

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
TUESDAY, SEPTEMBER 2, 2025
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG**
- IV. PUBLIC HEARING**
- V. PRESENTATIONS AND SPECIAL REPORTS**
- VI. PUBLIC COMMENT**
 - A. Public Comments
 - B. Requests for Removal of Items from the Consent Agenda
- VII. CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. Regular Meeting – August 18, 2025
 - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
 - A. Appointment of Brian Getz to the Business District Commission, term expiring 4/30/28.
 - B. Reappointment of Nate Zeller to the Business District Commission, term expiring 4/30/28.
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
 - A. Resolution 16-26 – A Resolution Creating the Code Compliance Grant Program.
 - B. Ordinance 26-09 – An Ordinance Making Amendments to Section 2-8-5 of the Morton Municipal Code Regarding the Role of the Business District in Administration of the Code Compliance Grant Program.
 - C. Award of Code Compliance Grant to Rope & Clark JJ Development Co (D/b/a Jimmy John's).
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Acceptance of Bid for the Flint Avenue Reconstruction Project in the Amount of \$ 3,974,030.22 and Award of Contract for Same to William Charles Construction.
 - B. Tazewell County Tire Collection Event.
 - C. Fall Yard Waste Disposal Program – Fall 2025.
- XVI. ZONING AND CODE ENFORCEMENT OFFICER**
 - A. Petition 25-07 SP - Subject property is located at 925 Detroit Ct. A petition has been filed requesting a Special Use at this property. The current zoning classification is I-1. The proposed change would be I-1 with a Special Use allowing a personal training/fitness business.
- XVII. VILLAGE TRUSTEES**
 - A. Trustee Blunier
 - B. Trustee Cirilli
 - C. Trustee Hilliard
 - D. Trustee Leitch
 - E. Trustee Menold
 - F. Trustee Parrott
- XVIII. CLOSED SESSIONS**
- XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS**
- XX. ADJOURNMENT**

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., AUGUST 18, 2025**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. The Clerk called the roll, with the following members present: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6.

PUBLIC HEARINGS

An appeal hearing was held for the denial of a sewer license for Walter's Waterworks, LLC d/b/a Mr. Rooter Plumbing of Peoria. Joe Walters, the owner of the company, was present along with his attorney Jim Rochford. Mr. Rochford gave an overview of the case they currently have in court with Greater Peoria Sanitary District. Since the Village's denial was based on GPSD's denial of a license, while it is going through a legal process in court, Mr. Rochford explained that they do not agree with the decision for the Village to base their denial on GPSD's decision because of the litigation now ongoing between the two.

Wastewater staff from the Village were asked about their experiences and they shared a couple of concerns from incidents they had been involved with. Attorney McGrath advised the board that its role was to determine if the Director of Public Works erred in denying the license. He cited the Municipal Code, which permits the denial of a license if the applicant has had a license revoked or denied by another municipality. He affirmed the Village's legal standing on this matter. After discussion, the board members expressed their intent to uphold the denial. They reasoned that they should wait for the legal dispute between Mr. Rooter and GPSD to be resolved. It was stressed that Mr. Rooter could reapply in Morton if their lawsuit against GPSD is successful.

Trustee Leitch moved to adopt the written determination upholding the denial of the license. Motion was seconded by Trustee Hilliard and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

PRESENTATIONS – None

PUBLIC COMMENT – None

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – August 4, 2025
- B. Approval of Bills

Trustee Menold moved to approve the Consent Agenda. Motion was seconded by Trustee Leitch and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

VILLAGE PRESIDENT

President Kaufman presented Resolution 15-26, a Resolution Approving the Naming of Village Property at 225 E. Jefferson. Trustee Leitch moved to approve. Motion was seconded by Trustee Blunier and approved with the following roll call vote:

Yes: Blunier, Cirilli, Leitch, Menold, Parrott – 5

No: Hilliard – 1

Absent: None

VILLAGE CLERK

Clerk Ritthaler reminded the Board and public that, because of Labor Day, the next regular meeting will be held on Tuesday, September 2.

VILLAGE ADMINISTRATOR

Administrator Smick presented a Building Improvement Grant recommendation for Lasilla Realty Co., 612-620 W. Jackson St. She noted that the project cost is \$24,775 and the recommended grant amount is \$10,000, with the purpose of the grant being for refurbishing the facade of the building. Trustee Leitch moved to approve. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6

No: None

Absent: None

ADJOURNMENT

With no further business to come before the Board, Trustee Hilliard moved to adjourn. Motion was seconded by Trustee Leitch and followed by a unanimous voice vote.

ATTEST:

PRESIDENT

VILLAGE CLERK

RESOLUTION NO. 16-26

RESOLUTION CREATING THE CODE COMPLIANCE GRANT PROGRAM

WHEREAS, it has been recommended by the Business District Commission that certain procedures regarding the Facade Grant Program be amended.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

1. That the Code Compliance Grant Program, a program making grants from business district funds, is hereby created under such terms and conditions as are set forth in Exhibit A.
2. The Village Administrator and Director of Public Works are hereby directed and authorized to create such applications and forms, and make administrative regulations as may be necessary to implement the Code Compliance Grant Program in a manner consistent with the provisions set forth on Exhibit A.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, this _____ day of _____, 2025; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2025.

President

ATTEST:

Village Clerk

VILLAGE OF MORTON

Code Compliance Grant Program

Rules, Regulations, Terms and Conditions of Grant Program

The Village of Morton Code Compliance Grant Program will be administered pursuant to the following rules, regulations, terms and conditions.

1. An application form shall be prepared by the Village of Morton and approved by the Village Administrator and Superintendent of Public Works.
2. A Code Compliance Grant under this Program shall only be awarded to an Eligible Applicant for an Eligible Project not to exceed the Maximum Grant Amount.
 - a. An “Eligible Applicant” is an individual or entity who is the owner or tenant of real property within the Village of Morton which real property is being developed or redeveloped to accommodate the location of a new business, or the relocation of an existing business within the Village of Morton.
 - b. An “Eligible Project” is one of the following costs, when incurred for the intended development within the B-1, B-2, B-3, I-1, I-2, or R-S zoning districts of an undeveloped site, or the redevelopment of an existing site to accommodate the location of a new business or the relocation of an existing business within the Village of Morton:
 - i. An enhancement or upgrade of existing infrastructure, or the installation of new infrastructure for water, sewer, gas, or storm water to meet applicable Code requirements (such as the installation of grease traps or oil & water separators), or
 - ii. Further, the construction, installation, or upgrade of improvements mandated by applicable building, fire, life safety, or accessibility codes, including but not limited to:
 1. Accessibility improvements required by the Americans with Disabilities Act (ADA) or the Illinois Accessibility Code (such as ADA-compliant ramps, entryways or bathrooms),
 2. Fire and life safety improvements such as fire suppression systems, alarm systems or structural safety upgrades, and
 3. Other improvements required as a condition of lawful occupancy or continued operation under applicable building, fire, life safety or accessibility codes.
 - c. The Maximum Grant Amount shall be
 - i. The lesser of ten thousand dollars (\$10,000.00) or fifty percent (50%) of the actual costs of the Eligible Project; and

- ii. The lesser of five thousand dollars (\$5,000) or fifty percent (50%) of the actual costs of architectural and engineering fees incurred directly in connection with the Eligible Project.
- 3. The following conditions shall apply:
 - a. The Board of Trustees shall be responsible for making the final determination of whether an Eligible Project meets all grant criteria, and for the award of any grant under the Code Compliance Grant Program.
 - b. The Applicant shall obtain two or more bids for an Eligible Project whenever practical. The requirement that the applicant obtain two or more bids may be waived for good cause shown at the discretion of the Village Administrator and Director of Public Works.
 - c. The grant funds disbursed through this program are not to be used to improve a property for sale or other disposition to the benefit of the recipient. If, for any reason, the grant recipient vacates possession of the real estate for which the grant is awarded, or the property owner sells the real estate upon which the improvements financed with grant funds were constructed, then the recipient will be required to repay to the Village the portion of funds received as shown:

From the date of reimbursement	Amount required to be repaid
Within one year	80%
Within two years	60%
Within three years	40%
Within four years	20%
After five years	No repayment required

If the business is sold or transferred to another person or entity, the applicant and new owner can request a transfer of the project obligation from the Village Board. This repayment will be secured by the placement of a mortgage lien on the property.

- d. A new business is a business which neither itself or its predecessors in interest, prior to the award of the grant, has operated within the corporate limits of the Village of Morton, except however no business shall be considered a new business if the purported new business is determined to be a mere artifice for an existing ineligible business to obtain eligibility for the award of a grant hereunder.
 - e. The applicant shall reasonably maintain the improvements funded by the Program for a period of at least five (5) years following completion of the Eligible Project. Failure to maintain improvements in good order or to repair such

improvements following a 30-day notice by the Village shall require the Applicant to reimburse the Village the amount of the grant award.

- f. The application for a Code Compliance Grant shall be submitted to the Village of Morton before a building permit has been issued for the Eligible Project. No grant shall be awarded after a building permit has been issued. If this application is approved by the Village Board of Trustees, the applicant will receive a Notice of Approval from the Village. No building permit shall be awarded for a project for which a Code Compliance Grant application is pending prior to the award or denial of the grant application. The Eligible Project must not commence prior to the receipt of the notice of approval from the Village.
- g. The Eligible Project must be completed within one calendar year from the date the Notice of Approval is issued, and documentation must be provided to the Village within 18 months of the date the Notice of Approval is issued, or else the grant shall be forfeited.

VILLAGE OF MORTON
ORDINANCE 26-09

**AN ORDINANCE MAKING AMENDMENTS TO SECTION 2-8-5 OF THE
MORTON MUNICIPAL CODE REGARDING THE ROLE OF THE BUSINESS
DISTRICT IN ADMINISTRATION OF THE CODE COMPLIANCE GRANT
PROGRAM**

WHEREAS, the Village of Morton has created by resolution a grant program for the purpose of providing grants to eligible businesses to assist with constructing improvements to bring properties into compliance with applicable life safety codes, building codes, and accessibility codes ("Code Compliance Grant Program") ; and

WHEREAS, the Village Board of Trustees desire to directly oversee the review, consideration and award of grants under the Code Compliance Grant Program.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Morton, in the State of Illinois, as follows:

SECTION 1: **AMENDMENT** “2-8-5: Duties, Functions, And Responsibilities” of the Morton Municipal Code is hereby *amended* as follows:

A M E N D M E N T

2-8-5: Duties, Functions, And Responsibilities

- A. Prepare policies and procedures, and amendments thereto, pertaining to the administration of any grant or loan program that may be established by the Village pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 et seq.), as may be amended from time to time, and in accordance with the Morton Business District Development and Redevelopment Plan, as may be amended from time to time, for approval and adoption by the President and Board of Trustees, except for the Code Compliance Grant Program.:-
- B. Review applications for assistance submitted pursuant to any grant or loan program that may be established by the Village pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 et seq.), as may be amended from time to time, and in accordance with the Morton Business District Development and Redevelopment Plan, as may be amended from time to time, and make recommendations regarding same for action by the President and Board of Trustees, except for the Code Compliance Grant Program..
- C. Make such recommendations to the President and Board of Trustees as it may deem necessary to achieve the goals and objectives of the Morton Business District Development and Redevelopment Plan and to perform its duties, functions, and responsibilities.

