind-the-Meter portion helps lower and stabilize energy costs for P&G's Morris operations, supporting continued local investment and helping keep P&G competitive in the community.
4. **Broader economic development signal:** Approval demonstrates that Morris and Grundy County are open to practical, revenue-generating infrastructure projects that support existing employers while creating conditions for future business attraction and tax-income growth.

P&G's Ongoing Commitment to Morris and Grundy County

P&G's Morris operations reflect a long-standing commitment to the City of Morris, Grundy County, and the local workforce. As a major employer in the community, P&G has created more than 400 local jobs, with an average starting wage of approximately \$25 per hour and full benefits. These are not simply short-term positions; they are opportunities for local residents to build long-lasting careers with a company committed to stability, development, and growth.

That commitment is also reflected in P&G's continued investment in the Morris facility. On average, P&G invests approximately \$10 million annually in the site, supporting facility improvements, operational capability, infrastructure, and long-term competitiveness. P&G expects to continue investing at roughly that level for the foreseeable future, reinforcing the company's confidence in Morris and Grundy County as a place to operate, grow, and contribute.

Beyond employment and capital investment, P&G is an active community partner. The company has supported the new YMCA, contributes tens of thousands of dollars annually through United Way, serves as an annual sponsor of the Chamber's EmpowerHER event, and participated on the JJC Expansion Committee to help bring a Joliet Junior College campus to Morris. These efforts demonstrate P&G's broader commitment to strengthening local quality of life, supporting community organizations, and helping create opportunities for the region's future workforce.

**CITY OF MORRIS, ILLINOIS
ZONING BOARD OF APPEALS**

APPLICATION FOR ZONING VARIANCE/VARIATION

DO NOT WRITE BELOW THIS LINE

DATE FILED:

B-4-26

BOARD OF APPEALS APPLICATION:

HEARING DATE:

Sept. 30, 2026

DATE HEARING HELD:

\$300.00 FILING FEE:

CK# 2912

RECEIPT #:

0047 7825

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:

Diane S. Rogers

ADDRESS:

307 E Main St.

OWNER:

Diane S. Rogers

ADDRESS:

307 E Main St.

HOME PHONE #:

815-922-4281

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 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: 307 E Main St.

ADDRESS: 307 E Main St.

TAX ID #: 05-03-356-002

PRESENT ZONING: R 2

EXISTING USE: Single family residential

BOUNDARIES OF THE SUBJECT AREA (LOT SIZE):

5000 sq ft.

LEGAL DESCRIPTION:

Armstrongs Subdivision, W 12.4' Lot 5, and E 1/2 Lot 6, Blk 15 Sec 3-33-7

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:

Applicant requests variance of fence height in order to continue 8' fence on south property line to property to the west.

IS SHOWN ON THE ATTACHED PLAN DRAWN TO SCALE.

FOLLOWING ARE THE NAMES AND ADDRESSES OF SURROUNDING PROPERTY OWNERS OF THE PROPERTY IN QUESTION BORDERING 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 BORDERING 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

Scott & Karen Kindelspire
David Stahl
Andrew Chandler
Sky Investment Property
Veronica & Leon Lemus
Frank & Maria Novak

305 E Main St. Morris
313 E Main St. Morris
3795 N. School Dr. Morris
205 School St. Wilmington IL 60481
314 E Main St. Morris
3170 Andover Ct. Aurora IL 60504

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 OF APPLICANT OR AUTHORIZED AGENT

DATE

8/4/26

SIGNATURE OF OWNER

DATE

8/4/26

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 4th DAY OF August, 2026

NOTARY PUBLIC

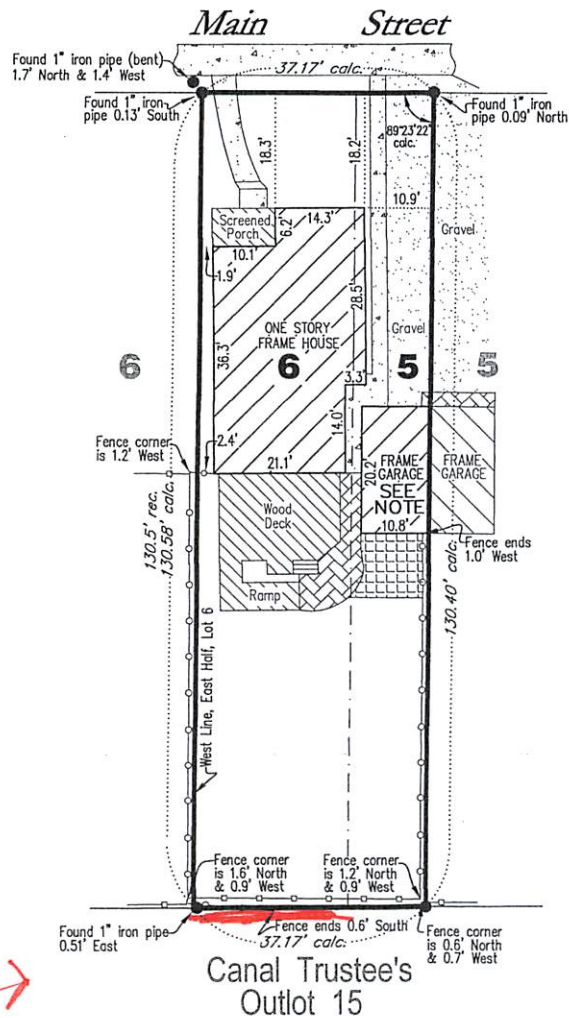
Diana L. Smego





PLAT OF SURVEY

of
THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
LOT 5 AND THE EAST HALF OF LOT 6 IN ARMSTRONG'S SUBDIVISION OF OUTLOT 15 OF
CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN GRUNDY COUNTY, ILLINOIS.
LOCAL ADDRESS: 307 E. MAIN STREET
MORRIS, ILLINOIS



8' Tall →

Canal Trustee's
Outlot 15

NOTE

THE SURVEYED PARCEL IS SUBJECT TO A
GARAGE PARTY WALL AGREEMENT RECORDED
AS DOCUMENT NUMBER 353925. REFER TO
DOCUMENT FOR DETAILS.

PARCEL AREA
4,850 Square Feet

—○— 6' WOOD FENCE
—○— 4' CHAIN LINK FENCE



LEGEND

mea. = MEASURED
rec. = RECORDED
calc. = CALCULATED
○ SET 5/8" REBAR UNLESS
OTHERWISE NOTED
● FOUND 1" IRON PIPE

NOTE

NO BUILDING SETBACK LINE IS INDICATED ON THE PLAT OF SUBDIVISION.
ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

TO: LORI HENDREX TRUST
DIANE ROGERS
CHICAGO TITLE INSURANCE COMPANY

I, STEVEN C. ULTIS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3237,
DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED
IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT,
WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF JUNE, 2025.

