



# 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, ALDERMAN JULIAN HOUSTON, CITY ATTORNEY GARRETT WHEELER, CITY PLANNER MIKE HOFFMAN**

**FROM: BILL MARTIN**

**DATE: April 22<sup>nd</sup>, 2026**

**RE: PLANNING COMMISSION MEETING**

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There will be a meeting of the Morris Planning Commission on April 29<sup>TH</sup>, 2026, 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 March 25<sup>th</sup>, 2025, meeting will be reviewed and voted on.
- Public Hearing continued to consider an application filed by Brew Horizons LLC 2000 West Park Drive, suite 130 Westborough MA 01581 and Millco Morris LLC 5215 old orchard road suite 130 Skokie IL 60077 for a conditional permitted use to have a drive-thru pursuant to section 48-1068 (25) of the Morris Municipal code at 2413 Sycamore Drive.
- Motion to close public hearing.
- Planning Commission Recommendation
- Consider an application for minor subdivision at 308 Liberty Street (parcel # 05-04-485-010).
- Planning Commission Recommendation
- Chairman to open Public Hearing to consider an application filed by the city of Morris for a zoning text amendment to combine planning commission and zoning board of appeals.

- Motion to close Public Hearing
- Planning Commission Recommendation.
- Chairman opens the Public Hearing 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 ground mounted behind the meter solar farm at 222 w. airport rd.
- Motion to close the public hearing
- Planning Commission Recommendation.
- Chairman 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 ground mounted community solar farm at 222 w. airport rd.
- Motion to close the public hearing.
- 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 LIASON ALDERMAN JULIAN HOUSTON**

**FROM: BILL MARTIN**

**DATE: MARCH 26, 2025**

**RE: PLANNING COMMISSION MEETING MINUTES**

A meeting of the City of Morris Planning Commission was held on March 25, 2026, 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.

## **SYNOPSIS OF ITEMS DISCUSSED**

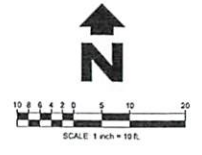
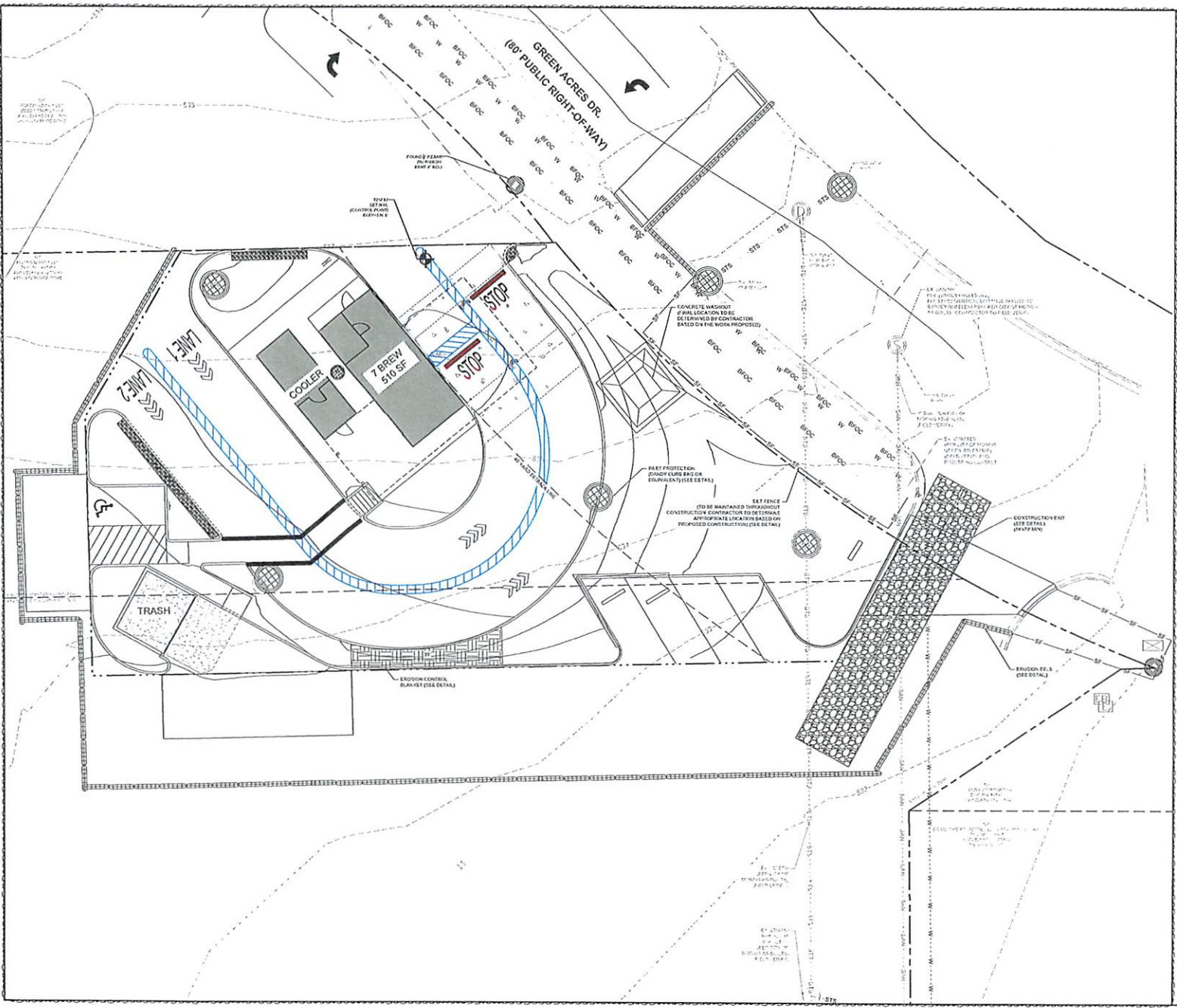
- Attendance was taken with Commissioners Hackett, Jennings and Talarico absent; all other members were present.
- Building and Zoning Officer Martin and City Attorney Wheeler were present.
- Members of the public included Alderman Jim Black and Robert Harrington.
- The minutes from the November 19, 2025, meeting were reviewed and accepted. Motion by Commissioner Wachowski, second by Commissioner Narvick to approve the minutes. Unanimous voice vote, all members present were in favor.
- Chairman Wilkinson opened a public hearing to consider an application filed by Brew Horizons LLC, 2000 West Park Drive, Suite 130, Westborough, MA 01581 and Milco Morris LLC, 5215 Old Orchard Road, Suite 130, Skokie, IL 60077 for a conditional permitted use to have a drive-thru pursuant to Section 48-1068 (25) of the Morris Municipal Code at 2413 Sycamore Drive.
- Motion by Commissioner Narvick and seconded by Commissioner Wachowski to leave the Public Hearing open until the April 29, 2026, Planning Commission meeting. Roll was taken and all members present were in favor.
- Chairman Wilkinson opened discussion to consider an application for a minor subdivision at 308 Liberty Street (Parcel # 05-04-485-010).
- Motion by Commissioner Wachowski and seconded by Commissioner Narvick to table the application until the April 29, 2026, Planning Commission meeting. Roll was taken and all members present were in favor.
- Motion by Commissioner Wachowski, second by Commissioner Narvick to adjourn the meeting at 5:46 p.m. Unanimous voice vote, all members present were in favor.