- D. Report periodically to the President and Board of Trustees on the progress of the Commission in the performance of its duties, functions, and responsibilities.
- E. Perform such other duties, functions, and responsibilities that may be assigned to it by the President and Board of Trustees from time to time.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from and after the required approval and publication in pamphlet form according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MORTON PRESIDENT AND BOARD OF TRUSTEES _____.

	AYE	NAY	ABSENT	ABSTAIN
Trustee Blunier	_____	_____	_____	_____
Trustee Cirilli	_____	_____	_____	_____
Trustee Hilliard	_____	_____	_____	_____
Trustee Leitch	_____	_____	_____	_____
Trustee Menold	_____	_____	_____	_____
Trustee Parrott	_____	_____	_____	_____
President Kaufman	_____	_____	_____	_____

Presiding Officer

Attest

Jeffrey L. Kaufman, Village President,
Village of Morton

Sam Ritthaler, Village Clerk, Village
of Morton

Bid Tabulation

Project: Village of Morton Flint Avenue Reconstruction & Extensions				Estimator:		% Design:		100%											
Job No. 24-6037 / 20220059				Date: 8/21/2025		Checked By:													
Proposal					Illinois Civil Contractors		Otto Baum Company, Inc.		Gensini Excavating, Inc.		United Contractors Midwest		William Charles Construction Company, LLC		Knapp Concrete		Stark Excavating, Inc.		
NO.	PAYCODE	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
1	20200100	EARTH EXCAVATION	CU YD	600	\$77.00	\$46,200.00	\$34.96	\$20,976.00	\$14.28	\$8,568.00	\$39.23	\$23,538.00	\$27.00	\$16,200.00	\$44.80	\$26,880.00	\$46.50	\$27,900.00	
2	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	8439	\$2.32	\$19,578.48	\$2.86	\$24,135.54	\$2.00	\$16,878.00	\$2.15	\$18,143.85	\$1.30	\$10,970.70	\$2.61	\$22,025.79	\$2.00	\$16,878.00	
3	21301052	EXPLORATION TRENCH 52" DEPTH	FOOT	1305	\$25.00	\$32,625.00	\$6.80	\$8,874.00	\$30.00	\$39,150.00	\$5.17	\$6,746.85	\$2.05	\$2,675.25	\$15.68	\$20,462.40	\$7.00	\$9,135.00	
4	25000110	SEEDING, CLASS 1A	ACRE	3.6	\$3,340.06	\$12,024.22	\$1,641.25	\$5,908.50	\$3,000.00	\$10,800.00	\$3,097.50	\$11,151.00	\$3,213.00	\$11,566.80	\$1,599.00	\$5,756.40	\$3,000.00	\$10,800.00	
5	25000350	SEEDING, CLASS 7	ACRE	7.2	\$1,019.00	\$7,336.80	\$341.93	\$2,461.90	\$2,200.00	\$15,840.00	\$945.00	\$6,804.00	\$753.00	\$5,421.60	\$333.13	\$2,398.54	\$550.00	\$3,960.00	
6	25000400	NITROGEN FERTILIZER NUTRIENT	POUND	324	\$6.51	\$2,109.24	\$2.10	\$680.40	\$3.00	\$972.00	\$6.04	\$1,956.96	\$2.00	\$648.00	\$2.05	\$664.20	\$2.25	\$729.00	
7	25000500	PHOSPHORUS FERTILIZER NUTRIENT	POUND	324	\$6.51	\$2,109.24	\$2.10	\$680.40	\$3.00	\$972.00	\$6.04	\$1,956.96	\$2.00	\$648.00	\$2.05	\$664.20	\$2.25	\$729.00	
8	25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	324	\$6.51	\$2,109.24	\$2.10	\$680.40	\$3.00	\$972.00	\$6.04	\$1,956.96	\$2.00	\$648.00	\$2.05	\$664.20	\$2.25	\$729.00	
9	25100115	MULCH, METHOD 2, SPECIAL	ACRE	3.6	\$6,170.63	\$22,214.27	\$1,641.25	\$5,908.50	\$3,000.00	\$10,800.00	\$5,722.50	\$20,601.00	\$1,506.00	\$5,421.60	\$1,599.00	\$5,756.40	\$1,300.00	\$4,680.00	
10	28000400	PERIMETER EROSION BARRIER	FOOT	2991	\$7.13	\$21,325.83	\$4.36	\$13,040.76	\$3.50	\$10,468.50	\$6.20	\$18,544.20	\$2.50	\$7,477.50	\$3.38	\$10,109.58	\$2.75	\$8,225.25	
11	28000500	INLET AND PIPE PROTECTION	EACH	8	\$267.18	\$2,137.44	\$164.53	\$1,316.24	\$363.00	\$2,904.00	\$297.35	\$2,378.80	\$295.50	\$2,364.00	\$275.25	\$2,202.00	\$125.00	\$1,000.00	
12	28000510	INLET FILTERS	EACH	27	\$267.18	\$7,213.86	\$423.87	\$11,444.49	\$484.00	\$13,068.00	\$459.87	\$12,416.49	\$145.00	\$3,915.00	\$395.55	\$10,679.85	\$185.00	\$4,995.00	
13	31000600	PROCESSING LIME STABILIZED SOIL MIXTURE 12"	SQ YD	5,387	\$13.29	\$71,593.23	\$6.40	\$34,476.80	\$7.00	\$37,709.00	\$6.72	\$36,200.64	\$6.05	\$32,591.35	\$6.56	\$35,338.72	\$6.00	\$32,322.00	
14	31001500	LIME	TON	135	\$261.21	\$35,263.35	\$192.50	\$25,987.50	\$231.06	\$31,193.10	\$202.13	\$27,287.55	\$164.50	\$22,207.50	\$197.83	\$26,707.05	\$255.00	\$34,425.00	
15	31101100	SUBBASE GRANULAR MATERIAL, TYPE B	CU YD	465	\$52.20	\$24,273.00	\$80.94	\$37,637.10	\$23.68	\$11,011.20	\$52.27	\$24,305.55	\$19.90	\$9,253.50	\$90.93	\$42,282.45	\$75.00	\$34,875.00	
16	31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	303	\$8.31	\$2,517.93	\$12.93	\$3,917.79	\$11.59	\$3,511.77	\$22.22	\$6,732.66	\$11.50	\$3,484.50	\$13.99	\$4,238.97	\$48.00	\$14,544.00	
17	42000060	WELDED WIRE REINFORCEMENT	SQ YD	8,447	\$12.00	\$101,364.00	\$17.31	\$146,217.57	\$15.00	\$126,705.00	\$18.50	\$156,269.50	\$22.80	\$192,591.60	\$17.07	\$144,190.29	\$18.50	\$156,269.50	
18	42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	612	\$120.00	\$73,440.00	\$73.08	\$44,724.96	\$147.12	\$90,037.44	\$127.13	\$77,803.56	\$96.50	\$59,058.00	\$95.20	\$58,262.40	\$168.00	\$102,816.00	
19	42400100	PORTLAND CEMENT CONCRETE SIDEWALK 4 INCH	SQ FT	2727	\$14.00	\$38,178.00	\$12.24	\$33,378.48	\$15.16	\$41,341.32	\$14.78	\$40,305.06	\$9.35	\$25,497.45	\$11.20	\$30,542.40	\$16.00	\$43,632.00	
20	42400800	DETECTABLE WARNINGS	SQ FT	24	\$40.92	\$982.08	\$43.93	\$1,054.32	\$40.00	\$960.00	\$44.78	\$1,074.72	\$59.20	\$1,420.80	\$31.70	\$760.80	\$40.00	\$960.00	
21	44000100	PAVEMENT REMOVAL	SQ YD	4127	\$25.00	\$103,175.00	\$16.77	\$69,209.79	\$14.93	\$61,616.11	\$16.33	\$67,393.91	\$7.70	\$31,777.90	\$8.96	\$36,977.92	\$14.75	\$60,873.25	
22	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	737	\$15.00	\$11,055.00	\$5.02	\$3,699.74	\$10.00	\$7,370.00	\$6.63	\$4,886.31	\$3.65	\$2,690.05	\$12.32	\$9,079.84	\$4.00	\$2,948.00	
23	44000600	SIDEWALK REMOVAL	SQ FT	1145	\$4.00	\$4,580.00	\$1.23	\$1,408.35	\$2.00	\$2,290.00	\$1.56	\$1,786.20	\$0.95	\$1,087.75	\$2.02	\$2,312.90	\$1.25	\$1,431.25	
24	44201789	CLASS D PATCHES, TYPE II, 12 INCH	SQ YD	9	\$231.12	\$2,080.08	\$658.28	\$5,924.52	\$350.00	\$3,150.00	\$422.03	\$3,798.27	\$401.50	\$3,613.50	\$410.00	\$3,690.00	\$1,650.00	\$14,850.00	
25	44201796	CLASS D PATCHES, TYPE IV, 12 INCH	SQ YD	70	\$176.12	\$12,328.40	\$616.49	\$43,154.30	\$350.00	\$24,500.00	\$295.84	\$20,708.80	\$401.50	\$28,105.00	\$410.00	\$28,700.00	\$1,050.00	\$73,500.00	
26	50105220	PIPE CULVERT REMOVAL	FOOT	403	\$37.46	\$15,096.38	\$24.80	\$9,994.40	\$40.00	\$16,120.00	\$12.86	\$5,182.58	\$54.30	\$21,882.90	\$39.20	\$15,797.60	\$12.25	\$4,936.75	
27	54210184	PIPE ELBOW, 15" (TEMPORARY)	EACH	1	\$2,180.39	\$2,180.39	\$2,198.39	\$2,198.39	\$1,908.50	\$1,908.50	\$2,205.00	\$2,205.00	\$1,474.00	\$1,474.00	\$1,261.38	\$1,261.38	\$2,100.00	\$2,100.00	
28	5422A015	PIPE CULVERTS, CLASS A, TYPE 2 15" (TEMPORARY)	FOOT	34	\$114.00	\$3,876.00	\$102.53	\$3,486.02	\$140.25	\$4,768.50	\$162.75	\$5,533.50	\$92.40	\$3,141.60	\$85.80	\$2,917.20	\$155.00	\$5,270.00	
29	54248510	CONCRETE COLLAR	CU YD	1	\$1,900.67	\$1,900.67	\$3,223.07	\$3,223.07	\$750.00	\$750.00	\$1,837.50	\$1,837.50	\$2,259.00	\$2,259.00	\$1,474.00	\$1,474.00	\$1,750.00	\$1,750.00	
30	550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	1086	\$150.00	\$162,900.00	\$91.44	\$99,303.84	\$101.63	\$110,370.18	\$54.60	\$59,295.60	\$75.40	\$81,884.40	\$65.49	\$71,122.14	\$52.00	\$56,472.00	
31	550A0070	STORM SEWERS, CLASS A, TYPE 1 15"	FOOT	1070	\$160.00	\$171,200.00	\$95.93	\$102,645.10	\$107.05	\$114,543.50	\$49.88	\$53,371.60	\$88.40	\$94,588.00	\$75.19	\$80,453.30	\$47.50	\$50,825.00	
32	550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	259	\$165.00	\$42,735.00	\$98.64	\$25,547.76	\$111.97	\$29,000.23	\$81.38	\$21,077.42	\$88.70	\$22,973.30	\$81.53	\$21,116.27	\$77.50	\$20,072.50	
33	550A0120	STORM SEWERS, CLASS A, TYPE 1 24"	FOOT	720	\$185.00	\$133,200.00	\$142.93	\$102,909.60	\$131.14	\$94,420.80	\$102.38	\$73,713.60	\$113.50	\$81,720.00	\$113.42	\$81,662.40	\$97.50	\$70,200.00	
34	550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	291	\$150.00	\$43,650.00	\$103.24	\$30,042.84	\$123.31	\$35,883.21	\$49.88	\$14,515.08	\$75.00	\$21,825.00	\$65.49	\$19,057.59	\$47.50	\$13,822.50	
35	550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	451	\$165.00	\$74,415.00	\$106.96	\$48,238.96	\$132.97	\$59,969.47	\$71.40	\$32,201.40	\$97.20	\$43,837.20	\$81.53	\$36,770.03	\$68.00	\$30,668.00	
36	550A0410	STORM SEWERS, CLASS A, TYPE 2 24"	FOOT	341	\$185.00	\$63,085.00	\$144.26	\$49,192.66	\$152.84	\$52,118.44	\$94.50	\$32,224.50	\$121.00	\$41,261.00	\$113.42	\$38,676.22	\$90.00	\$30,690.00	
37	550B0050	STORM SEWERS, CLASS B, TYPE 1 12"	FOOT	30	\$150.00	\$4,500.00	\$95.33	\$2,859.90	\$87.66	\$2,629.80	\$75.08	\$2,252.40	\$76.60	\$2,298.00	\$67.54	\$2,026.20	\$71.50	\$2,145.00	
38	60236200	INLETS, TYPE A, TYPE 8 GRATE	EACH	8	\$4,000.00	\$32,000.00	\$2,155.83	\$17,246.64	\$1,761.10	\$14,088.80	\$2,382.50	\$18,900.00	\$2,592.00	\$20,736.00	\$1,948.00	\$15,584.00	\$2,250.00	\$18,000.00	
39	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	5292	\$60.00	\$317,520.00	\$32.15	\$170,137.80	\$48.56	\$256,979.52	\$35.41	\$187,389.72	\$34.10	\$180,457.20	\$56.00	\$296,352.00	\$54.00	\$285,768.00	
40	67100100	MOBILIZATION	L SUM	1	\$367,100.23	\$367,100.23	\$240,749.54	\$240,749.54	\$150,000.00	\$150,000.00	\$324,550.00	\$324,550.00	\$200,000.00	\$200,000.00	\$55,777.50	\$55,777.50	\$276,636.73	\$276,636.73	
41	70300100	SHORT TERM PAVEMENT MARKING	FOOT	2378	\$1.81	\$4,304.18	\$1.68	\$3,995.04	\$2.50	\$5,945.00	\$1.68	\$3,995.04	\$2.25	\$5,350.50	\$2.31	\$5,493.18	\$2.50	\$5,945.00	
42	70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	785	\$2.15	\$1,687.75	\$2.00	\$1,570.00	\$6.50	\$5,102.50	\$2.00	\$4,710.00	\$6.00	\$4,710.00	\$6.15	\$4,827.75	\$6.50	\$5,102.50	
43	70300211	TEMPORARY PAVEMENT MARKING LETTERS AND SYMBOLS - PAINT	SQ FT	15	\$4.81	\$72.15	\$15.78	\$236.70	\$15.00	\$225.00	\$4.46	\$66.90	\$14.10	\$211.50	\$4.36	\$65.40	\$4.50	\$67.50	
44	70300221	TEMPORARY PAVEMENT MARKING - LINE 4" - PAINT	FOOT	4,															

