



# CITY OF MORRIS

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## MORRIS PLANNING COMMISSION AGENDA

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

**FROM: BILL MARTIN**

**DATE: July 23<sup>rd</sup>, 2025**

**RE: PLANNING COMMISSION MEETING**

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There will be a meeting of the Morris Planning Commission on **July 30<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 May 28<sup>TH</sup>, 2025, meeting will be reviewed and voted on.
- Public Hearing to consider an application filed by The City of Morris Planning Commission to adopt rezone parcel numbers 02-34-126-006 from B-3 Commercial Zoning District to LM Light Manufacturing District.
- Motion to close the public hearing.
- Planning Commission Recommendation.
- Public Hearing to consider an application filed by The City of Morris Planning Commission to adopt rezone parcel numbers 02-34-278-004, 02-34-277-003, 02-34-277-004, 02-34-278-003, and 02-34-278-002 from M-2 Manufacturing District to LM Light Manufacturing District.
- Motion to close the public hearing.
- Planning Commission Recommendation.
- Public Hearing to consider an application filed by The City of Morris Planning Commission to adopt an ordinance amending the City of Morris Municipal Code establishing and amending

regulations for solar energy systems, signage, parking and manufacturing uses within the City of Morris, Grundy County, Illinois.

- 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/DEARTH, CITY PLANNER MIKE HOFFMAN, CITY COUNCIL LIASON ALDERMAN JULIAN HOUSTON**

**FROM: BILL MARTIN**

**DATE: May 29, 2025**

**RE: PLANNING COMMISSION MEETING MINUTES**

A meeting of the City of Morris Planning Commission was held on May 28<sup>th</sup>, 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 and Commissioner Jennings, Commissioner Coleman and Commission Talrico were absent.
- Building and Zoning Officer Martin and City Planner Yuchen Deng Teska & Associates were present.
- Members of the public included Alderman Jim Black, Alderman Herb Wyeth, Theresa Baggett Vanner Truck Repair, Sam Alimov Vanner Truck Repair, Mirrakhim Mahsudov Vanner Trucking, Alec Pena-Rios JLA Construction, LLC.
- Minutes from April 30<sup>th</sup>, 2025, meeting were reviewed and accepted. Motion by Commissioner Wachowski, seconded by Commissioner Hackett to approve the minutes. Unanimous voice vote, all present members in favor.
- Motion to deny a request by Megatrans Express, Inc., for a Final Plat Approval for Roberts Street Subdivision. Motion by Commissioner Wachowski, seconded by Commissioner Narvick to deny the request by Megatrans Express, Inc., for a Final Plat Approval for Roberts Street Subdivision. Roll was taken, four yes and three absent.
- Chairman Wilkinson opened the continued Public Hearing from the April 30<sup>th</sup> meeting 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. There was a lengthy discussion regarding the business plan and day-to-day operations of Vanner Truck Repair.

- Motion by Commissioner Wachowski, seconded by Commissioner Hackett to close the Public hearing and reopen the regular meeting. Roll was taken, four yes and three absent.
- Motion to 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. Motion by Commissioner Wachowski, seconded by Commissioner Hackett to deny the request by Megatrans Express, Inc., for a conditional permitted use pursuant to section 48-1379 (3) to operate an automobile wrecking yard and junkyard. Roll was taken, four yes and three absent.
- Motion by Commissioner Wachowski and Seconded by Commissioner Hackett to adjourn the meeting at 6:41pm. Unanimous voice vote, all present members were in favor.