A40112024.dwg - User: Kyle - User: Kyle - User: Kyle  
 1/17/2024 10:25:40 AM - 1/17/2024 10:25:40 AM - 1/17/2024 10:25:40 AM  
 1/17/2024 10:25:40 AM - 1/17/2024 10:25:40 AM - 1/17/2024 10:25:40 AM



**EROSION PLAN NOTES**

1. NO WATERBODIES, WETLANDS, STREAMS, OR FLOODPLAINS ARE ON OR ADJACENT TO THE SITE.

**HFA**  
HFA-AL, LTD.

1745 S. Walton Blvd., Suite 3  
Morseville, SC 29576  
478.274.3740  
478.230.5645  
www.hfa.com

**EROSION CONTROL PLAN**

7 BREW COFFEE  
BREW HORIZONS, LLC.  
3415 CAMDEN DR.  
MORSEVILLE, IL 62440

**7 BREW COFFEE**  
BREW HORIZONS, LLC.  
3415 CAMDEN DR.  
MORSEVILLE, IL 62440

PHOTO NUMBER: 13252-0000

**REVISION BLOCK**

NO.	DATE	DESCRIPTION

DOCUMENT DATE: 8/10/2024  
 CHECKED BY: JF18  
 DRAWN BY: EA

STATE OF ILLINOIS  
 SAUETTE E. BULL  
 912-675-08

6/11/2024  
 LICENSE EXPIRES: 11/30/27  
 DESIGN FROM P134 004100

**PROPOSED LEGEND**

---	LEAST LINE
---	SALT FENCE
-----	EROSION FELLS
-----	INLET PROTECTION
⊙	WISC. PROPOSED DRAINAGE STRUCTURES (SEE GRADING AND DRAINAGE PLAN)

**EXISTING LEGEND**

---	EXISTING
---	BOUNDARY
---	PROPERTY LINE OR W
---	LOT LINE
---	EASEMENT LINE
---	FENCE
---	WATER MAIN
---	SANITARY SEWER
---	STORM PIPE
---	BURIED ELECTRIC
---	BURIED FIBER
---	BURIED GAS
---	STORM STRUCTURE
---	SANITARY MANHOLE
---	BENCHMARK
---	MINOR
---	LIGHT
---	SDN
---	ELECTRIC BOX
---	ELECTRIC METER