Proposal				Illinois Civil Contractors		Otto Baum Company, Inc.		Gensini Excavating, Inc.		United Contractors Midwest		William Charles Construction Company, LLC		Knapp Concrete		Stark Excavating, Inc.		
56	X2003002	LANDSCAPE EDGING	FOOT	40	\$100.00	\$4,000.00	\$26.30	\$1,052.00	\$50.00	\$2,000.00	\$36.75	\$1,470.00	\$35.10	\$1,404.00	\$25.63	\$1,025.20	\$28.00	\$1,120.00
57	X2040805	FURNISHED EXCAVATION (SPECIAL)	CU YD	16909	\$40.00	\$676,360.00	\$19.21	\$324,821.89	\$16.88	\$285,423.92	\$24.10	\$407,506.90	\$9.95	\$168,244.55	\$13.44	\$227,256.96	\$15.00	\$253,635.00
58	X2080250	TRENCH BACKFILL, SPECIAL	CU YD	8202	\$32.00	\$262,464.00	\$53.18	\$436,182.36	\$13.17	\$108,020.34	\$0.01	\$82.02	\$0.01	\$82.02	\$54.88	\$450,125.76	\$0.01	\$82.02
59	X2111100	TOPSOIL EXCAVATION AND PLACEMENT (SPECIAL)	CU YD	9621	\$40.00	\$384,840.00	\$19.12	\$183,953.52	\$18.10	\$174,140.10	\$29.47	\$283,530.87	\$11.80	\$113,527.80	\$28.00	\$269,388.00	\$18.50	\$177,988.50
60	X5427602	REMOVE EXISTING FLARED END SECTION	EACH	1	\$1,000.00	\$1,000.00	\$554.43	\$554.43	\$638.00	\$638.00	\$892.50	\$892.50	\$437.50	\$437.50	\$280.00	\$280.00	\$850.00	\$850.00
61	X7010216	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	L SUM	1	\$55,000.00	\$55,000.00	\$17,950.86	\$17,950.86	\$20,000.00	\$20,000.00	\$10,342.50	\$10,342.50	\$53,650.00	\$53,650.00	\$17,168.75	\$17,168.75	\$16,000.00	\$16,000.00
62	Z0013798	CONSTRUCTION LAYOUT	L SUM	1	\$35,000.00	\$35,000.00	\$41,254.69	\$41,254.69	\$46,000.00	\$46,000.00	\$27,297.35	\$27,297.35	\$65,000.00	\$65,000.00	\$68,162.50	\$68,162.50	\$23,000.00	\$23,000.00
63	Z0048665	RAILROAD PROTECTIVE LIABILITY INSURANCE	L SUM	1	\$10,000.00	\$10,000.00	\$9,784.51	\$9,784.51	\$17,000.00	\$17,000.00	\$7,657.13	\$7,657.13	\$3,250.00	\$3,250.00	\$5,600.00	\$5,600.00	\$3,600.00	\$3,600.00
64	Z0062456	TEMPORARY PAVEMENT	SQ YD	168	\$192.44	\$32,329.92	\$98.88	\$16,611.84	\$190.00	\$31,920.00	\$99.41	\$16,700.88	\$145.00	\$24,360.00	\$106.40	\$17,875.20	\$135.00	\$22,680.00
65	Z0062458	TEMPORARY PAVEMENT (VARIABLE DEPTH)	TON	5	\$1,132.23	\$5,661.15	\$420.83	\$2,104.15	\$1,000.00	\$5,000.00	\$1,448.76	\$7,243.80	\$401.50	\$2,007.50	\$410.00	\$2,050.00	\$1,400.00	\$7,000.00
66	Z0067300	STEEL CASINGS 12"	FOOT	112	\$325.00	\$36,400.00	\$326.15	\$36,528.80	\$265.00	\$29,680.00	\$220.50	\$24,696.00	\$146.00	\$16,352.00	\$287.00	\$32,144.00	\$210.00	\$23,520.00
67	Z0067500	STEEL CASINGS 16"	FOOT	63	\$229.84	\$14,479.92	\$213.57	\$13,454.91	\$345.00	\$21,735.00	\$341.25	\$21,498.75	\$175.00	\$11,025.00	\$553.50	\$34,870.50	\$325.00	\$20,475.00
68	Z0067900	STEEL CASINGS 24"	FOOT	231	\$235.00	\$54,285.00	\$225.15	\$52,009.65	\$376.00	\$86,856.00	\$472.50	\$109,147.50	\$253.00	\$58,443.00	\$497.13	\$114,837.03	\$450.00	\$103,950.00
69	MORT0001	STORM SEWERS, DUCTILE IRON PIPE 16"	FOOT	162	\$245.00	\$39,690.00	\$267.10	\$43,270.20	\$202.06	\$32,733.72	\$252.00	\$40,824.00	\$168.00	\$27,216.00	\$204.25	\$33,088.50	\$240.00	\$38,880.00
70	MORT0002	CORE DRILL 24"	EACH	1	\$6,339.34	\$6,339.34	\$678.68	\$678.68	\$2,500.00	\$2,500.00	\$1,365.00	\$1,365.00	\$1,225.00	\$1,225.00	\$3,360.00	\$3,360.00	\$1,300.00	\$1,300.00
71	MORT0003	DUCTILE IRON WATER MAIN FITTINGS, 8" MECHANICAL JOINT PLUG	EACH	1	\$2,623.37	\$2,623.37	\$2,437.68	\$2,437.68	\$793.51	\$793.51	\$966.00	\$966.00	\$473.50	\$473.50	\$220.38	\$220.38	\$960.00	\$920.00
72	MORT0004	DUCTILE IRON WATER MAIN FITTINGS, 12" MECHANICAL JOINT PLUG	EACH	1	\$1,749.28	\$1,749.28	\$1,625.48	\$1,625.48	\$962.14	\$962.14	\$1,050.00	\$1,050.00	\$582.50	\$582.50	\$307.50	\$307.50	\$1,000.00	\$1,000.00
73	MORT0005	DUCTILE IRON WATER MAIN 12"	FOOT	2282	\$206.07	\$470,251.74	\$191.48	\$436,957.36	\$155.87	\$355,695.34	\$131.25	\$299,512.50	\$129.00	\$294,378.00	\$153.75	\$350,857.50	\$125.00	\$285,250.00
74	MORT0006	DUCTILE IRON WATER MAIN TEE, 12" X 12"	EACH	1	\$4,386.24	\$4,386.24	\$4,075.78	\$4,075.78	\$2,132.26	\$2,132.26	\$1,995.00	\$1,995.00	\$1,366.00	\$1,366.00	\$1,148.00	\$1,148.00	\$1,900.00	\$1,900.00
75	MORT0007	WATER VALVES 12"	EACH	5	\$3,141.93	\$15,709.65	\$2,919.54	\$14,597.70	\$1,535.19	\$7,675.95	\$735.00	\$3,675.00	\$5,739.00	\$28,695.00	\$784.13	\$3,920.65	\$700.00	\$3,500.00
76	MORT0008	DUCTILE IRON WATER MAIN TEE, 12" X 6"	EACH	6	\$3,161.17	\$18,967.02	\$2,937.42	\$17,624.52	\$1,891.50	\$11,349.00	\$1,758.75	\$10,552.50	\$1,164.00	\$6,984.00	\$922.50	\$5,535.00	\$1,675.00	\$10,050.00
77	MORT0009	FIRE HYDRANT AND VALVE (SPECIAL)	EACH	8	\$5,547.91	\$44,383.28	\$5,155.22	\$41,241.76	\$4,087.19	\$32,697.52	\$2,257.50	\$18,060.00	\$2,151.00	\$17,208.00	\$2,562.50	\$20,500.00	\$2,150.00	\$17,200.00
78	MORT0010	WATER VALVES 8"	EACH	3	\$4,748.55	\$14,245.65	\$4,412.44	\$13,237.32	\$1,535.19	\$4,605.57	\$735.00	\$2,205.00	\$3,927.00	\$11,781.00	\$738.00	\$2,214.00	\$700.00	\$2,100.00
79	MORT0011	DUCTILE IRON WATER MAIN REDUCER, 8" X 4"	EACH	1	\$1,231.87	\$1,231.87	\$1,144.67	\$1,144.67	\$801.01	\$801.01	\$1,050.00	\$1,050.00	\$550.50	\$550.50	\$220.38	\$220.38	\$1,000.00	\$1,000.00
80	MORT0012	DUCTILE IRON WATER MAIN FITTINGS 12" 45.00 DEGREE BEND	EACH	8	\$2,649.41	\$21,195.28	\$2,461.88	\$19,695.04	\$1,167.30	\$9,338.40	\$1,575.00	\$12,600.00	\$981.50	\$7,852.00	\$717.50	\$5,740.00	\$1,500.00	\$12,000.00
81	MORT0013	DUCTILE IRON WATER MAIN FITTINGS 12" 22.50 DEGREE BEND	EACH	4	\$2,649.41	\$10,597.64	\$2,461.88	\$9,847.52	\$1,087.67	\$4,350.68	\$1,575.00	\$6,300.00	\$981.50	\$3,926.00	\$717.50	\$2,870.00	\$1,500.00	\$6,000.00