BY 
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3237
(LICENSE RENEWAL DATE 11-30-2026)

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE RED
SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.



STEVENS SURVEYING, INC.
Land Surveying/ Land Planning

P.O. BOX 669
MORRIS, ILLINOIS 60450
PH. (815) 941-1288

HYNDS, BZDILL & KING, LLC
105 WEST MAIN STREET
MORRIS, ILLINOIS 60450

DATE: 06-12-2026
SCALE: 1"=20'
FIELD BOOK: 97-52

REVISED:

DRAWING No.
26-092 LS

CITY OF MORRIS, ILLINOIS
PLANNING COMMISSION

APPLICATION FOR PLANNED UNIT DEVELOPMENT

EXECUTE IN TRIPLICATE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED: 6/3/2024 PLANNED UNIT DEV. APPLICATION NO.

DATE SET FOR HEARING: 9-30-2026 DATE HEARING HELD:

\$300.00 FEE PAID: 6/3/2024 RECEIPT NUMBER: 00103062024

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): Morris 2023, LLC

ADDRESS OF APPLICANT(S): 115 W. 55th St. 4th Fl. Clarendon Hills, IL 60514

NAME OF OWNER(S): The Raymond A. Sigel Revocable Trust dated 1/4/2000

ADDRESS OF OWNER(S): 27505 S. 88th Ave. Peotone IL 60468

HOME PHONE #: 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 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 THIS INTEREST:

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- (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):

See Attach Location Map

LEGAL DESCRIPTION:

See Attached Legal

REQUEST:

A PLANNED UNIT DEVELOPMENT IS HEREBY REQUESTED FOR THE ABOVE DESCRIBED PROPERTY UNDER PROVISIONS OF TITLE XVIOF ZONING ORDINANCE FOR THE FOLLOWING

Development of a travel plaza and commercial lot consistent with the plans submitted.

PURPOSES:

REASONS FOR REQUEST:

THE APPLICANT ALLEGES THAT THE APPROVAL OF SAID PLANNED UNIT DEVELOPMENT 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 property is located at the intersection of Brisbin Road on Route 6 in a corridor designed for commercial and industrial uses. The travel plaza will serve motorists on I-80 and the surrounding commercial and industrial uses.

SPECIAL FEATURES:

IN ADDITION TO MEETING THE STANDARDS PRESCRIBED BY THE ZONING ORDINANCE, THE APPLICANT WILL PROVIDE ALL GENERAL PROCEDURES OF SECTION 17.63 PLANNED UNIT DEVELOPMENT (PUD) 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

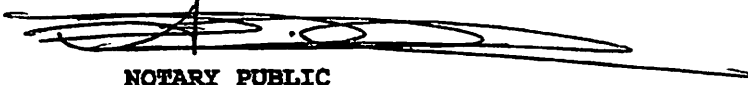
5/22/24
DATE

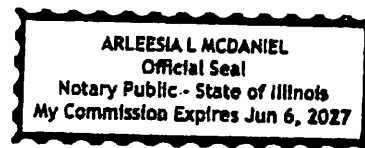
Carol R Szegebrud Trustee
SIGNATURE OF OWNER

5/28/2024
DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 22nd DAY OF May, 20 24


NOTARY PUBLIC



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

PERMIT NUMBER: _____

Applicant/Owner: Morris 2023 LLC **Phone:** () _____

Address: 115 W. 55th St., 4th Fl., Clarendon Hills, IL 60514

P.I.N. Number: 02-13-400-005 & 02-24-200-006

Applicant Request: Planned Unit Development to establish a travel plaza and commercial lot.

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: _____

Ordinance No. _____

**An Ordinance Rezoning Property to the B-3 Commercial District, Granting Approval of a
Planned Unit Development and Approving Preliminary and Final PUD Plats
("Compass")**

WHEREAS, Morris 2023, LLC ("Owner") and Compass Real Estate Holdings, LLC (the "Developer") ~~have~~ submitted applications with the City to rezone, ~~and~~ approve a Planned Unit Development and Preliminary and Final Plat approval for the Property described on Exhibit A attached hereto (the "Subject Property"); and

WHEREAS, the Subject Property will be divided into Lot 1 and Lot 2; and

WHEREAS, Lot 2 is to be utilized as a travel center and Lot 1 will be utilized as a commercial center; and

WHEREAS, the Planning and Zoning Commission of the City of Morris conducted a public hearing upon due and proper notice on such requests as required by law on September 30, 2026 and has submitted its Findings of Fact and recommendations to the Mayor and City Council; and

WHEREAS, the Planning & Zoning Commission recommends approval of the requested rezoning to the B-3 Commercial District, approval of the Planned Unit Development, and the Preliminary PUD, and Final PUD Plats as hereafter set forth; and

WHEREAS, it is hereby found and determined by the Mayor and City Council that:

1. The plan is consistent with the stated purpose of the planned unit development regulations;
2. The proposed plan meets the requirements and standards of the planned unit development regulations;
3. The proposed plan does not depart from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk, and use.
4. The proposed plan provides for sufficient storm water detention and as a commercial development other open space is not required;
5. The plat of the plan makes adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment;

6. The plan is beneficial to the adjacent properties and neighborhood;
7. The proposed plan is desirable to physical development, tax base and economic well-being of the entire community;
8. The plan conforms with the recommendations of a comprehensive plan for the city;
9. The plan is, and proposed conditions are, sufficient to protect the interests of the public and the residents of the planned unit development in the integrity of the plan.

WHEREAS, the Mayor and City Council makes these findings based upon the recommendation of the Planning and Zoning Commission, the Application submitted by the Petitioner, the City Staff report and other reliable evidence presented.

WHEREAS, the Mayor and City Council after due and careful consideration have concluded that approval of ~~the Planned Unit Development, and the a-Preliminary and Final-PUD~~ Plat for the Subject Property under the terms and conditions herein set forth, and the Rezoning of the Property to the B-3 Commercial District will enable the City to control the development of the area and will serve the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MORRIS, GRUNDY COUNTY, ILLINOIS, PURSUANT TO THE AUTHORITY SET FORTH AND IMPLIED BY THE STATUTES AND CONSTITUTION OF THE STATE OF ILLINOIS AS FOLLOWS:

SECTION 1: INCORPORATION OF PREAMBLE AND EXHIBITS

That the Preamble and all Exhibits to this Ordinance are incorporated herein as if fully set forth in this Section 1.

SECTION 2: REZONING

The Subject Property be and is hereby rezoned to the B-3 Commercial District.