**SURVEY PROVIDED BY:**

U.S. SURVEYOR  
 413 REVERENDS FORT DRIVE  
 BREVILLE, NC 27814  
 1-800-247-6781

DATED 12/22/2024 REVISED 01/12/2025

**FOR PERMIT**

**EROSION CONTROL PLAN**

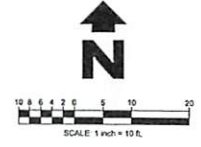
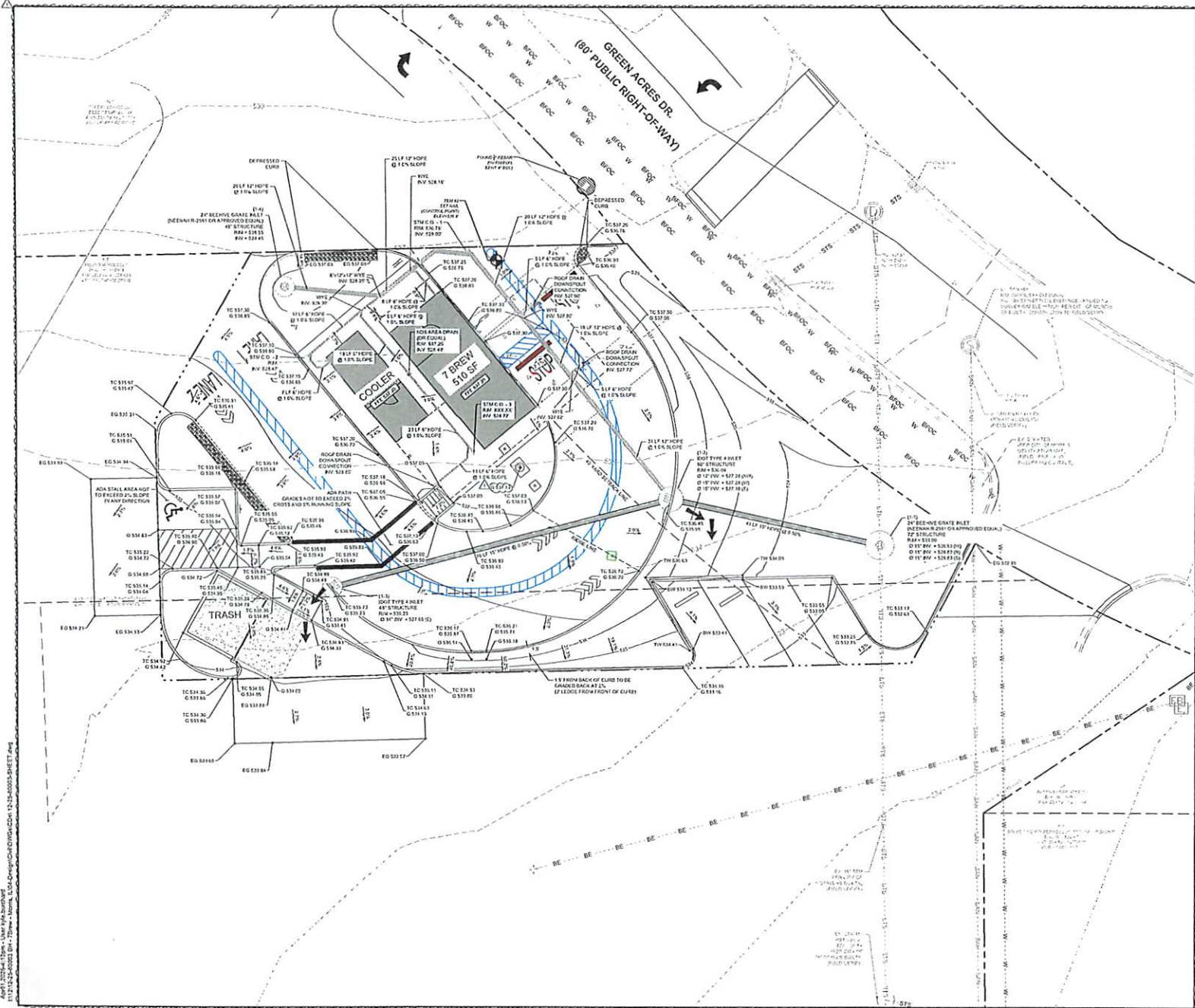
SHEET:  
**C3.0**







A017-2254-1304-1 (New) VBA 2/20/24  
 11/11/24-2/20/25 Bm - 1739 - Mena, ELO/Chapman/DW/RC/CDH/12-24-2025-SHEET.dwg



**GRADING AND DRAINAGE PLAN NOTES**

1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING STORM PIPE VIA TEST PIT AT THE PROPOSED CONNECTION POINT. PIPE RUN MAY CHANGE BASED ON FIELD TEST PIT RESULTS.
2. STORMWATER METHODOLOGY FOLLOWS GUIDANCE OF THE ILLINOIS STATE WATER SURVEY BULLETIN 75 RAINFALL DATA.
3. TOTAL DISCHARGE PRE- TO POST- DEVELOPMENT IS REDUCED SINCE TOTAL IMPERVIOUS AREA IS REDUCED BY 5,015 SF.