82	MORT0014	DUCTILE IRON WATER MAIN TEE, 12" X 8"	EACH	4	\$3,511.03	\$14,044.12	\$3,262.52	\$13,050.08	\$1,926.15	\$7,704.60	\$1,837.50	\$7,350.00	\$1,284.00	\$5,056.00	\$1,025.00	\$4,100.00	\$1,750.00	\$7,000.00
83	MORT0015	TAPPING VALVES AND SLEEVES 8"	EACH	1	\$11,383.39	\$11,383.39	\$10,577.66	\$10,577.66	\$11,072.82	\$11,072.82	\$9,450.00	\$9,450.00	\$5,233.00	\$5,233.00	\$9,225.00	\$9,225.00	\$9,000.00	\$9,000.00
84	MORT0016	TAPPING VALVES AND SLEEVES 12"	EACH	1	\$18,639.84	\$18,639.84	\$17,320.48	\$17,320.48	\$13,736.60	\$13,736.60	\$13,650.00	\$13,650.00	\$6,123.00	\$6,123.00	\$13,325.00	\$13,325.00	\$13,000.00	\$13,000.00
85	MORT0017	DUCTILE IRON WATER MAIN 6"	FOOT	26	\$174.36	\$4,533.36	\$162.02	\$4,212.52	\$134.74	\$3,503.24	\$123.90	\$3,221.40	\$188.50	\$4,901.00	\$205.00	\$5,330.00	\$118.00	\$3,068.00
86	MORT0018	PORLAND CEMENT CONCRETE PAVEMENT 10"	SQ YD	8447	\$98.00	\$827,806.00	\$83.99	\$709,463.53	\$105.58	\$891,834.26	\$102.50	\$865,817.50	\$82.60	\$697,722.20	\$87.36	\$737,929.92	\$87.50	\$739,112.50
87	MORT0019	SANITARY SEWER 10"	FOOT	2212	\$157.38	\$348,124.56	\$146.24	\$323,482.88	\$133.09	\$294,395.08	\$82.95	\$183,485.40	\$172.00	\$380,464.00	\$176.30	\$389,975.60	\$79.00	\$174,748.00
88	MORT0020	SANITARY SEWER 6"	FOOT	173	\$146.06	\$25,268.38	\$135.72	\$23,479.56	\$208.15	\$36,009.95	\$105.00	\$18,165.00	\$117.00	\$20,241.00	\$172.20	\$29,790.60	\$100.00	\$17,300.00
89	MORT0021	SANITARY SEWER SOLVENT WELDED CAP 6"	EACH	6	\$5,260.32	\$31,561.92	\$4,887.99	\$29,327.94	\$333.30	\$1,999.80	\$16.28	\$97.68	\$14.80	\$88.80	\$25.63	\$153.78	\$15.50	\$93.00
90	MORT0022	MANHOLES, SANITARY, 4'-DIAMETER, FRAME AND CLOSED LID	EACH	9	\$12,358.24	\$111,224.16	\$11,483.51	\$103,351.59	\$6,232.10	\$56,088.90	\$8,820.00	\$79,380.00	\$7,898.00	\$71,082.00	\$12,453.75	\$112,083.75	\$8,400.00	\$75,600.00
91	MORT0023	DUCTILE IRON WATER MAIN 4"	FOOT	5	\$433.64	\$2,168.20	\$402.95	\$2,014.75	\$254.02	\$1,270.10	\$682.50	\$3,412.50	\$392.50	\$1,962.50	\$615.00	\$3,075.00	\$650.00	\$3,250.00
92	MORT0024	DUCTILE IRON WATER MAIN 8"	FOOT	60	\$224.18	\$13,450.80	\$208.31	\$12,498.60	\$134.33	\$8,059.80	\$157.50	\$9,450.00	\$139.00	\$8,340.00	\$184.50	\$11,070.00	\$150.00	\$9,000.00
93	MORT0025	DUCTILE IRON WATER MAIN FITTINGS 12" 90.00 DEGREE BEND	EACH	1	\$2,857.74	\$2,857.74	\$2,655.46	\$2,655.46	\$1,133.00	\$1,133.00	\$1,732.50	\$1,732.50	\$1,142.00	\$1,142.00	\$891.75	\$891.75	\$1,650.00	\$1,650.00
94	MORT0026	REMOVE AND REINSTALL SIGN, COMPLETE	L SUM	1	\$725.95	\$725.95	\$837.81	\$837.81	\$1,500.00	\$1,500.00	\$1,153.30	\$1,153.30	\$502.00	\$502.00	\$336.00	\$336.00	\$155.00	\$155.00
95	MORT0027	STEEL POST REMOVAL	EACH	10	\$344.73	\$3,447.30	\$43.56	\$435.60	\$638.00	\$6,380.00	\$141.25	\$1,412.50	\$251.00	\$2,510.00	\$168.00	\$1,680.00	\$225.00	\$2,250.00
96	MORT0028	TEMORARY EROSION CONTROL, COMPLETE	L SUM	1	\$17,667.00	\$17,667.00	\$6,498.80	\$6,498.80	\$27,500.00	\$27,500.00	\$22,860.20	\$22,860.20	\$24,070.00	\$24,070.00	\$39,200.00	\$39,200.00	\$11,000.00	\$11,000.00
97	MORT0029	PVC (AWWA C900) WATER MAIN 12"	FOOT	1,270	\$177.76	\$225,755.20	\$165.18	\$209,778.60	\$128.79	\$163,563.30	\$128.10	\$162,687.00	\$113.50	\$144,145.00	\$179.38	\$227,812.60	\$122.00	\$154,940.00
98	MORT0030	PVC (AWWA C900) WATER MAIN 8"	FOOT	14	\$223.05	\$3,122.70	\$207.26	\$2,901.64	\$113.50	\$1,589.00	\$551.25	\$7,717.50	\$172.50	\$2,415.00	\$594.50	\$8,323.00	\$525.00	\$7,350.00
99	MORT0031	PVC (AWWA C900) WATER MAIN 6"	FOOT	36	\$135.87	\$4,891.32	\$126.25	\$4,545.00	\$96.20	\$3,463.20	\$294.00	\$10,584.00	\$126.50	\$4,554.00	\$123.00	\$4,428.00	\$280.00	\$10,080.00
100	MORT0032	PVC WATER MAIN REDUCER, 12" X 6"	EACH	1	\$1,205.82	\$1,205.82	\$1,120.47	\$1,120.47	\$1,000.55	\$1,000.55	\$1,312.50	\$1,312.50	\$785.00	\$785.00	\$486.88	\$486.88	\$1,250.00	\$1,250.00
101	MORT0033	PVC WATER MAIN REDUCER, 8" X 6"	EACH	1	\$921.64	\$921.64	\$856.40	\$856.40	\$812.26	\$812.26	\$1,050.00	\$1,050.00	\$564.50	\$564.50	\$235.75	\$235.75	\$1,000.00	\$1,000.00
102	MORT0034	AGGREGATE BASE COURSE, TYPE B 12", SPECIAL	SQ YD	8,447	\$27.25	\$230,180.75	\$22.57	\$190,648.79	\$7.90	\$66,731.30	\$11.62	\$98,154.14	\$2.90	\$24,496.30	\$24.00	\$202,728.00	\$15.00	\$126,705.00
103	MORT0035	INLET-MANHOLE, TYPE G-1, 4' DIAMETER (MODIFIED)	EACH	7	\$8,643.68	\$60,505.76	\$6,899.86	\$48,299.02	\$4,841.84	\$33,892.88	\$7,457.47	\$52,202.29	\$5,397.00	\$37,779.00	\$4,870.70	\$34,094.90	\$5,500.00	\$38,500.00
104	MORT0036	INLET-MANHOLE, TYPE G-1, 5' DIAMETER (MODIFIED)	EACH	4	\$15,000.00	\$60,000.00	\$8,658.06	\$34,632.24	\$5,926.44	\$23,705.76	\$9,557.47	\$38,229.88	\$6,887.00	\$27,548.00	\$6,700.20	\$26,800.80	\$7,500.00	\$30,000.00
105	MORT0037	INLETS, TYPE G-1 (MODIFIED)	EACH	10	\$6,000.00	\$60,000.00	\$4,834.86	\$48,348.60	\$4,138.94	\$41,389.40	\$5,357.47	\$53,574.70	\$4,652.00	\$46,520.00	\$3,556.75	\$35,567.50	\$3,500.00	\$35,000.00
106	MORT0038	INLET BOX TYPE 24 A	EACH	4	\$20,000.00	\$80,000.00	\$9,674.13	\$38,696.52	\$12,267.20	\$49,068.80	\$12,600.00	\$50,400.00	\$14,460.00	\$57,840.00	\$17,913.80	\$71,655.20	\$12,000.00	\$48,000.00
107	MORT0039	INLET BOX TYPE 24 B	EACH	4	\$21,000.00	\$84,000.00	\$10,892.32	\$43,569.28	\$13,343.00	\$53,372.00	\$13,650.00	\$54,600.00	\$16,315.00	\$65,260.00	\$19,700.25	\$78,801.00	\$13,000.00	\$52,000.00
108	MORT0040	CURB OUTLET AND APRON REPLACEMENT	EACH	1	\$1,500.00	\$1,500.00	\$4,207.66	\$4,207.66	\$3,500.00	\$3,500.00	\$5,183.95	\$5,183.95	\$2,748.00	\$2,748.00	\$2,874.00	\$2,874		