SECTION 3: GRANT OF PLANNED UNIT DEVELOPMENT

That approval of the ~~Planned Unit Development including the~~ Preliminary and Final-PUD Plats be and the same are hereby granted for the Subject Property subject to the property being developed, utilized, and maintained in conformance with this Ordinance, the Annexation Agreement with respect to the Subject Property dated ____ day of _____, 2026, all other applicable ordinances and regulations of the City and the following Exhibits:-

Exhibit A: Preliminary PUD Plat

Exhibit B: ~~Concept~~Preliminary-Site Plan

Exhibit C: Preliminary Engineering Plan

Exhibit D: Preliminary Landscape Plan

Exhibit E: Temporary Signage Plan

Exhibit F: Elevations

Exhibit G: Sign Plan

Exhibit H: Site Plan for Lot 2 to be attached after approval by the Development Review Committee

Exhibit I: Prohibited Uses

[NOTE: Please indicate which of these plans and any other plans which will be approved]

Formatted: Highlight

SECTION 4: ADDITIONAL CONDITIONS

A. The used indicated on Exhibit ~~B-I~~ attached hereto are prohibited on the Subject Property. ~~A.~~

A.B. All approvals granted by this Ordinance are subject to final engineering review by the City Engineer.

B.C. [NOTE: Add additional conditions]

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SECTION 7: SUCCESSORS

This Ordinance shall be binding upon and in full force and effect with regard to any successors in interest to the Owner. Any such successor shall benefit from and be obligated to comply with all of the terms, requirements, limitations, and conditions set forth in this Ordinance as to any portion of the Development owned by it or in which it has any interest.

SECTION 8: SEVERABILITY

In the event any word, phrase, clause, sentence, paragraph, provision or section of this ordinance, or any part thereof, shall be held to be unconstitutional, unenforceable or void, the same shall not affect the validity or enforceability of any remaining words, phrases, clauses, sentences, paragraphs, provisions or sections of this ordinance.

SECTION 9: REPEALER

All ordinances or parts thereof which conflict with any term, condition, provision or section of this Ordinance be and the same are hereby repealed.

SECTION 10: EFFECTIVE DATE

This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form, ~~as provided by law shall be effective upon the recording of the Development Agreement approved by Ordinance No. _____.~~

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Morris, Illinois on the 5th day of October, ~~A.D.~~, 2026, and filed in the Office of the City Clerk of said City on that date.

Formatted: Superscript

MAYOR & ALDERMEN	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Dean Tambling			
Julian Houston			
Herb Wyeth			
Jake Duvick			
Sarah Mettille			
Carrie Hall			
Alex Clubb			
Jim Black			
Chris Brown, Mayor			
TOTAL VOTES:			

APPROVED: _____
DATE: _____
Mayor

ATTEST: _____

DATE: _____ City Clerk

Formatted: Indent: Left: 0.08", Line spacing: Exactly 12.35 pt, Hyphenate, Tab stops: 1.08", Left + 3.61", Left + Not at -0.5"

**CITY OF MORRIS, ILLINOIS
ZONING BOARD OF APPEALS**

APPLICATION FOR ZONING VARIANCE/VARIATION

DO NOT WRITE BELOW THIS LINE

DATE FILED:

9-1-2026

BOARD OF APPEALS APPLICATION:

HEARING DATE:

9-20-2026

DATE HEARING HELD:

\$300.00 FILING FEE:

CK# 3197

RECEIPT #:

0010109 2026

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

8/20/2026

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:

7 Brew

ADDRESS:

2413 Sycamore Hwy, Morris IL 60450

OWNER:

Milico Morris, LLC

ADDRESS:

5215 Old Orchard Rd, Suite 130, Skokie IL 60077

HOME PHONE #:

WORK PHONE #:

312-377-7800

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: 2425 Sycamore Dr, Morris, IL 60450

ADDRESS: 2413 Sycamore Hwy, Morris IL 60450

TAX ID #: 88-3605310

PRESENT ZONING: B-3

EXISTING USE: SIGNS

BOUNDARIES OF THE SUBJECT AREA (LOT SIZE):

12,883 SF (0.30 AC)

LEGAL DESCRIPTION:

PT E1/2 NE COM 1658.1'S & 710.58'W NE COR NE, N214' FOR POB, N60.34' NE
ALG DR 275.95' E322.51'S E1.48', SE ALG DR 171.97' W224.69' SEC 33-34-7 PER 271087

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:

Sign B, the one facing Green Acres Drive is fine but the one facing the parking lot is not allowed unless you seek a variance.
Sign D, for the one on the cooler Section 48-259 caps directional signs at 5 sq. Ft., this one is 7.88 sq. Ft. - so you would either need to reduce the size or seek a variance. The one facing Green Acres Drive is Ok.
Sign F, Section 48-259 caps directional sign max. is 5 square feet, this is 6.25 sq. ft., you can either reduce it or seek a variance.

IS SHOWN ON THE ATTACHED PLAN DRAWN TO SCALE.

FOLLOWING ARE THE NAMES AND ADDRESSES OF SURROUNDING PROPERTY OWNERS OF THE PROPERTY IN QUESTION BORDERING 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 BORDERING 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

Morris 2403 LLC & MBOGO Properties IL 100 LLC

Brake Time Properties LLC

FCP Holdings LLC

CFT NV Developments LLC

Frances A Thompson Family Trust

Kaushik Patel

Morgan Currier and Riley Ward

Mariana Munioz-Acosta

Charles and Patricia Clemmons

Peggy Strait

Valerie Walsh

Susan Genemaras

ADDRESS

9440 Enterprise Drive, Mokena, IL 60448

6300 Richmond Ave, Suite 300, Houston TX 77057

591 Redwood Highway, Mill Valley, CA 15052

1120 N Town Center Dr, Ste. 150, Las Vegas, NV 89144

2444 Sycamore Dr., Morris IL 60450

2438 Sycamore Dr., Morris IL 60450

2432 Sycamore Dr., Morris IL 60450

2426 Sycamore Dr., Morris IL 60450

2420 Sycamore Dr., Morris IL 60450

2410 Sycamore Dr., Morris IL 60450

2406 Sycamore Dr., Morris IL 60450

2400 Sycamore Dr., Morris IL 60450

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 OF APPLICANT OR AUTHORIZED AGENT