**HFA**  
HFA-AB, LTD.

1756 S. White Blvd., Suite 3  
Normal, IL, 61754  
4479-2737 (local)  
444-530-8145  
www.HFA.com

**7 BREW COFFEE**  
BREW HORIZONS, LLC.  
MONROE, IL 60450

PROJECT NUMBER: 12-24-2025

ISSUE BLOCK

NO.	DATE	DESCRIPTION

DOCUMENT DATE: 6/28/2024  
 CHECKED BY: JPF/JB  
 DRAWN BY: EA

**PROPOSED LEGEND**

- (dashed) ---: EXISTING GRADE
- (solid) ---: PROPOSED GRADE
- (dotted) ---: HIGH POINT GRADE
- (dash-dot) ---: BOTTOM OF CURB
- (long-dash) ---: FINISHED FLOOR ELEVATION
- (short-dash) ---: DRAINAGE STRUCTURE NUMBER
- (dash-dot-dot) ---: ROOF DRAIN CLEANSIT
- (dash-dot-dot-dot) ---: PROPOSED DRAINAGE STRUCTURE
- (dotted) ---: OVERLAND FLOOD ROUTE

**EXISTING LEGEND**

- (solid) ---: EXISTING MANHOLE
- (dashed) ---: PROPERTY LINE OR EASEMENT LINE
- (dotted) ---: LOT LINE
- (dash-dot) ---: FENCE
- (dash-dot-dot) ---: WATER MAIN
- (dash-dot-dot-dot) ---: SANITARY SEWER
- (dotted) ---: STORMPIPE
- (dash-dot) ---: BURIED ELECTRIC
- (dash-dot-dot) ---: BURIED FIBER
- (dash-dot-dot-dot) ---: BURIED GAS
- (dotted) ---: STORM STRUCTURE
- (dotted) ---: SANITARY MANHOLE
- (dotted) ---: BENCHMARK
- (dotted) ---: LIGHT
- (dotted) ---: SIGN
- (dotted) ---: ELECTRIC POLE
- (dotted) ---: ELECTRIC METER

