



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 JULIAN HOUSTON, CITY ATTORNEY GARRETT WHEELER, CITY PLANNER MIKE HOFFMAN

FROM: BILL MARTIN

DATE: August 20th, 2025

RE: PLANNING COMMISSION MEETING

There will be a meeting of the Morris Planning Commission on August 27TH, 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 July 30TH, 2025, meeting will be reviewed and voted on.
- Chairman to open a public hearing to consider an application filed by Mission Bible Church 412 N. Wabena Road, Minooka Illinois 60447 and GKC Theaters Inc. 11550 Ash Street Suite 200 Leawood, Kansas 66211 for a conditional permitted use pursuant to Morris Municipal Code section 48-1065 (19) to operate a church located at 515 W. Gore Road, in a B3 Commercial District.
- 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: July 31, 2025

RE: PLANNING COMMISSION MEETING MINUTES

A meeting of the City of Morris Planning Commission was held on July 30, 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.

SYNOPSIS OF ITEMS DISCUSSED

- Attendance was taken with Commissioner Hackett absent; Commissioner Jennings arrived at the meeting at 5:36 p.m.. All other members were present.
- Building and Zoning Officer Martin, City Council Liaison Alderman Houston, Sargeant Newton, Assistant Fire Chief Willson, City Planner Hoffman of Teska & Associates, City Attorney Dearth, and City Attorney Wheeler were present.
- Members of the public included Alderman Jim Black, Mr. Tom Tesdal, Mr. Mike O'Donnel, Mr. Mike Thornton, Mr. Bill Malloy, Mr. Jack Malloy, Mr. Bill Slavik, Attorney Ari Rosenthal, Mr. John Russ Jr., Attorney Ken Carlson, and Mr. Joe Phillips.
- Minutes from May 28, 2025, meeting were reviewed and accepted. Motion by Commissioner Wachowski, second by Commissioner Narvick to approve the minutes. Unanimous voice vote, all members present in favor.
- Chairman Wilkinson opened a public hearing on a request by the City of Morris Planning Commission to adopt an ordinance to rezone Parcel # 02-34-126-006 from M1 Manufacturing District to LM Light Manufacturing District. City Planner Hoffman explained the reason for the zoning change is to limit the truck traffic. This parcel is located behind Walmart at the end of Mission Parkway.
- Motion by Commissioner Talarico, second by Commissioner Wachowski to close the public hearing. Roll was taken, Commissioner Narvick abstained, all other members present voted yes.
- Motion by Commissioner Wachowski, second by Commissioner Talarico to approve the request by the City of Morris Planning Commission to adopt an ordinance to rezone Parcel # 02-34-126-006 from M1 Manufacturing District to LM Light Manufacturing District. Roll was taken, Commissioner Narvick abstained, all other members present voted yes.

- Chairman Wilkinson opened a public hearing to consider an application filed by the City of Morris Planning Commission to 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. City Planner Hoffman explained the reason for the zoning change is that the city is trying to limit the truck traffic. There have been many issues and concerns. The lots were originally intended for uses other than trucking, such as contractor shops and storage facilities. Chairman Wilkinson asked if there was anyone from the public who wished to address the Commission. Mr. Mike Thornton stated that he owns two of the lots as well as the large lot and building north of those lots. He said the lots have been heavy industrial for twenty plus years. He said he has his building for sale. This zoning change is going to hurt the value. He said when he started his business there were three hundred trucks per day because the landfill was operational. He said he doesn't see any traffic issues. Attorney Ken Carlson and his client John Russ Jr. addressed the commission. The Russ family purchased the property on the corner of Leah and Ashley in 2005. Attorney Carlson said Russ built his building on the property with no knowledge of the zoning being changed. He added they are not happy with the nonconforming use moving forward. Attorney Carlson asked the city not to change the zoning. He added the issues in the subdivision are enforcement issues. He asked the Commission to give them some time to converse with the City Attorney. Attorney Ari Rosenthal, who represents Bill Slavik and Bill Malloy with M&S Rentals, said they own the middle parcel on Leah Road. He said this is spot zoning since all of the zoning in the subdivision is currently M2 Manufacturing. He added not having the trucking and truck use available will hurt the property value. He said his clients are building new buildings and increasing the property tax base. He added they have spent money on engineering and building plans for a development on the lot they own on Leah Road. There is a landfill and a quarry to the east and there has always been truck traffic in the area. He said this subdivision is a perfect area for trucking. The time for rezoning was years ago not now. There isn't a demand for contractors to build. He asked the Commission not to rezone. Bill Slavik added he came to town three years ago and started building. He thinks they have added a lot to the area. He added the trucking problems are a policing issue. He said there was more truck traffic when the landfill was operational. There was more truck traffic twenty years ago. He thinks the property value will decrease by 75% if the zoning is changed. He thanked the Commission for their time. Commissioner Wachowski asked which buildings they built. Mr. Slavik said they built the buildings on both the north and south sides of Roberts Road Lots 10, 12, 15 and 16. Commissioner Wachowski said he remembered Thornton being in front of the Commission a couple of months ago to voice his concern for the proposed junkyard. Bill Malloy said Vanner is investing a lot of money in the city. Bill Slavik said Vanner owns the four lots on the south side of Roberts Road. They recycle their oil and are doing things the right way. Vanner wants to do a good job. They are figuring it out as they go. Mike O'Donnell said he is the real estate broker for the Thornton property. He said the plan was to use the six vacant acres for truck parking. Joe Phillips on behalf Morris McElvain Property said he echoes what everyone has said. He said Leah Road has seen a lot of truck traffic over the year. He added that the spot zoning doesn't work. He asked the Commission to keep the M2 zoning. City Planner Hoffman said he suggests continuing the public hearing. Attorney Dearth suggest closing the public hearing and table the item for the next meeting.