08.06.2026

DATE

SIGNATURE OF OWNER

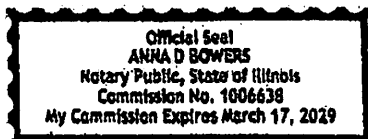
08.06.2026

DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 6th DAY OF AUGUST, 2026

NOTARY PUBLIC

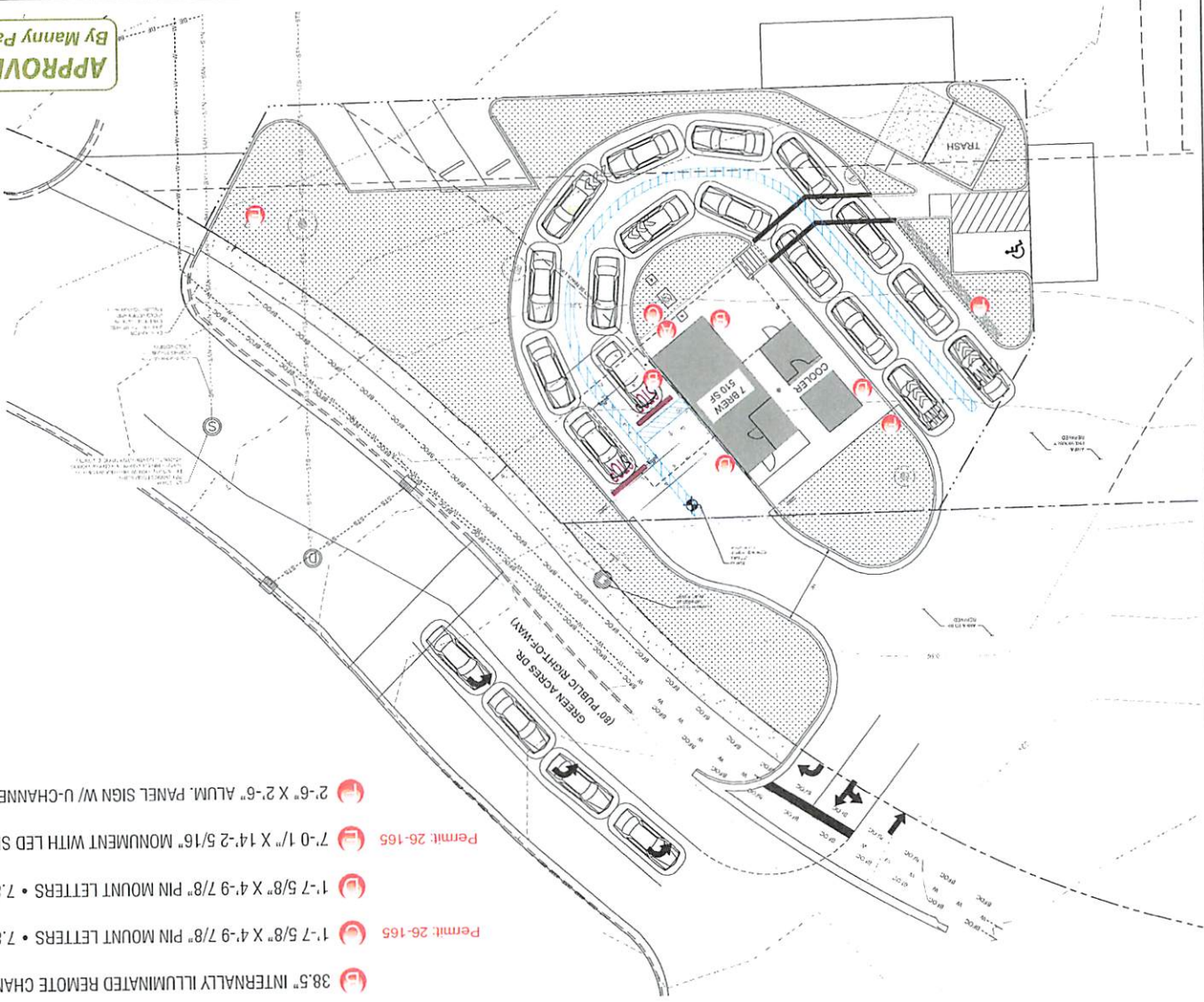




APPROVED
By Manny Paiva at 3:46 pm, Apr 28, 2026

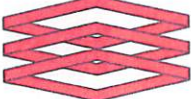
SITE PLAN

- 6'-0" INTERNALLY ILLUMINATED LOGO • 28.27 SQ. FT. Permit: 26-165
- 38.5" INTERNALLY ILLUMINATED REMOTE CHANNEL LTRS • 32.08 SQ. FT.
- 1'-7/5/8" X 4'-9/7/8" PIN MOUNT LETTERS • 7.88 SQ. FT. Permit: 26-165
- 1'-7/5/8" X 4'-9/7/8" PIN MOUNT LETTERS • 7.88 SQ. FT.
- 7'-0 1/4" X 14'-2 5/16" MONUMENT WITH LED SIGN @ 8'-0" OAH • 99.64 SQ. FT. Permit: 26-165
- 2'-6" X 2'-6" ALUM. PANEL SIGN W/ U-CHANNEL POST • 6.25 SQ. FT.



APPROVED
By Manny Paiva at 3:46 pm, Apr 28, 2026





Your total branding solution

5900 VENTURE CROSSINGS BLVD
PANAMA CITY, FL 32409
PH: 850-763-7982
FAX: 850-392-0673
www.enterabrands.com

THIS DOCUMENT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION OF ENTERA LLC, AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS DOCUMENT, WITHOUT THE PRIOR WRITTEN CONSENT OF ENTERA LLC. TITLE IN AND TO THIS DOCUMENT AND ALL INFORMATION CONTAINED HEREIN REMAINS AT ALL TIMES PROPERTY OF ENTERA LLC.

REVISION	
1.	XXXXX
2.	XXXXX
3.	XXXXX
4.	XXXXX

ARTIST	MC	CLIENT	7 BREW	SCALE	3/4" = 1'-0"	DATE	04/27/26	LOCATION	MORRIS, IL
--------	----	--------	--------	-------	--------------	------	----------	----------	------------



Underwriters Inc.
LABORATORIES

38 1/2" INTERNALLY ILLUMINATED REMOTE MOUNT CHANNEL LETTERS • 32.08 SQ FT



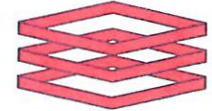
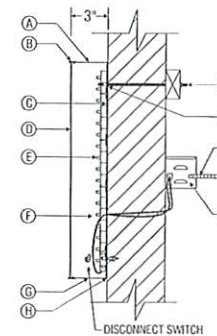
APPROVED

By Manny Paiva at 3:46 pm, Apr 28, 2026

L.E.D. CHANNEL LETTER MOUNTING DETAIL (EXTERIOR)