**SURVEY PROVIDED BY:**

U.S. SURVEYOR  
 2400 BIRMINGHAM DRIVE  
 STANVILLE, ILLINOIS 61771  
 780-847-6783  
 DATED 12/22/24 REVISED 01/19/2025

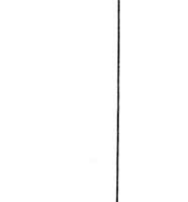
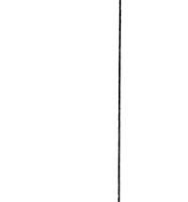
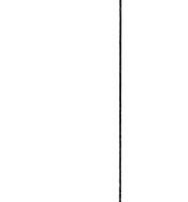
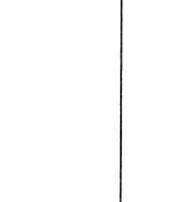
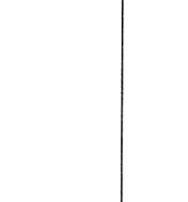
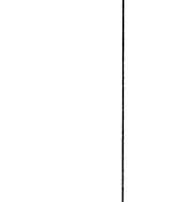
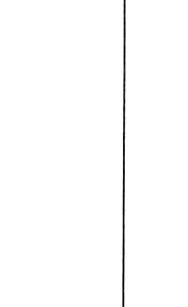
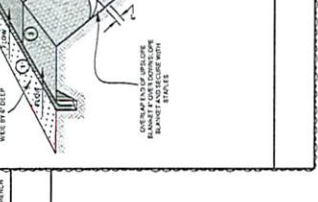
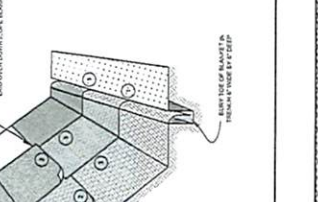
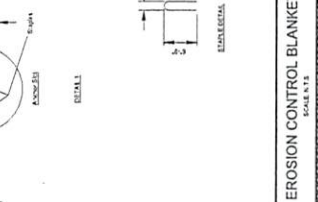
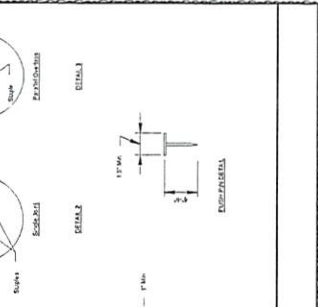
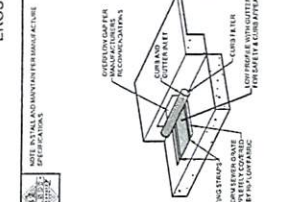
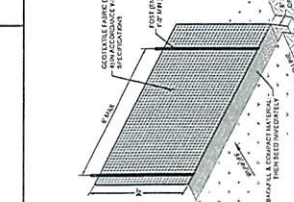
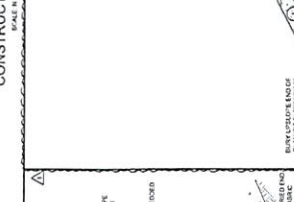
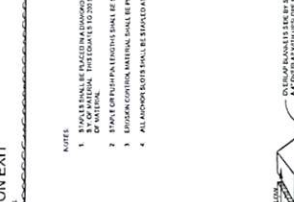
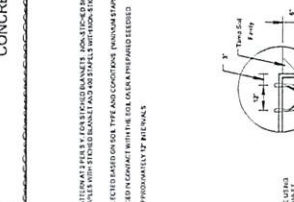
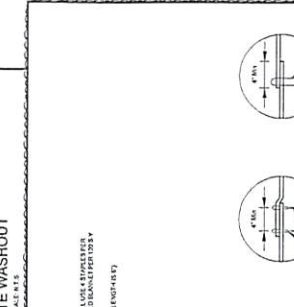
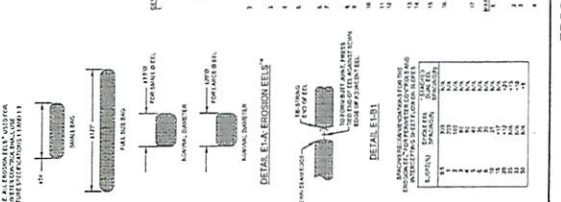
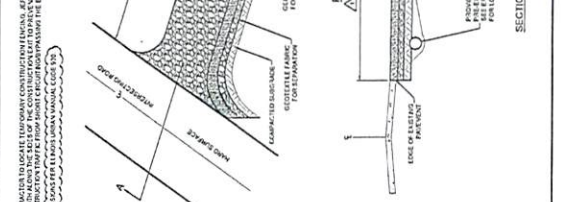
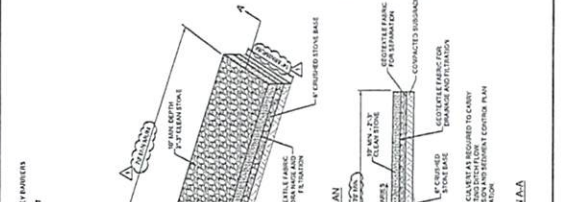
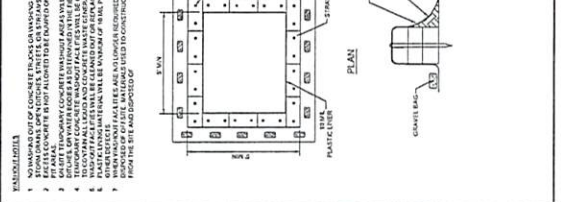
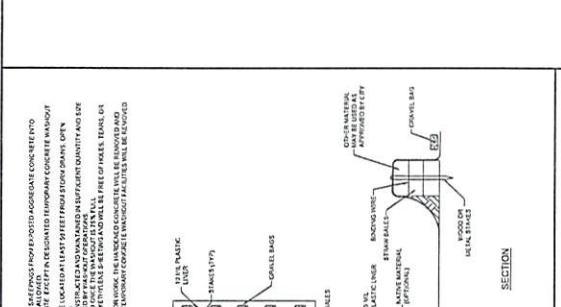
REGISTERED PROFESSIONAL ENGINEER  
 STATE OF ILLINOIS  
 LICENSE EXPIRES: 11/30/27  
 DESIGN #104 8183 001490

**FOR PERMIT**

**GRADING AND DRAINAGE PLAN**

SHEET: **C6.0**





CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION

APPLICATION FOR MINOR SUBDIVISION PLAT

EXECUTE IN TRIPLICATURE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED: 9/23/25 SUBDIVISION PLAT APPLICATION NO:

DATE SET FOR HEARING: 10/29/25 DATE HEARING HELD:

\$300.00 FEE PAID: CK#5363 RECEIPT NUMBER: 00456274

DATE NEWSPAPER ADVERTISEMENT APPEARED: NA

COMMENTS:

ACTION BY THE PLANNING COMMISSION:

DATE:  GRANTED:  DENIED:

ACTION BY THE COUNCIL:

DATE:  GRANTED:  DENIED:

DATA ON APPLICANT

NAME OF APPLICANT(S): Hapihar, LLC  
ADDRESS OF APPLICANT(S): 107 Briar Lane, Morris, IL 60450  
NAME OF OWNER(S): Michael & Cindy Harrington  
ADDRESS OF OWNER(S): 107 Briar Lane, Morris, IL 60450  
HOME PHONE #: 815-931-3470 WORK PHONE #: 815-931-3423 Mike

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):**

308 Liberty St, Morris, IL 60450

**LEGAL DESCRIPTION:**

Parcel No 05-04-485-010

**REQUEST:**

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

We would like to separate the building into 2 units with the 2nd floor and stairwell to the second floor designated as 308 1/2 Liberty St.