Tazewell County Tire Collection Event

Date/Time of Morton Event : Friday, October 17, 2025, 8:00AM-2:00PM

Location of Morton Event : STP #2, 2625 S. 4th Ave.

Details of Collection Program:

- Residents can bring up to 12 tires (can be on-rim or off-rim, any variety) to one drop-off location
- Appointment is required for drop-off and is limited to one appointment per household
- Government-issued ID required to verify appointment
- Collaborative event with participation and support from the IEPA, Tazewell County Health Department, and local municipalities
- Participation will require limited strain on the Village's resources as TCHD will provide temporary signage and personnel on-site to check-in registered participants
- Village personnel will take the collected tires to the Tazewell County Highway gravel lot in Tremont for disposal at the end of the collection period on 10/17/25
- The event aims to reduce mosquito breeding grounds in our area and prevent hoarding and illegal disposal of scrap tires



TAZEWELL COUNTY TIRE COLLECTION



APPOINTMENT REQUIRED



**SCAN THE QR CODE TO MAKE
APPOINTMENT.**

Residents can bring up to 12 tires (may include oversized tires, on-rim tires, tires from atv, agricultural equipment, bicycle, car, truck, motorcycle, mower and trailer) to one drop-off location. One appointment per household. A government-issued ID is required to verify your appointment.

Loads over 12 tires require preauthorization from Illinois Environmental Protection Agency. For more information please contact IEPA at (309) 671-3068, Loads without appointment or more than 12 tires without preauthorization will not be accepted.

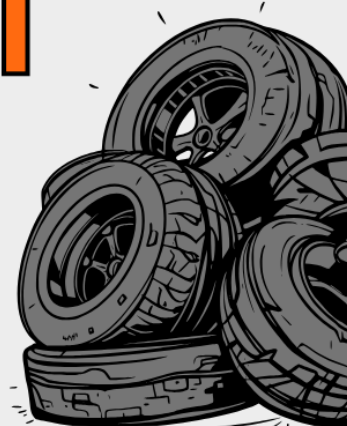
SWIPE FOR LOCATIONS, DATES, AND TIMES!



TAZEWELL COUNTY TIRE COLLECTION



APPOINTMENT REQUIRED



[SIGNUP.COM/GO/WAROGGZ](https://signup.com/go/waroggz)

**SWIPE FOR LOCATIONS,
DATES, AND TIMES!**

Residents can bring up to 12 tires (may include oversized tires, on-rim tires, tires from atv, agricultural equipment, bicycle, car, truck, motorcycle, mower and trailer) to one drop-off location. One appointment per household. A government-issued ID is required to verify your appointment.

Loads over 12 tires require preauthorization from Illinois Environmental Protection Agency. For more information please contact IEPA at (309) 671-3068, Loads without appointment or more than 12 tires without preauthorization will not be accepted.

8.2025



TAZEWELL COUNTY TIRE COLLECTION

LOCATIONS



MONDAY 10/13/25

103 Thorncrest Ave., Creve Coeur (8a-2p)
204 E Main St., South Pekin (7a-2p)
533 Springcreek Rd., Washington (7a-2p)

WEDNESDAY 10/15/25

607 S Chestnut St., Delavan (8a-2p)
18661 Springfield Rd., Groveland (7a-2p)

FRIDAY 10/17/25

2220 E Washington St.,
East Peoria (8a-2p)
2625 S 4th St., Morton (8a-2p)

TUESDAY 10/14/25

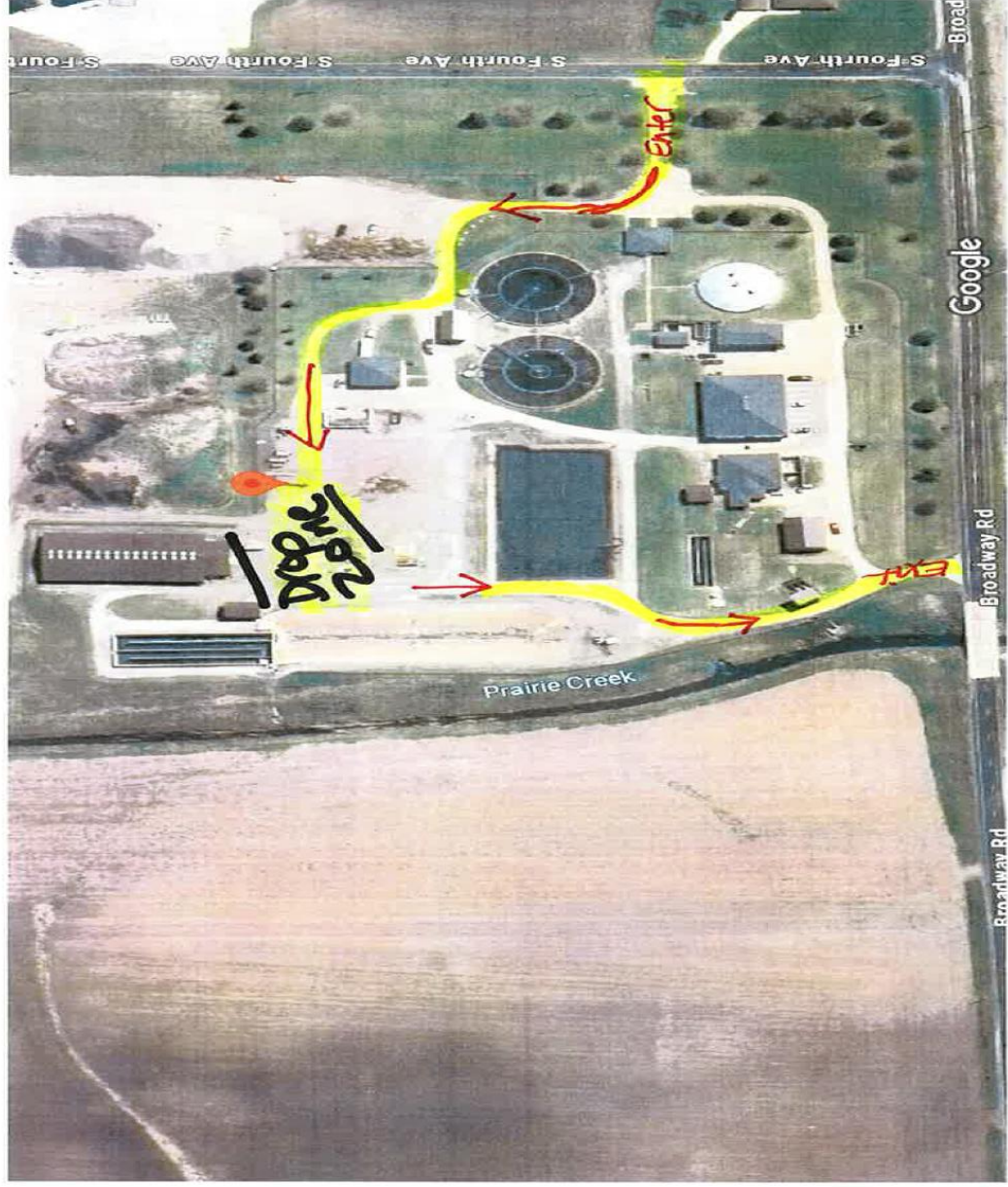
103 N Main St., Armington (7a-2p)
830 Smith St., Mackinaw (7a-2p)
219 N Western Ave., Minier (8a-2:30p)

THURSDAY 10/16/25

Across from 101 E. First Ave., Deer Creek (8a-2p)
3000 Shay Rd., Green Valley (7a-2p)
6903 Townline Rd., Spring Lake (7a-1p)

SATURDAY 10/18/25

1208 Koch St., Pekin (8a-2p)



Morton Oct 17th 8e-2pm



YARD WASTE DISPOSAL PROGRAM FALL 2025

Open: Saturday, Oct. 18 – Sunday, Nov. 30

8:00 A.M. – 5:00 P.M. daily

Closed on Thurs., Nov. 27 and Fri., Nov. 28 for Thanksgiving

VILLAGE OF MORTON RESIDENTS ONLY: Free yard waste disposal is available at Sewage Treatment Plant #2, **2625 S. Fourth** (at the corner of S. Fourth and Broadway Rd.). ***Verification of name & address required.***

The program is "self-serve" as it has been in the past. A fenced area at STP#2 will be designated for yard waste disposal. Assistance will not be provided for removal or dumping of landscape waste, so please plan accordingly.