- A. .040" X 3" ALUMINUM RETURN TO BE PAINTED BLACK
- B. 1" BLACK JEWELITE
- C. ACM BACKS
- D. .150" CLEAR PCB FACES w/ 2ND SURFACE VINYL GRAPHICS (SEVEN & 7 MATCH PMS 185C RED) (B & BREW 3630-22 OPAQUE BLACK)
- E. WHITE GE TETRA MAX 7100K LEDs
- F. POWER CABLE LOW VOLTAGE SHIELDED W/ STRAIN RELIEF STARTING FROM POWER SUPPLY THEN LETTER TO LETTER (BEHIND FASCIA)
- G. 1/4" WEEP HOLES AS REQUIRED (FOR EXTERIOR INSTALLATION ONLY)
- H. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE
- I. 1/4" LAGBOLTS OR 3/8" THREADED RODS WITH 2" x 4" WOOD BLOCKING AS REQ'D
- J. 3/8" RIV NUTS
- K. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION
* NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP
- L. STANDARD POWER SUPPLY HOUSED IN A WEATHERPROOF SHEET METAL BOX

TYPICAL WALL SECTION:
NOT TO SCALE



ENTERA

Your total branding solution

5900 VENTURE CROSSINGS BLVD
PANAMA CITY, FL 32409

PH: 850-763-7982

FAX: 850-392-0673

www.enterabrading.com

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NOTES

REVISION

1.	XXXXXX
2.	XXXXXX
3.	XXXXXX
4.	XXXXXX

ARTIST

MC

CLIENT

7 BREW

SCALE

1" = 1'-0"

DATE

04/27/26

LOCATION

MORRIS, IL

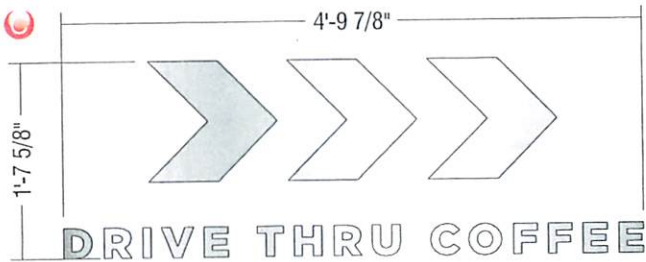


Underwriters
Laboratories Inc.®

DEPARTMENT: ART

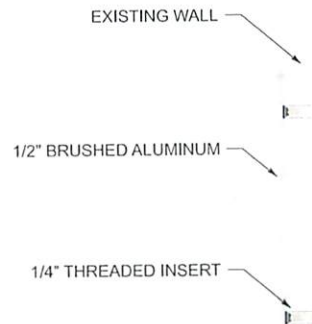
PIN MOUNTED CHANNEL LETTERS & ARROWS • 7.88 SQ FT

Permit: 26-165



SIGN DETAIL:

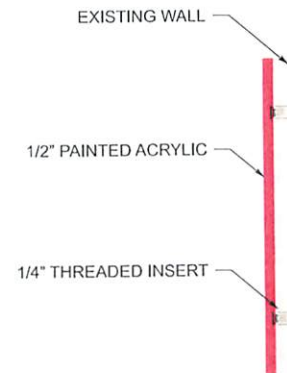
S/F NON-ILLUMINATED 1/2" BRUSHED ALUMINUM / PIN MOUNTED



SIGN DETAIL:

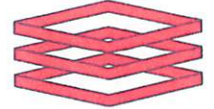
S/F NON-ILLUMINATED 1/2" PAINTED ACRYLIC / PIN MOUNTED
COLOR: MATCH PMS 185C RED

Use VHB tape if mounting to cooler



APPROVED

By Manny Paiva at 3:46 pm, Apr 28, 2026



ENTERA

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5900 VENTURE CROSSINGS BLVD

PANAMA CITY, FL 32409

PH: 850-763-7982

FAX: 850-392-0673

www.enterabrading.com

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NOTES

REVISION

1.	XXXXX
2.	XXXXX
3.	XXXXX
4.	XXXXX

ARTIST

MC

CLIENT

7 BREW

SCALE

3/4" = 1'-0"