**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:**

Ownership of the property which is now used as an apartment could be transferred to the resident.

**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]*  
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

9/23/25  
DATE

*[Signature]*  
SIGNATURE OF OWNER

9/23/25  
DATE

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS 23rd DAY OF Sept., 20 25

*[Signature]*  
NOTARY PUBLIC



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

Applicant/Owner: Hapihar, LLC Phone: ( 815-931-3470

Address: 107 Briar Lane, Morris, IL 60450

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

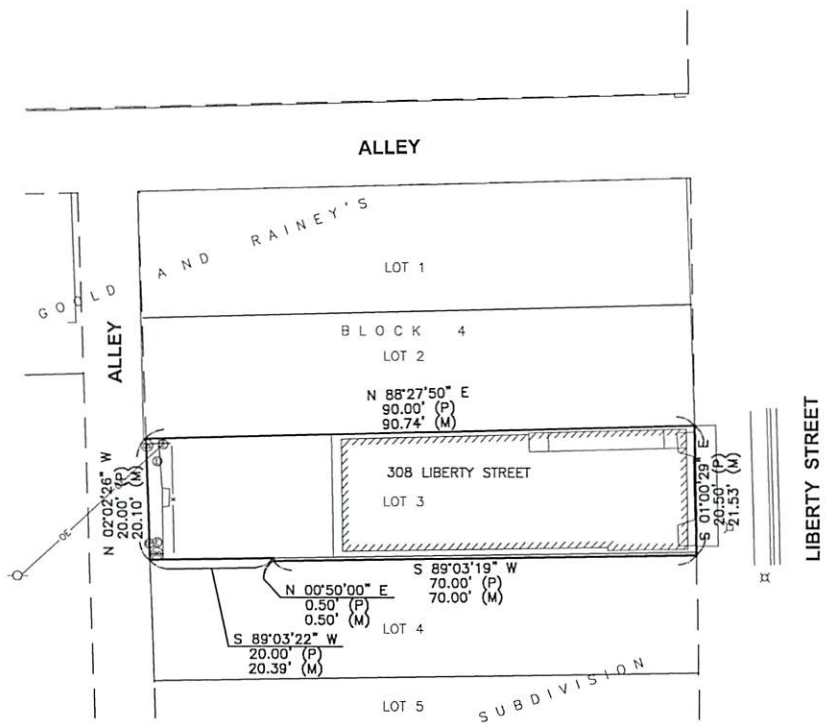
Applicant Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

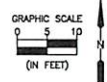
Signature: *MW 2/14*

----- FOR OFFICE USE ONLY -----
Issued by: _____
Date issued: _____
Comment: _____
Date completed: _____



**LEGEND**

- — — — — BOUNDARY OF PROPERTY
- - - - - RIGHT-OF-WAY LINE
- x - x - FENCE
- E - E - CONDUIT
- OE - OE - OVERHEAD ELECTRIC
- ⊙ ELECTRIC METER
- ⊙ GUARD POST
- ⊙ DOWNSPOUT
- WATER SERVICE VALVE
- ⊕ LIGHT
- (P) PLAT
- (M) MEASURED



**LEGAL DESCRIPTION**

Lot 3 in Gould and Rainey's Subdivision of Lots 1 and 2 in Block 4 of Chapin's Addition, also a portion of Lot 4 in Gould and Rainey's Subdivision described as follows: Beginning at the Northeast corner of said Lot 4 running thence West along the North line thereof 70 feet, thence South 6 inches, thence East to the East line of said Lot, thence North 6 inches to the place of beginning, for use a party wall; all located in the City of Morris, County of Grundy and State of Illinois.

PIN: 05-04-485-010

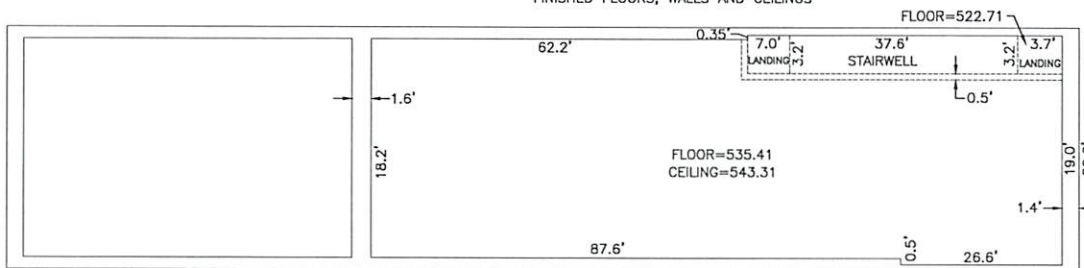
**CERTIFICATION**

I, Robert F. Sluis, Professional Land Surveyor No. 3558 do hereby certify that the within plat is true and correct representation of a survey made under my direction for Mike Harrington being completed in the field January 23, 2026. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

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 20th day of February, A.D., 2026.