The following regulations and limitations must be met:

- 1) Only leaves, grass clippings, and tree branches (no greater than 5' in length or 4" in diameter), and any associated landscape waste will be accepted.**
- 2) No paper or plastic bags will be allowed for disposal.**
- 3) Neither landscaping timber (railroad ties) nor construction lumber is allowed.**
- 4) No commercial enterprise may deposit landscape waste at this site.**
- 5) "Root mass" from trees, bushes, or shrubbery is not allowed.**
- 6) No pet waste, household garbage or plant containers of any kind at this site.**
- 7) No yard waste is to be left outside the designated fenced area.**
- 8) Video surveillance will take place during the program.**

Please follow, or help us police these rules to ensure the continued operation of this free yard waste disposal program for all citizens of Morton.

Remember that it is a violation of Village ordinances to deposit landscape and yard waste on Village property (in the streets, in Prairie and Bull Run Creeks, down storm sewers, etc.), and that open burning of landscape waste or any kind of garbage is prohibited within the Village limits.

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 25-07 SP Date: August 1, 2025

1. Legal Description: SEC 20 T25N R3W EDGEWOOD IND PARK 2ND SUBD OF LOT 4
LOT 2A SW 1/4 1.27 AC

Street Address: 925 Detroit Ct, Morton, IL 61550

2. Area of subject property: 9,386 sq. ft. or _____ Ac.

3. Present land use: recently purchased for Storage/Warehousing/Office Space for video production company

Proposed land use or special use: 5,027sf will continue for Storage/Warehousing/Office Space for video production comp
and 4,259sf will be leased to a personal training/fitness business

Requested zoning change: from I-1 District to I-1 w/ Special Use District

4. Surrounding zoning districts:

North I-1 East I-1 South I-1 West B-3

5. Subject property is owned by:

Name: Scheffler Enterprises, LLC

Address: 925 Detroit Ct

Morton, IL 61550

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. A list of names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition) will be provided by the Village of Morton and attached hereto.

7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8. Additional exhibits submitted by the petitioner:

- Life Safety Plan

- Parking lot and ADA designations

9. Petitioners' Signature:

Name: Brian Scheffler (subject property owner; owner of REMSHO)

Address: 925 Detroit Ct, Morton, IL 61550

Phone No.: 309-253-7609

Email Address: brian@remsho.com

Signature: Brian Scheffler

Name: Marnie Dick

Address: 510 N Minnesota Ave, Morton, IL 61550

Phone No.: 309-370-2992

Email Address: marniekent@comcast.net

Signature: Marnie Dick

Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

Statement of Special Use Permit Application

This statement addresses the necessity of the requested special use permit for the preservation and enjoyment of substantial property rights, and why its approval will not be detrimental to the public welfare or the property of others in the vicinity.

The special use permit requested is **essential for the preservation and enjoyment of our substantial property rights** located at **925 Detroit Ct, Morton, IL 61550**. We recently acquired this property for the Storage/Warehousing/Office Space for our video production company, a use that is compliant with the existing I-1 Industrial zoning. However, the building possesses additional space that we wish to utilize efficiently and productively. We have an opportunity to lease this surplus space to a personal fitness and training company. While a fitness business is typically associated with B-3 General Business zoning in Morton, our current I-1 zoning does not explicitly permit this type of personal service use. Without this special use permit, our ability to fully utilize and derive reasonable economic benefit from the entirety of our property, by bringing in a complementary tenant and contributing to the local business ecosystem, is constrained. This permit will enable us to **maximize the utility of our investment and facilitate the continuance of a beneficial service within the community**.

We believe that the approval of this special use will **not be detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof**. Our proposed operations, specifically the personal fitness/training business, have been carefully planned to minimize any potential negative impacts. Specifically:

- **Public Welfare:** The personal fitness/training company will operate on an **appointment-only basis, with ten (10) customers at a time**. This controlled volume ensures that there will be **no significant increase in traffic congestion** on Detroit Court or surrounding streets, nor will it strain existing parking infrastructure, as customer arrivals and departures will be staggered. Furthermore, the nature of personal fitness training is inherently quiet, meaning there will be **no undue noise impact** on neighboring properties or the general public. All operations will be conducted indoors within the existing building, and no outdoor activities are planned that would generate nuisance or disturbance.
- **Property of Other Persons:** Given the low customer volume and appointment-based nature of the tenant's business, we anticipate **no adverse impact on the property values, aesthetics, or privacy of other persons located in the vicinity**. The exterior of the building will remain consistent with its current industrial character. The limited, controlled activity will not generate any visual, auditory, or traffic disturbances that would negatively affect the quality of life for those in the area. This proposed use is a low-impact commercial activity that is compatible with the surrounding industrial and commercial environment.

In conclusion, the requested special use permit is a logical and necessary step to ensure the full and equitable enjoyment of our property rights at 925 Detroit Ct. We are confident that its

approval will allow for a productive and beneficial use of our surplus space, contributing to local commerce without imposing any undue burden on the public or neighboring properties. We are available to discuss any aspect of this application further and provide additional information as required.

Thank you.

Brian Scheffler

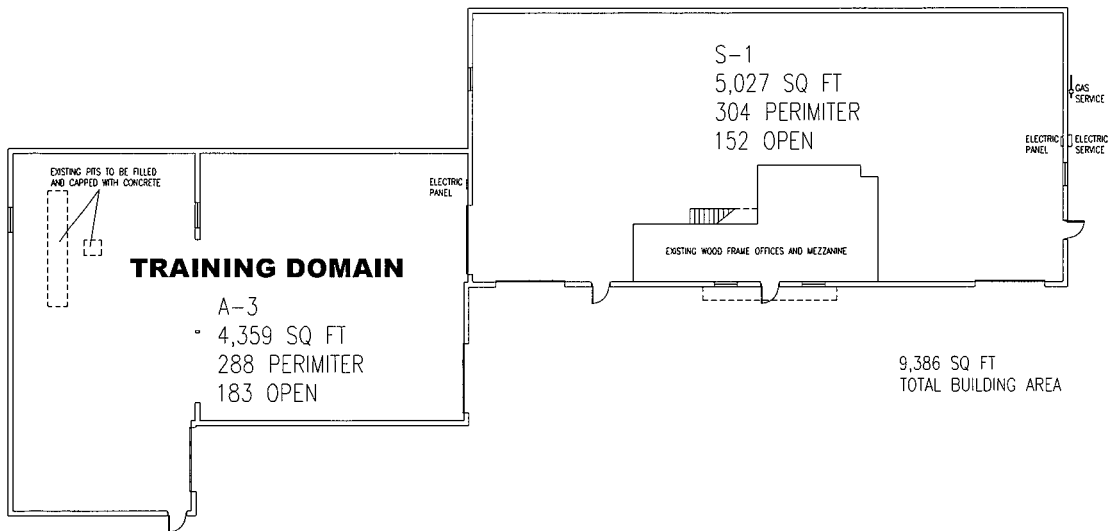
Property owner of Scheffler Enterprises, LLC at 925 Detroit Ct

Owner of ScheffTech Productions, LLC dba REMSHO (video production company)

Marnie Dick

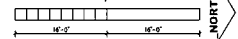
Owner of Training Domain, Inc (intended tenant of 925 Detroit Ct)

Brian Scheffler Marnie Dick



TRAINING DOMAIN

OVERALL EXISTING PLAN
 925 DETROIT CT.
 MORTON, ILLINOIS



FIRE BARRIER NOTES

- NOTE 1: 3 HOUR FIRE BARRIER TO SEPARATE USE GROUPS. REMOVE METAL SOILING AND CEILING TO EXPOSE FRAMING. ADD FRAMING TOP 2" x 4" MAX SPAN EXTENDER SUPPORTS. APPLY 3 LAYERS 5/8" TYPE X GIBBON EACH SIDE. SET OUT ON FLOOR JOIST TO PROVIDE INTERIOR WEIGHING. STICKER ONE JOIST. EXTEND ONE FLOOR JOIST TO METAL ROOF. WELD ANY TRUSSES FORWARD PART OF THE WALL. FIRE RATED ALL PENETRATIONS.
- NOTE 2: REMOVE SLOTTED TO ADD ONE LAYERS IN SLOTTED AREA.
- NOTE 3: WALL OPENING WITH WOOD STUDS 2" OC TREATED SILL.
- NOTE 4: COVER BACK OF ELECTRICAL PANEL WITH ONE 3 LAYERS OVERLAP ALL SIDES. DO NOT SLOTTED INTO PANEL BACK.
- NOTE 5: EXTEND ONE LAYERS THRU INTERSECTING WALLS.
- NOTE 6: PROVIDE CLOSURE TRIM FOR END OF ONE LAYERS.

TRAINING DOMAIN A-3 ASSEMBLY

4,359 SQ FT

S-1 STORAGE

5,027 SQ FT

2018 INTERNATIONAL BUILDING CODE

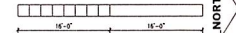
- 303.4 GYMNASIUM AREA IS USE GROUP A-3
311.2 STORAGE AREA IS USE GROUP S-1
TABLE 601 CONSTRUCTION TYPE IS 5-H ALL WOOD FRAME UNRATED ELEMENTS
TABLE 602 EXTERIOR WALLS ALL UNRATED DUE TO SEPARATION DISTANCES
TABLE 508.2 ALLOWABLE AREA FACTOR IS 6,000 FOR A-3 AND 3,000 FOR S-1
506.3.1 FOR INCREASED FRONTAGE CALCULATION, AN OPEN PERIMETER YARD MUST BE ACCESSIBLE TO FIRE APPARATUS
IN THIS CASE THE NORTH AND SOUTH SIDES ARE ACCESSIBLE BUT THE WEST (REAR) WOULD BE DIFFICULT
FRONTAGE INCREASED NOT USING THE WEST SIDE
A-3 $1000_{sq} = 635K - 25K = 385K$ $6000 \times 1.385 = 8,310$ SQ FT ALLOWABLE (ACTUAL AREA IS 4,359 SQ FT)
S-1 $1000_{sq} = 508K - 25K = 283K$ $3000 \times 1.250 = 3,750$ SQ FT ALLOWABLE (ACTUAL AREA IS 5,027 SQ FT)
CHECK AREA RATIOS AGAINST ALLOWABLE $\frac{4359}{385K} = 1.145$ $\frac{5027}{283K} = 1.776$ (LESS THAN 1.50 OK)
FIRE BARRIERS CAN BE USED FOR FIRE AREA SEPARATION IN MIXED USE BUILDINGS
FIRE BARRIER RATING PER 707 WHEN NON-SPRINKLERED
FIRE BARRIER 3 HOUR
A-3 MAX AREA NON-SPRINKLERED IS 12,000 SQ FT (ACTUAL AREA IS 4,359 SQ FT)
S-1 MAX AREA NON-SPRINKLERED IS 12,000 SQ FT (ACTUAL AREA IS 5,027 SQ FT)
2X10B/C FIRE EXTINGUISHER ON WALL HOOK LOCATED 50 MAX WALKING DISTANCE IS 50'
A-3 USE DOES NOT REQUIRE A MANUAL FIRE ALARM SYSTEM DUE TO LOW OCCUPANT LOAD
S-1 DOES NOT REQUIRE A MANUAL FIRE ALARM SYSTEM
A-3 OCCUPANT LOAD BASED ON 50 SQ FT PER PERSON IS 88 (ACTUAL OCC. LOAD WILL BE LESS DUE TO SCHEDULING)
S-1 OCCUPANT LOAD BASED ON 50 SQ FT PER PERSON IN WAREHOUSE AND 150 SQ FT PER PERSON IN OFFICE IS 16
2 EXITS REQUIRED DUE TO OCCUPANT LOAD IN A-3 AND TRAVEL DISTANCE IN S-1
EXIT SEPARATION MIN SIZE OF DIAGONAL
EMERGENCY LIGHTING REQUIRED FOR ALL EGRESS PATHS INCLUDING AT EXTERIOR LANDINGS FOR REQUIRED EXITS
EGRESS DOORS MUST ALL HAVE 36" WIDTH
A-3 DOORS SWING OUT IF OVER 50 OCCUPANTS
Panic hardware required at A-3 USE
EXIT SIGNS WITH BATTERY BACKUP REQUIRED IN BOTH USES
MAX TRAVEL WITHOUT SPRINKLERS IS 200' (ACTUAL TRAVEL IS LESS THAN 100')