Planning Commission Minutes

July 30, 2025

Page 3

- Motion by Commissioner Jennings, second by Commissioner Wachowski to close the public hearing. The roll was taken, all other members present voted yes.
- Motion by Commissioner Jennings, second by Commissioner Coleman to table rezoning Parcels 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. The roll was taken, all other members present voted yes.
- Chairman Wilkinson opened a 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. City Planner Hoffman addressed the Commission and explained that there have been a lot of solar projects being presented to the city. Currently the City Code only allows solar as a secondary use on residential and commercial buildings. He added we are updating the signage code. Currently the monument signs are only allowed to be ten feet tall, and we would like to increase that to thirteen feet. Attorney Dearth said the reason for the solar amendment is at least if the city allows solar as a conditional permitted use then we have control. This amendment would allow solar on warehouses.
- Motion by Commissioner Wachowski, second by Commissioner Talarico to close the public hearing. Roll was taken and all members present were in favor.
- Motion by Commissioner Talarico, second by Commissioner Coleman to approve 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. Roll was taken and all members present were in favor.
- Motion by Commissioner Wachowski, second by Commissioner Jennings to adjourn the meeting at 6:47 p.m. Unanimous voice vote, all members present were in favor.

Certificate of the Publisher

Morris Herald-News

Description: MISSION BIBLE CHURCH
2264107
BILL MARTIN

CITY OF MORRIS, BUILDING & ZONING
ATTN BILL MARTIN
700 N. DIVISION STREET
MORRIS IL 60450

Shaw Media certifies that it is the publisher of the Morris Herald-News. The Morris Herald-News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Morris, County of Grundy, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Morris Herald-News, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 08/06/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by J. Tom Shaw, its Publisher, at Morris, Illinois, on 6th day of August, A.D. 2025

Shaw Media By:



J. Tom Shaw, Publisher

Account Number 10058740

Amount \$176.70

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE MORRIS PLANNING COMMISSION IN THE MORRIS MUNICIPAL SERVICES BUILDING (ROOM 1107) AT 700 NORTH DIVISION STREET, MORRIS, ILLINOIS, ON WEDNESDAY AUGUST 27TH, 2025 AT 5:30 P.M., TO CONSIDER AN APPLICATION FILED BY MISSION BIBLE CHURCH 412 N. WABENA ROAD, MINOOKA ILLINOIS 60447 AND GKC THEATERS INC. 11550 ASH STREET SUITE 200 LEAWOOD, KANSAS 66211 FOR A CONDITIONAL PERMITTED USE PURSUANT TO MORRIS MUNICIPAL CODE SECTION 48-1065 (19) TO OPERATE A CHURCH IN A B3 COMMERCIAL DISTRICT. SAID CONDITIONAL PERMITTED USE SHALL AFFECT THE REAL PROPERTY WHICH IS LEGALLY DESCRIBED AS FOLLOWS:

Parcel # 02-33-201-007
PART OF THE NORTHEAST QUARTER OF SECTION 33, IN TOWNSHIP 34 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE ROUTE 00 DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 39 DEGREES 59 MINUTES 06 SECONDS EAST 532.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING, THENCE SOUTHO 0 DEGREES 00 MINUTES 54 SECONDS WEST 610.66 FEET PERPENDICULAR TO THE NORHT LINE OF SAID NORTHEAST QUARTER TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 00; THENCE NORTH 54 DEGREES 49 MINUTES 51 SECONDS EAST 977.16 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 51 MINUTES 31 SECONDS EAST 47.52 FEET ALONG SAID NORTHERLY RIGHT-OF-WAYLINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE NORHT 89 DEGREES 50 MINUTES 06 SECONDS WEST 799.34 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, TN GRUNDY COUNTY, ILLINOIS.