NOTE: INTERIOR DIMENSIONS ARE FROM THE FINISHED FLOORS, WALLS AND CEILINGS



**BUILDING FLOOR PLAN**  
N.T.S.



*Robert F. Sluis*  
Robert F. Sluis  
Illinois Professional Land Surveyor  
Number 3558  
License Expires November 30, 2026

221 W. Washington Street  
Morris, IL 62450  
815.942.402  
www.chamin.com  
Professional Design Firm  
License #154-031717  
© Copyright 2025  
All Rights Reserved

PLAT OF SURVEY		DATE:
LOT 3 AND PART OF LOT 4 IN BLOCK 4 OF GOULD AND RAINEY'S SUBDIVISION		2/4/2026
PREPARED FOR:	MIKE HARRINGTON	FIELDWORK:
		1/23/2026
		REVISED:
		DRAWN BY:
		NET
		CHECKED BY:
		RFS
		JOB NUMBER:
		Q8052-03
SHEET		1 OF 1

CITY OF MORRIS, ILLINOIS  
PLANNING COMMISSION

APPLICATION FOR AN AMENDMENT TO THE ZONING TEXT

EXECUTE IN TRIPLICATE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED:  PLANNING COMMISSION 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 CITY COUNCIL:

DATE:  ORDINANCE #:  GRANTED:  DENIED:

APPLICANT AND OWNER

NAME OF APPLICANT(S):

ADDRESS OF APPLICANT(S):

PROPERTY INTEREST OF APPLICANT(S):

NAME OF OWNER(S):

ADDRESS OF OWNER(S):

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 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.

BOUNDARIES OF SUBJECT AREA (LOCATION):

Corporate City Limits of Morris

**LEGAL DESCRIPTION:**

Corporate City Limits of Morris

IS SUBJECT PROPERTY TO BE IMPROVED?                      YES                      NO

**WHAT WILL THE PROPOSED TEXT AMENDMENT ALLOW FOR ?**

Combining Planning Commission and Zoning Board of Appeals

**WHAT WILL BE THE ACTUAL USE OF THE IMPROVEMENTS?**

**OFF-STREET PARKING -- HOW IS IT PROVIDED?:**

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

**AN AMENDMENT TO THE ZONING TEXT IS HEREBY REQUESTED IN CONFORMITY WITH THE POWER VESTED IN THE CITY COUNCIL TO PERMIT ON THE ABOVE DESCRIBED PROPERTY.**

**REASONS FOR REQUEST:**

**THE APPLICANT ALLEGES THAT THE APPROVAL OF SAID TEXT AMENDMENT WOULD BE IN HARMONY WITH THE INTENT AND PURPOSE OF SAID ZONING DISTRICT AND THAT PROPOSED TEXT WOULD NOT ALTER THE STANDARDS PRESCRIBED THEREOF IN SAID ORDINANCE AND WOULD NOT BE DETRIMENTAL TO PROPERTY OR PERSONS IN THE NEIGHBORHOOD FOR THE FOLLOWING REASON:**

on going issues with attendance.

**SPECIAL FEATURES:**

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

**APPLICANT WILL PROVIDE**

**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 DIRECTLY BORDER THE SUBJECT PROPERTY TOUCHING ON ALL SIDES AND THOSE PROPERTIES ACROSS AN ALLEY OR STREET. SAID NAMES ARE AS RECORDED IN THE OFFICE OF THE GRUNDY COUNTY RECORDER OF DEEDS AND AS THEY APPEAR IN THE AUTHENTIC TAX RECORDS OF GRUNDY COUNTY.**

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**I (WE) HEREBY DEPOSE AND SAY THAT ALL OF THE ABOVE STATEMENTS AND 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

3/30/26  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNERS

\_\_\_\_\_  
DATE

SUBSCRIBED AND SWORN TO BEFORE

ME, THIS 30th DAY OF March, 20 26

Diana L. Smego  
NOTARY PUBLIC



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

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

Applicant/Owner: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_

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

Applicant Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 CONDITIONAL PERMITTED USE

EXECUTE IN TRIPLICATE

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

DATE FILED:  COND. PERMITTED USE 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 CITY COUNCIL:**

DATE:  ORDINANCE NUMBER:  GRANTED:  DENIED:

**DATA ON APPLICANT**

NAME OF APPLICANT(S):

ADDRESS OF APPLICANT(S):

NAME OF OWNER(S):

ADDRESS OF OWNER(S):

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 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) :**

We shall consider the proposed project contained entirely within 02-09-400-008. Please see the 3MWac Community solar project's Site Plan for a visual representation of the 17 affected acres.

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 675.00 FEET THEREOF; ALSO EXCEPT THAT PART HERETOFORE DEEDED TO THE FOX AND ILLINOIS UNION RAILWAY COMPANY BY DEEDS RECORDED APRIL 15, 1912 IN BOOK 112 AT PAGE 204 AND MARCH 9, 1961 IN BOOK 118 AT PAGE 337; AND ALSO EXCEPT THE EAST 597.00 FEET OF THE WEST 1217.00 FEET OF THE SOUTH 364.77 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS. EXCEPT PART OF PARCEL 1 CONVEYED IN DEEDS RECORDED AS DOCUMENTS 539018 AND 539019, TO

THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PURPOSES.