DATE

04/27/26

LOCATION

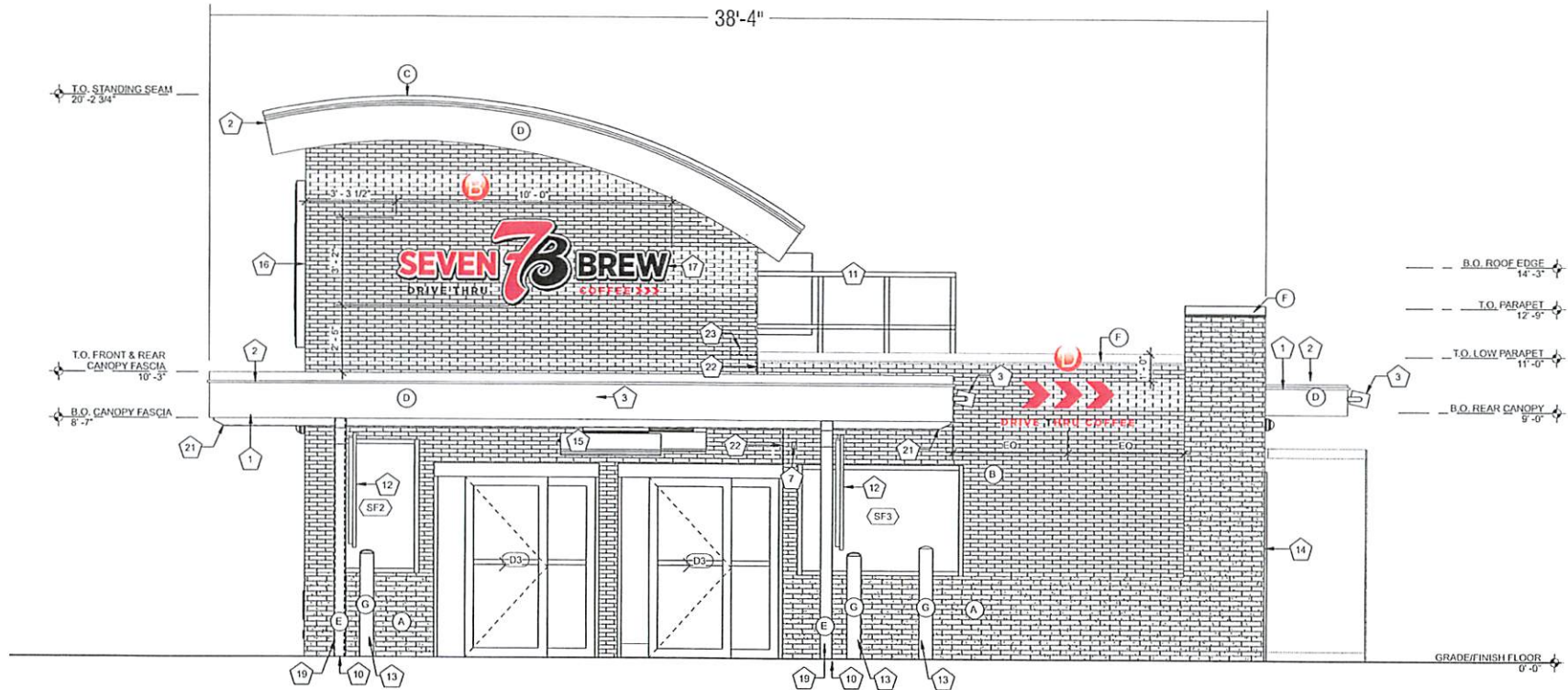
MORRIS, IL



Underwriters
Laboratories Inc.®
L-1115

DEPARTMENT

RIGHT SIDE EXTERIOR ELEVATION



2 EXTERIOR ELEVATION - RIGHT SIDE
1/4" = 1'-0"

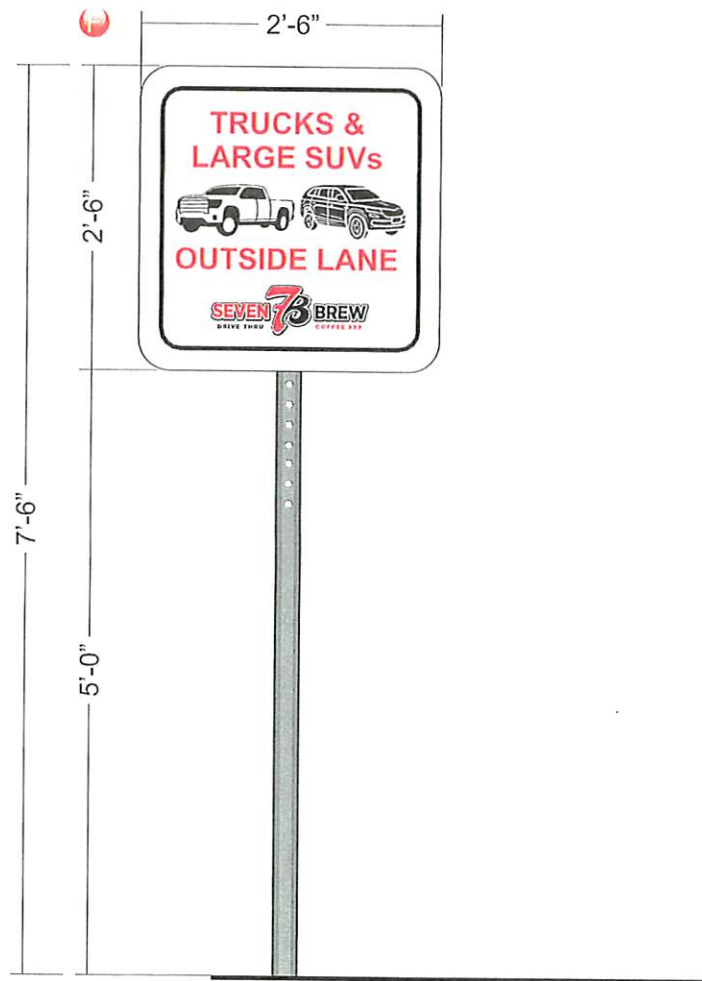
APPROVED
By Manny Paiva at 3:46 pm, Apr 28, 2026

LEFT SIDE EXTERIOR ELEVATION



APPROVED
By Manny Paiva at 3:46 pm, Apr 28, 2026

2'-6" X 2'-6" LANE SELECTION SIGN WITH POST • 6.25 SQ FT



SIGN DETAIL:

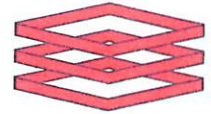
2'-6" X 2'-6" @7'-6" S/F ALUMINUM SIGN W/ DIGITALLY PRINTED GRAPHICS (FIRST SURFACE)

MOUNTED W/ U-CHANNEL POST

COPY: BLACK, WHITE & MATCH PMS 185C RED

APPROVED

By Manny Paiva at 3:46 pm, Apr 28, 2026



ENTERA

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5900 VENTURE CROSSINGS BLVD

PANAMA CITY, FL 32409

PH: 850-763-7982

FAX: 850-392-0673

www.enterabrading.com

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NOTES

REVISION

1.	XXXXX
2.	XXXXX
3.	XXXXX
4.	XXXXX

ARTIST

MC

CLIENT

7 BREW

SCALE

1" = 1'-0"

DATE

04/27/26

LOCATION

MORRIS, IL



Underwriters
Laboratories Inc.®

DEPARTMENT
E & T

CITY OF MORRIS, ILLINOIS
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING VARIANCE/VARIATION

DO NOT WRITE BELOW THIS LINE

DATE FILED:

9-1-2026

BOARD OF APPEALS APPLICATION:

HEARING DATE:

9-30-26

DATE HEARING HELD:

\$300.00 FILING FEE:

CK# B069

RECEIPT #:

0010109 2026

DATE OF PUBLICATION:

COMMENTS:

Janismariec@hotmail.com

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:

Copper Springs Investments, LLC

ADDRESS:

1488 S Broadway, Coal City, IL 60416-9443

OWNER:

Same

ADDRESS:

Same

HOME PHONE #:

WORK PHONE #:

815-325-6910

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: Copper Springs Re-Subdivision Lots 1A and 1C - Section 33-34-7

ADDRESS: 218/220 Brentwood Drive and 2066/2078 Lynwood Drive

TAX ID #: 02-33-430-014

PRESENT ZONING:

EXISTING USE:

Vacant

BOUNDARIES OF THE SUBJECT AREA (LOT SIZE):

See Attached Survey

LEGAL DESCRIPTION:

See Attached Survey

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:

1. Fence along the west property line of Lots 1A and 1C. Variance to allow fence height to minimum 6' and ~~maximum 10'~~
2. Rear yard setback on Lot 1A reduced from 30' to 24.37'.

7'
Dec

IS SHOWN ON THE ATTACHED PLAN DRAWN TO SCALE.

ADDRESS

Sherri Poole
 Bill Schubert
 Panchal Jekin
 Perlita's Daughters LLC
 Eddie & Leslie Zuniga

[illegible]

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.