THE ABOVE-DESCRIBED PROPERTY IS COMMONLY KNOWN AS: 515 GORE ROAD, MORRIS IL 60450. THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE CITY OF MORRIS BUILDING AND ZONING OFFICER IS BILL MARTIN, 700 N. DIVISION STREET, MORRIS, ILLINOIS, 60450 AND WHOSE TELEPHONE NUMBER IS (815)942-1855.

A COPY OF THE AFOREMENTIONED APPLICATION MAY BE OBTAINED FROM THE MORRIS CITY HALL. ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC HEARING AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. QUESTIONS OR COMMENTS MAY BE SUBMITTED ORALLY, IN WRITING, OR BOTH.

CITY OF MORRIS PLANNING COMMISSION

(Published in Morris Herald-News August 6, 2025)
2264107

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: 7/16/25 COND. PERMITTED USE APPLICATION NO.

DATE SET FOR HEARING: 8/27/25 DATE HEARING HELD:

\$300.00 FEE PAID: 6027 RECEIPT NUMBER: 00451597

DATE NEWSPAPER ADVERTISEMENT APPEARED:

COMMENTS:

48 1065 (19)

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): Mission Bible Church

ADDRESS OF APPLICANT(S): 412 N Wabena Rd. Minooska, IL 60447

NAME OF OWNER(S): GKC Theaters Inc.

ADDRESS OF OWNER(S): 11550 Ash St. STE 200 Leawood, KS 66211

HOME PHONE #:

WORK PHONE #: 815.467.2205

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):

Interstate 80
Jennifer's Gardens
Gore Rd.

LEGAL DESCRIPTION:

See attached
Exhibit A

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:

operation of a church
Worship Services
Services for the benefit of kids, families, city of Morris

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:

The existing use is a movie theater. The requested use for a church should produce less impact than the theater. Surrounding area is commercial and traffic should be fine.

SPECIAL FEATURES:

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

APPLICANT WILL PROVIDE

EXHIBIT "A"
Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 33, IN TOWNSHIP 34 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE ROUTE 00 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 39 DEGREES 59 MINUTES 06 SECONDS EAST 532.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 610.66 FEET PERPENDICULAR TO THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE B0; THENCE NORTH 54 DEGREES 4 9 MINUTES 51 SECONDS EAST 977.16 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 51 MINUTES 31 SECONDS EAST 47.52 FEET ALONG SAID NORTHERLY RIGHT-OF-WAYLINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST 799.34 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, TN GRUNDY COUNTY, ILLINOIS.

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Names of Surrounding Property Owners

Name	Address
MENARD INC.	CORPORATE ACCOUNTING 4777 MENARD DR. EAU CLAIRE, WI 54703
RODRIGUEZ, PEREZ ELIZABETH AND VALVERDE JHONATAN	2525 LYNWOOD ST. MORRIS, IL 60450
CLARE GONZALEZ	2521 LYNWOOD ST. MORRIS, IL 60450
GRANT & DEBRA RINEHART	2519 LYNWOOD ST. MORRIS, IL, 60450
DANIELLE L L REPPEN	2431 PARKLAKE DR. MORRIS, IL, 60450
RONNIE L INGRAM	2434 CHESTNUT LN. MORRIS, IL, 60450
STEPHEN P MONTANUS	2432 CHESTNUT LN. MORRIS, IL, 60450
ANDREA SHERWOOD	2430 CHESTNUT LN. MORRIS, IL, 60450
TESSNER, ROBERT J & NANCY LYNN	2428 CHESTNUT LN. MORRIS, IL, 60450
MATNEY, JOE ALLEN & CHERYL RUBY	1591 E CIELO AZUL WAY SAN TAN VALLEY, AZ 85140-8420
BOLDYGA, BARBARA K BOLDYGA LAURENCE A	2424 CHESTNUT LN. MORRIS, IL 60450
RUSSELL, DARREL K & TAMA L	2422 CHESTNUT LN. MORRIS, IL, 60450
MONTANUS, EUGENE P & NANCY L	1245 GORHAM RD. MORRIS, IL, 60450
JOHNSON, ALDRED K	1005 JARRELL RD. MCKENZIE, TN, 38201
GRUNDY, BANK TRUST #1536 BULL MASTIFF CONSTRUCTION CO	555 GORE RD. MORRIS, IL, 60450-8600

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

PERMIT NUMBER: _____

Applicant/Owner: Mission Bible Church Phone: (815) 467.2205

Address: 515 W. Gore Rd.

P.I.N. Number: Tax ID # 02-33-201-007

Applicant Request: CP U Ar church

Date Paid: _____ 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: 

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

Issued by: _____

Date issued: _____

Comment: _____

Date completed: _____