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:**

The proposed 3MWac Community solar project meets the criteria for a Large Scale Solar Energy System established in Ordinance No. 4688. This project is developed within a M1-designated parcel and has considered design inputs that prioritize both the amelioration of the site, and the health and safety of individuals and communities involved. The resulting energy will support the growing needs of The Procter & Gamble company's Greater Chicago Fulfillment Center, an important job creator within the City of Morris ecosystem, as well as offer residential subscription opportunity for community members at their discretion.

**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 THEREFORE IN SAID ORDINANCE AND WOULD NOT BE DETRIMENTAL TO PROPERTY OR PERSONS IN THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

~~The proposed 3MWac Community solar project prioritizes a structured evaluation of existing~~ environmental attributes of the site, and the health and safety of the individuals involved directly, affected directly, or affected indirectly in the development, construction, and operations of the resulting asset. Adherence to stipulations in Ordinance No. 4688 enforces a careful consideration of aspects that inform design already regulated through various codes. ENGIE Distributed Renewables Development LLC has successfully delivered seventy-five solar photovoltaic assets in Illinois that provide similar benefits to ~~the host customer and community.~~

**SPECIAL FEATURES:**

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

**APPLICANT WILL PROVIDE** an additional \$10,000 via a Community Benefits Agreement paid to the City of Morris or to funds directed by the City, dependent upon but no later than 30 calendar days following Construction Notice to Proceed

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





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

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

**Applicant/Owner:** ENGIE Distributed Renewables Development LLC / The Procter & Gamble Distributing LLC      **Phone:** ( 860 ) 309-8783

**Address:** 222 Airport Road, Morris, IL 60450

**P.I.N. Number:** 02-09-400-008

**Applicant Request:** A Conditional Use Permit establishing the construction and operations of a 3MWac Community Solar photovoltaic system supporting the energy needs of the host customer, The Procter & Gamble Distributing LLC's Greater Chicago Fulfillment Center located in Morris, IL, as well as providing options for community members to opt into subscription if eligible.

**Date Paid:** 2/26/2026      **Permit Fee:** \$300

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:** Kyle Drevline  
Kyle Drevline, Senior Advisor, Project Development, ENGIE Distributed Renewables Development LLC

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

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

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

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

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

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: 3-31-26 COND. PERMITTED USE APPLICATION NO.

DATE SET FOR HEARING: 4/29/26 DATE HEARING HELD:

\$300.00 FEE PAID: CK# 10630 RECEIPT NUMBER: 00469560

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):

ADDRESS OF APPLICANT(S):

NAME OF OWNER(S):

ADDRESS OF OWNER(S):

HOME PHONE #:

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**DESCRIPTION OF PROPERTY**

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

We shall consider the proposed project contained entirely within 02-09-400-008. Please see the 2MWac Behind-The-Meter solar project's Site Plan for a visual representation of the 13 affected acres.

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 675.00 FEET THEREOF; ALSO EXCEPT THAT PART HERETOFORE DEEDED TO THE FOX AND ILLINOIS UNION RAILWAY COMPANY BY DEEDS RECORDED APRIL 15, 1912 IN BOOK 112 AT PAGE 204 AND MARCH 9, 1961 IN BOOK 118 AT PAGE 337; AND ALSO EXCEPT THE EAST 597.00 FEET OF THE WEST 1217.00 FEET OF THE SOUTH 364.77 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS. EXCEPT PART OF PARCEL 1 CONVEYED IN DEEDS RECORDED AS DOCUMENTS 539018 AND 539019, TO

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CITY OF MORRIS, ILLINOIS  
REQUEST**

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The proposed 2MWac Behind-The-Meter solar project meets the criteria for a Large Scale Solar Energy System established in Ordinance No. 4688. This project is developed within a M1-designated parcel and has considered design inputs that prioritize both the amelioration of the site, and the health and safety of individuals and communities involved. The resulting energy will support the growing needs of The Procter & Gamble company's Greater Chicago Fulfillment Center, an important job creator within the City of Morris ecosystem.

**REASON FOR REQUEST:**

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





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

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**Address:** 222 Airport Road, Morris, IL 60450

**P.I.N. Number:** 02-09-400-008

**Applicant Request:** A Conditional Use Permit establishing the construction and operations of a 2MWac Behind-The-Meter solar photovoltaic system supporting the energy needs of the host customer, The Procter & Gamble Distributing LLC's Greater Chicago Fulfillment Center located in Morris, IL.

**Date Paid:** 2/26/2026      **Permit Fee:** \$300

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:** \_\_\_\_\_

Kyle Drevline, Senior Advisor, Project Development, ENGIE Distributed Renewables Development LLC

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

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

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

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

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