Ray R. Christensen
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

8/28/26
DATE

SIGNATURE OF OWNER
Guy R. Christensen

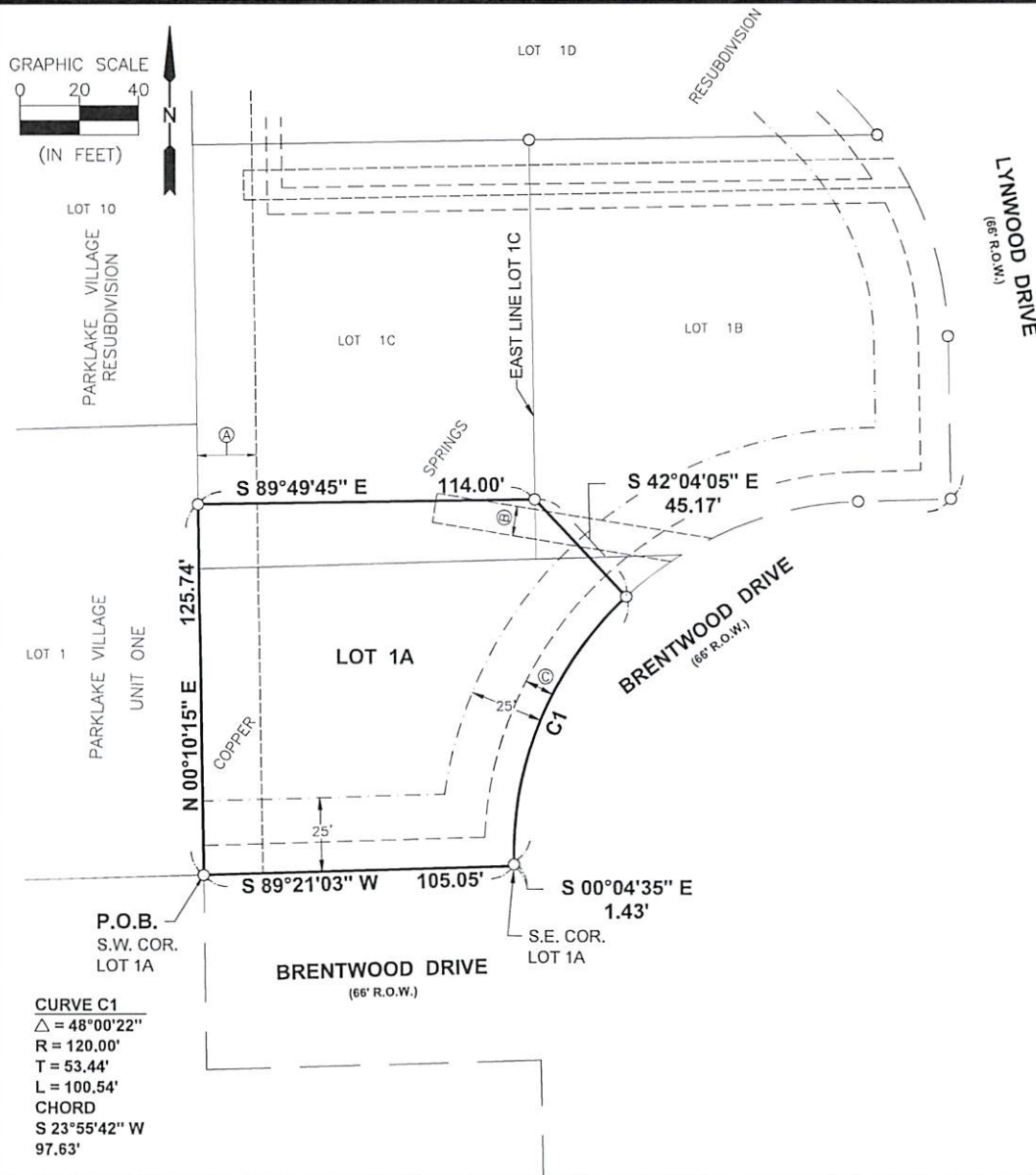
8/28/26
DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 28th DAY OF August, 2026
Diana Imego
NOTARY PUBLIC



CHAMLIN & ASSOCIATES, INC. © 2025
Drawing Name: E:\USERS\MIKE\LOT1A.dwg Last Modified: Aug 31, 2026 - 7:58pm Plotted on: Aug 31, 2026 - 7:59pm by msoenksen



EXISTING EASEMENT LEGEND

- (A) 20' PUBLIC UTILITY & DRAINAGE EASEMENT
- (B) 10' DRAINAGE EASEMENT
- (C) 10' PUBLIC UTILITY EASEMENT

LEGEND

- BOUNDARY OF PROPERTY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- IRON PIPE FOUND

BUILDING SETBACKS

25' FRONT YARD

LEGAL DESCRIPTION

PART OF LOT 1A, LOT 1B AND LOT 1C OF COPPER SPRINGS RESUBDIVISION, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS, RECORDED AS DOCUMENT #583366, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE NORTH 00° 10' 15" EAST ALONG THE WEST LINE OF SAID LOT 1A AND THE WEST LINE OF SAID LOT 1C FOR A DISTANCE OF 125.74 FEET; THENCE SOUTH 89° 49' 45" EAST FOR A DISTANCE OF 114.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1C; THENCE SOUTH 42° 04' 05" EAST FOR A DISTANCE OF 45.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1A; SAID POINT BEING ON A 120.00 FOOT RADIUS CURVE TO THE LEFT, THENCE SOUTHWESTERLY 100.54 FEET ALONG THE CURVED EAST LINE OF SAID LOT 1A WHOSE CHORD BEARS SOUTH 23° 55' 42" WEST FOR A DISTANCE OF 97.63 FEET; THENCE SOUTH 00° 04' 35" EAST FOR A DISTANCE OF 1.43 FEET ALONG THE EAST LINE OF SAID LOT 1A TO THE SOUTHEAST CORNER OF SAID LOT 1A; THENCE SOUTH 89° 21' 03" WEST ALONG THE SOUTHWEST LINE OF LOT 1A FOR A DISTANCE OF 105.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.345 ACRE, MORE OR LESS, ALL SITUATED IN THE CITY OF MORRIS, ILLINOIS.

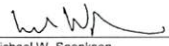
SURVEYOR'S CERTIFICATE

I, Michael W. Soenksen, Professional Land Surveyor No. 3209 do hereby certify that the within plat is true and correct representation of a survey made under my direction for Mangun & Son, Inc being completed in the field June 23, 2026. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

This certificate runs to the benefit of Mangun & Son, Inc and creates no rights in or responsibility to any party not named in this certificate.

It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, right-of-way, building lines, and other encumbrances, for complete information, a title opinion or commitment for title insurance should be obtained.

Dated this 31st day of August, A.D., 2026.