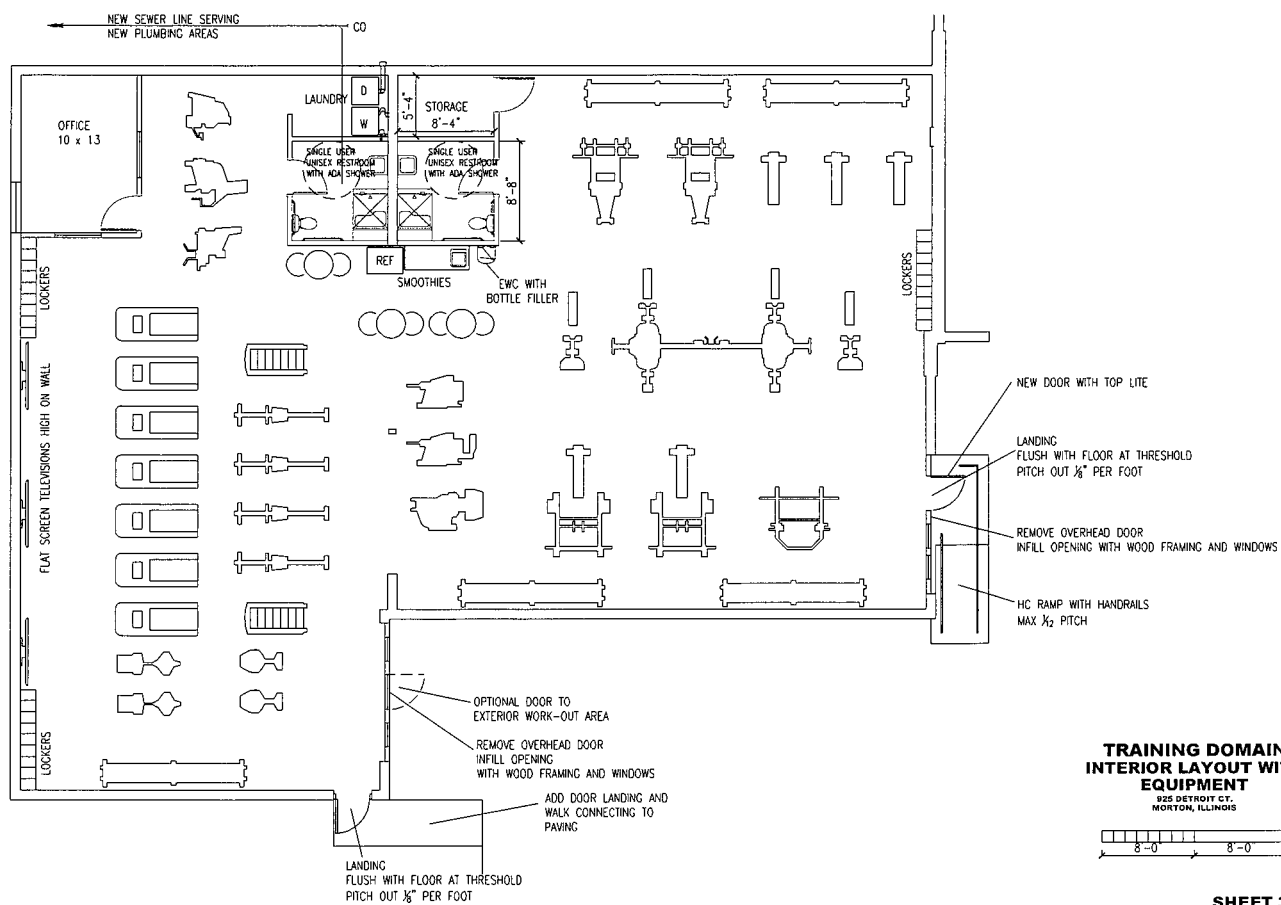
DRAWING SYMBOLS

- BATTERY BACKED EXIT SIGN WITH DUAL EMERGENCY LIGHT HEADS
- REMOTE EXTERIOR EMERGENCY LIGHT HEAD
- BATTERY BACKED EMERGENCY LIGHT
- 2X10B/C FIRE EXTINGUISHER ON WALL HOOK



TRAINING DOMAIN LIFE SAFETY PLAN 925 DETROIT CT. MORTON, ILLINOIS








Morton Collision
Repair

Morton
Autobody

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van
accessible

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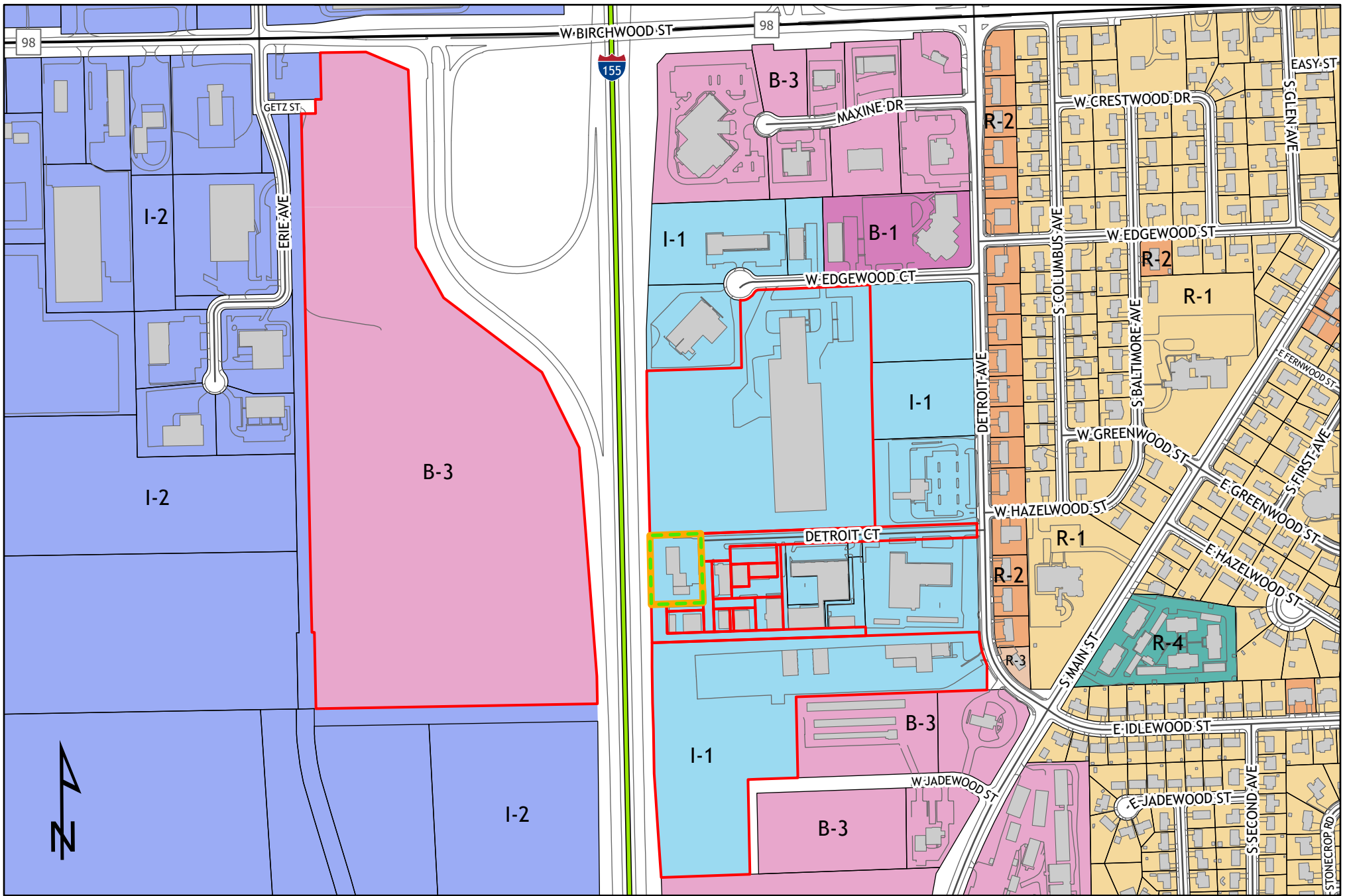
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Special Use Request

925 Detroit Ct
06-06-20-300-032
Morton, Illinois

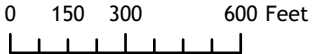
- Building
- Parcel
- Parcel of Interest
- Parcels w/in 250' of POI

- Zoning Districts**
- R-1 One-Family Residential
 - R-2 Two-Family Residential
 - R-3 Multi-Family Residential
 - R-4 Multi-Family Residential

- I-1 Restricted Industrial District
- I-2 General Industrial District
- B-1 Professional Office District
- B-3 Highway and Service Commercial District



August 6th, 2025



Parcels w/in 250' of 06-06-20-300-032 (925 Detroit Ct)

PIN	Address	Zoning	Village Limits	Special Use
06-06-19-400-019		B-3	Y	S
06-06-20-300-019	424 W EDGEWOOD CT	I-1	Y	S
06-06-20-300-024	937-939-941-945 DETROIT AVE	I-1	Y	
06-06-20-300-032	925 DETROIT CT	I-1	Y	S
06-06-20-300-046		I-1	Y	
06-06-20-312-005	929-931(1-6) DETROIT CT	I-1	Y	
06-06-20-312-006	933(15-16) DETROIT CT	I-1	Y	
06-06-20-312-011		I-1	Y	
06-06-20-312-013		I-1	Y	
06-06-20-312-013		I-1	Y	
06-06-20-312-020		I-1	Y	
06-06-20-312-021		I-1	Y	
06-06-20-312-022	933(17-20) DETROIT CT	I-1	Y	
06-06-20-312-023	919(A-B) DETROIT CT	I-1	Y	
06-06-20-312-024	923(1-3) DETROIT CT	I-1	Y	
06-06-20-312-025	923(4) DETROIT CT	I-1	Y	
06-06-20-312-026	921(1-2) DETROIT CT	I-1	Y	
06-06-20-312-027		I-1	Y	
06-06-20-312-028		I-1	Y	

**MORTON PLAN COMMISSION
MINUTES – AUGUST 25th, 2025**

The Plan Commission met on Monday August 25, 2025, at 7:00 P.M., Chairman Keach presiding. Present: Geil, Barton, Knepp, Aupperle and Zobrist. Absent: Sutter, Yordy & Ritterbusch. Also in attendance: Zoning Officer Zack Davis, Village Attorney Pat McGrath and Trustee Craig Hilliard

Keach asked for an approval of the minutes from the July 28th, 2025 Plan Commission meeting. Barton made a motion to approve the minutes from the July 28, 2025 meeting. Aupperle seconded the motion to approve. The July 28, 2025, minutes were unanimously approved by a voice vote.

