



# CITY OF MORRIS

700 N. Division Street  
Morris, IL 60450  
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Bill Martin  
Building & Zoning Officer  
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## ZONING BOARD OF APPEALS AGENDA

TO: TOM DZURYAK, BOB TESDAL, LYLE HECHT, TIM ROBOWSKI,  
BILL KLOTT, JUSTIN OLSON, DERRICK WREN HERB WYETH AND ATTORNEY  
GARRETT WHEELER

FROM: BILL MARTIN

DATE: MARCH 16<sup>TH</sup>, 2026

### **RE: MORRIS ZONING BOARD OF APPEALS**

THERE WILL BE A MEETING OF THE MORRIS ZONING BOARD OF APPEALS ON WEDNESDAY MARCH 25<sup>TH</sup>, 2026 AT 4:30 P.M. THE MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBERS (Room 1107) OF THE MORRIS MUNICIPAL SERVICES BUILDING. PLEASE LET ME KNOW IF YOU ARE UNABLE TO ATTEND.

### **AGENDA**

CALL THE MEETING TO ORDER.

ATTENDANCE IS TAKEN.

CHAIRMAN REQUESTS A MOTION ON THE MINUTES FROM THE WEDNESDAY APRIL 30<sup>TH</sup>, 2025,

ZONING BOARD OF APPEALS MEETING.

- OPEN PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A ZONING VARIANCE/VARIATION TO SECTION 48-1965 TO ALLOW FOR A NON-DUSTLESS SURFACE FILED BY DOUG GRUNNET, 359 EDGEWATER DRIVE, MORRIS ILLINOIS AND ACUMEN MOTORSPORTS, 902 LIBERTY STREET, MORRIS ILLINOIS.
- MOTION TO CLOSE PUBLIC HEARING.
- ZONING BOARD OF APPEALS RECOMMENDATION.

OTHER BUSINESS.

AUDIENCE PARTICIPATION.

MOTION TO CLOSE THE MEETING.



# CITY OF MORRIS

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Chris Brown, Mayor  
Lori Werden, City Clerk  
Terri Kief, City Treasurer

## MINUTES OF THE ZONING BOARD OF APPEALS MEETING WEDNESDAY, APRIL 30, 2025 4:30 P.M.

**Present:** Tom Dzuryak, Chairman; Bill Button, Member; Lyle Hecht, Member; Bill Klott, Member; Tim Robowski, Member; Bob Tesdal, Member; Bill Martin, Building and Zoning Officer; Diana Smego, Recording Secretary; Applicants Stephen Vandever; Lauren Vandever; Public Attendees, Alderman Herb Wyeth; Alderman Jim Black; Linda Cheshareck

**Absent:** Justin Olson, Member; Julian Houston, City Council Liaison

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A meeting of the Zoning Board of Appeals was called to order by Chairman Tom Dzuryak, on April 30, 2025, at 4:30 p.m., in the City Council Chambers.

- Roll call was taken; Member Justin Olson and City Council Liaison Julian Houston were absent
- Motion to approve the October 30, 2024, Minutes by Mr. Button, second by Mr. Klott, the motion carried by unanimous voice vote

Chairman Dzuryak opened the Public Hearing portion of the meeting.

- The Board discussed an application by Stephen Vandever and Lauren Vandever for a zoning variance/variation to Section 48-454(1) for the required front yard setback from 25 feet to 11.34 feet, Section 48.454(2) side yard setback from 25 feet to 22.8 feet, and backyard setback from 25 feet to 6.6 feet for their property located at 705 Spruce Street, Morris, IL
- Resident Linda Cheshareck spoke in favor of the variance

Motion to close the Public Hearing and reopen the regular meeting by Mr. Robowski, second by Mr. Tesdal, the motion carried by unanimous voice vote

- After discussion, motion by Mr. Button, second by Mr. Hecht to approve the application by Stephen Vandever and Lauren Vandever for a zoning variance/variation to Section 48-454(1) for the required front yard setback from 25 feet to 11.34 feet, Section 48.454(2) side yard setback from 25 feet to 22.8 feet, and backyard setback from 25 feet to 6.6 feet for their property located at 705 Spruce Street, Morris, IL

The motion to approve the application carried by the following roll call vote:

Mr. Button – Yes  
Mr. Dzuryak – Yes  
Mr. Hecht – Yes  
Mr. Klott – Yes  
Mr. Robowski – Yes  
Mr. Tesdal – Yes  
(Six yes; One absent; Zero no, motion carries)

With no other business before the Board, on a motion by Mr. Button, second by Mr. Robowski, the meeting was adjourned at 4:39 p.m. The motion passed by unanimous voice vote

Respectfully Submitted,



Diana L. Smego  
Recording Secretary

DLS

CITY OF MORRIS, ILLINOIS  
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING VARIANCE/VARIATION

DO NOT WRITE BELOW THIS LINE

DATE FILED: 2-25-26

BOARD OF APPEALS APPLICATION:

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

\$300.00 FILING FEE: CR# 1525 RECEIPT #: 00466537

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: ACUMEN MOTORSPORT

ADDRESS: 902 LIBERTY ST. MORRIS, IL 60450

OWNER: DOUGLAS GRUNNET

ADDRESS: 359 EDGEWATER DR. MORRIS, IL 60450

HOME PHONE #:

WORK PHONE #: 815-674-5546

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:

ADDRESS:

TAX ID #:

PRESENT ZONING:

EXISTING USE:

BOUNDARIES OF THE SUBJECT AREA (LOT SIZE):

LEGAL DESCRIPTION:

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:

IS SHOWN ON THE ATTACHED PLAN DRAWN TO SCALE.