Michael W. Soenksen
Illinois Professional Land Surveyor
Number 3209
License Expires November 30, 2026

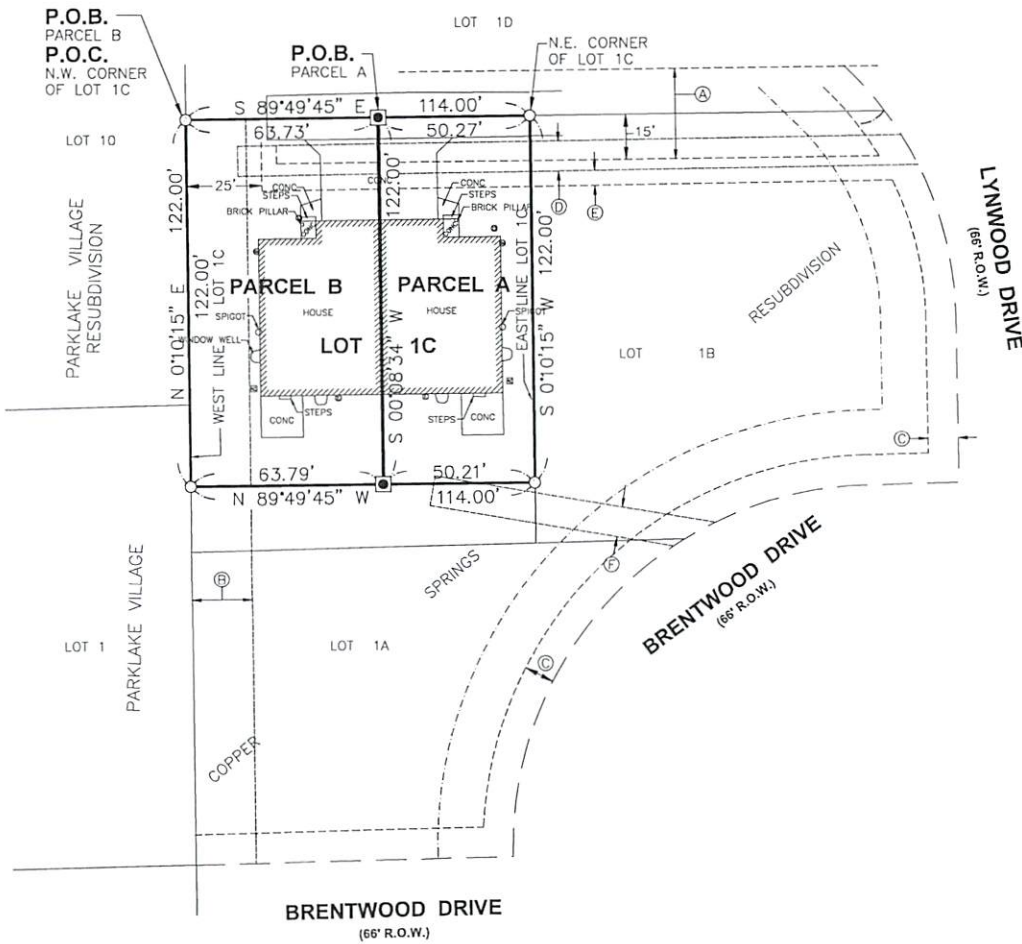


Professional Design Firm
License No. 184-001717



REVISIONS		LOT 1A IN COPPER SPRINGS RESUBDIVISION PART OF S.E. 1/4 OF SEC. 33-34-7, 3RD P.M. CITY OF MORRIS, GRUNDY COUNTY, ILLINOIS	
8/31/2026		DRAWN BY: AR	SHEET NUMBER: 1 OF 1
		SCALE: AS NOTED	FILE NUMBER: JOB NUMBER: 7725-02
		SURVEYED BY: KH & KH	
		DATE: 08/31/26	
		PLAT OF SURVEY	

Chamlin and Assoc., Inc.



EXISTING EASEMENT LEGEND

- (A) 30' INGRESS-EGRESS EASEMENT
- (B) 20' DRAINAGE & PUBLIC UTILITY EASEMENT
- (C) 10' PUBLIC UTILITY EASEMENT
- (D) 10' PUBLIC UTILITY EASEMENT (WATER)
- (E) 5' PUBLIC UTILITY EASEMENT
- (F) 10' DRAINAGE EASEMENT

LEGEND

- BOUNDARY OF PROPERTY
- - - RIGHT-OF-WAY
- - - LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EXISTING CLEAN OUT
- EXISTING ELECTRIC METER
- EXISTING STORM CATCH BASIN
- EXISTING GAS METER
- EXISTING AC UNIT

LEGAL DESCRIPTION

PARCEL A

PART OF LOT 1C OF COPPER SPRINGS RESUBDIVISION, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS, RECORDED AS DOCUMENT #583396; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1C; THENCE SOUTH 89° 49' 45" EAST ALONG THE NORTH LINE OF SAID LOT 1C FOR A DISTANCE OF 63.73 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 1C, SOUTH 89° 49' 45" EAST FOR A DISTANCE OF 50.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 1C; THENCE SOUTH 00° 10' 15" WEST FOR A DISTANCE OF 122.00 FEET ALONG THE EAST LINE OF SAID LOT 1C; THENCE NORTH 89° 49' 45" WEST FOR A DISTANCE OF 50.21 FEET; THENCE NORTH 00° 08' 34" EAST FOR A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.141 ACRE, MORE OR LESS, ALL SITUATED IN THE CITY OF MORRIS, LASALLE COUNTY ILLINOIS.

PARCEL B

PART OF LOT 1C OF COPPER SPRINGS RESUBDIVISION, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS, RECORDED AS DOCUMENT #583396; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1C; THENCE SOUTH 89° 49' 45" EAST ALONG THE NORTH LINE OF SAID LOT 1C FOR A DISTANCE OF 63.73 FEET; THENCE SOUTH 00° 08' 34" WEST FOR A DISTANCE OF 122.00 FEET; THENCE NORTH 89° 49' 45" WEST FOR A DISTANCE OF 63.79 FEET TO THE WEST LINE OF SAID LOT 1C; THENCE NORTH 00° 10' 15" EAST ALONG SAID WEST LINE OF LOT 1C FOR A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.179 ACRE, MORE OR LESS, CITY OF MORRIS, ILLINOIS.

SURVEYOR'S CERTIFICATE

I, Michael W. Soenksen, Professional Land Surveyor No. 3209 do hereby certify that the within plat is true and correct representation of a survey made under my direction for Mangun & Son, Inc being completed in the field June 23, 2026. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

This certificate runs to the benefit of Mangun & Son, Inc and creates no rights in or responsibility to any party not named in this certificate.

It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, right-of-way, building lines, and other encumbrances, for complete information, a title opinion or commitment for title insurance should be obtained.

Dated this 10th day of July, A.D., 2026.

Michael W. Soenksen
Illinois Professional Land Surveyor
Number 3209
License Expires November 30, 2026



Professional Design Firm
License No. 184-00177



REVISIONS

LOT 1C IN COPPER SPRINGS RESUBDIVISION
PART OF S.E. 1/4 OF SEC. 33-34-7, 3RD P.M.
CITY OF MORRIS, GRUNDY COUNTY, ILLINOIS

DRAWN BY: AR	SURVEYED BY: KH & KH	SHEET NUMBER: 1 OF 1
SCALE: AS NOTED	DATE: 07/10/26	FILE NUMBER: 7725-02
PLAT OF SURVEY		JOB NUMBER: 7725-02

Chamlin and Assoc., Inc.