Public Hearing(s):

- A) Petition 25-07SP** - Subject property is located at 925 Detroit Ct. A petition has been filed requesting a Special Use at this property. The current zoning classification is I-1. The proposed change would be I-1 with a Special Use allowing a personal training/fitness business.

Brian Scheffler, the owner of 925 Detroit Ct, was sworn in and briefly explained his business operations and the proposal to create the space for Training Domain to occupy. Owner of Training Domain, Marnie Dick, also spoke and answered questions from the PC. Adjacent property owner, Mike Unsicker, was sworn in and spoke in favor of the Special Use being approved. After a brief discussion, Zobrist made a motion to approve. Aupperle seconded the motion to approve. Following the discussion, the following votes were cast to approve the zoning amendment (6-0).

Yes – Geil, Knepp, Keach, Zobrist, Aupperle, Barton
No –

Other Business:

With no further business, Knepp made a motion to adjourn. A second motion to adjourn was made by Geil. With a voice roll call, there was unanimous approval to adjourn.

1 PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS

2 DATE: August 25, 2025

3 TIME: 7:00 p.m.

4 PLACE: Freedom Hall
349 West Birchwood
5 Morton, Illinois 61550

6 COMMISSION MEMBERS PRESENT:

7 Ms. Kara Knepp
Mr. Bill Aupperle
8 Mr. Jeff Keach
Mr. Grant Barton
9 Mr. Nate Geil
Mr. Zack Davis
10 Mr. Craig Hilliard
Mr. Phil Zobrist
11

12 MR. KEACH: Let's get started. Welcome to
13 the Plan Commission of the Village of Morton,
14 Illinois. This is the Monday, August 25th, 2025,
15 meeting, and we need a roll call.

16 MR. DAVIS: Aupperle.

17 MR. AUPPERLE: Here.

18 MR. DAVIS: Knepp.

19 MS. KNEPP: Here.

20 MR. DAVIS: Barton.

21 MR. BARTON: Here.

22 MR. DAVIS: Ritterbusch.

23 (No response.)

1 MR. DAVIS: Geil.

2 MR. GEIL: Here.

3 MR. DAVIS: Yordy. Nope. Keach.

4 MR. KEACH: Here.

5 MR. DAVIS: Zobrist.

6 MR. ZOBRIST: Here.

7 MR. DAVIS: Sutter.

8 (No response.)

9 MR. KEACH: Okay. So we need a motion to
10 approve the minutes of our last meeting, which was in
11 July, July 28th.

12 MR. BARTON: I make a motion to approve the
13 minutes of July 28th.

14 MR. KEACH: We have a motion.

15 MR. ZOBRIST: Second.

16 MR. GEIL: Second.

17 MR. KEACH: And a second. All in favor say
18 aye.

19 ALL IN UNISON: Aye.

20 MR. KEACH: All opposed.

21 All right. Tonight we have one item on our
22 agenda. We've got a public hearing tonight, and, as
23 usual, we're going to have our counsel give us a few

1 pointers on public hearings.

2 MR. McGRATH: Thank you. A public hearing
3 is being held tonight pursuant to published notice.
4 Any person wishing to provide testimony before the
5 commission will be afforded an opportunity to do so
6 under oath or affirmation.

7 At the conclusion of the public hearing, the
8 plan commission will make its recommendation. The
9 plan commission makes recommendations only. The
10 village board is responsible for taking final action
11 on these matters.

12 MR. KEACH: Thank you. And so tonight we
13 have one item, Petition 25-07 SP. Subject property is
14 located at 925 Detroit Court. A petition has been
15 filed requesting a special use at this property. The
16 current zoning classification is I-1. The proposed
17 change would be I-1 with a special use allowing a
18 personal training/fitness business.

19 Is there anybody from the petitioner who
20 would like to stand up and speak to the case?

21 MR. SCHEFFLER: I'll start.

22 MR. KEACH: Okay. You need to be sworn in.

23 (Witness sworn.)

1 MR. KEACH: State your name and your
2 address.

3 MR. SCHEFFLER: Brian Scheffler.
4 Residential address is 1228 Wheatfield here in Morton,
5 and the business we're talking about is 925 Detroit
6 Court.

7 MR. KEACH: Okay.

8 MR. SCHEFFLER: Yeah. So I recently
9 acquired that property. I've kind of been leasing a
10 building in Morton for the past 15 years, been looking
11 to purchase a building, and finally found this one
12 very quickly. It was on the market for a day or two,
13 and I've been looking for a long time so I was pretty
14 lucky.

15 I own a video production company. We do a
16 lot of sports broadcasts for Bradley, the Peoria Civic
17 Center, a lot of other college athletics and
18 conferences.

19 The building is great. It's also a lot
20 bigger than I needed and was looking for so I'm -- on
21 my side I've been looking for other opportunities to
22 occupy the space, use the space, and make it
23 beneficial for me, for the village, for other

1 businesses.

2 So that's kind of where Marnie Dick here
3 comes into play with her business. She owns Training
4 Domain here in town and is very interested in using a
5 part of my building for that purpose. So I don't know
6 if you want me to go into a lot more details or ask
7 questions or how this would normally operate.

8 MR. KEACH: Well, if you're finished, we
9 could ask you some questions from the board.

10 MR. SCHEFFLER: Yeah. So, I mean, I'd love
11 to answer any question about the building itself.
12 Perhaps Marnie could answer questions about her
13 business operations, but from my perspective, I'd love
14 to make the building better and have it occupied and
15 used for her type of business.

16 MR. KEACH: Are there any questions from the
17 table?

18 MR. ZOBRIST: What are the business hours
19 expected? It's not a 24-hour --

20 MR. McGRATH: So just for procedural
21 consistency, if you want to ask her a question, we got
22 to have her sworn in and have her up at the
23 microphone.

1 MR. ZOBRIST: Do you know what the expected
2 business hours are?

3 MR. SCHEFFLER: So I can speak to my
4 business. I mean, generally we produce live sporting
5 events. They're in the evenings. I believe the
6 business in question would be operating primarily in
7 the early morning to midafternoon hours.

8 MR. GEIL: Question.

9 MR. SCHEFFLER: Yes.

10 MR. GEIL: Would your tenant then have
11 access to your full parking lot during their business
12 hours as far as the parking spaces go? It looks like
13 there are 46 of them. Would those all be available
14 for her?

15 MR. SCHEFFLER: Yeah. We haven't solidified
16 an exact number of how we'd divvy up parking spots,
17 but my business is incredibly small. I mean, at peak
18 we'd probably -- we at peak would have ten cars for my
19 business.

20 MR. GEIL: Okay.

21 MR. SCHEFFLER: And I don't think her
22 business would occupy a significant -- I mean, I still
23 think it would be under half occupancy of the parking

1 lot. And I don't believe that the traffic caused --
2 or the traffic with her business is going to be super
3 significant. I mean, her business operates on kind of
4 an appointment basement -- appointment basis. So it's
5 not a public gym where -- you know, a 24-hour fitness
6 type of thing. It's more of a by-appointment,
7 membership type of thing where there's not going to be
8 hundreds of cars in and out.

9 MR. BARTON: And appointments would start
10 and end about when?

11 MR. SCHEFFLER: I don't know that I can
12 answer that question without her speaking.

13 MR. KEACH: She can be sworn in and go to
14 the microphone.

15 (Witness sworn.)

16 MS. DICK: I use what's called Mindbody app,
17 and I -- my clients would -- I only allow so many
18 people coming in at a time because I'm personally
19 training them and/or a couple of my trainers would be
20 doing that. So I have only a set amount of 10 to 15,
21 depending on the hour, that can come in at a time. So
22 that is controlled completely by the app and by
23 myself.

1 So the time that they're in is usually a 45
2 minute to an hour time period, but they're there for
3 personal training, functional training, meal
4 accountability and planning.

5 MR. BARTON: And they start when?

6 MS. DICK: 4:30 is my first appointment that
7 I have for clients to be able to come in, and that
8 time slot is ten people. And then it's normally not
9 filled at ten that early, but then I usually train
10 until about the hour of 10:00 a.m., So the last
11 appointment is about 9:00 a.m. And then there's
12 one-on-one training throughout the day where it's
13 literally just one client and myself. I'm the only
14 one that does those.

15 Then we pick back up in the afternoon where
16 it's another 10 slots per hour where only 10 people
17 are allowed to come in, up to 15 at a time, depending
18 on that one particular time slot that I give a 15
19 spot, and that's just for a small, like, intimate
20 class that is for special needs or what have you,
21 elderly, silver sneakers.

22 MR. BARTON: Do you have evening classes
23 also?

1 MS. DICK: My last appointment is 5:30 p.m.,
2 so we're done at 6:30.

3 MR. KEACH: So you've made a point on the
4 application and this evening about how you only have
5 ten people.

6 MS. DICK: Ten per period. So my max that I
7 allow in is 20 people. Like, there's a 20 -- over
8 COVID there was only 10, but now we're at a 20 period,
9 like a 20 --

10 MR. KEACH: There's some overlap.

11 MS. DICK: Yeah, where there could be an
12 overlap. Let's say five are scheduled at -- excuse
13 me -- ten would be scheduled -- and this is the max.
14 This is at max. This isn't always the way it is, but
15 at max, say, if ten were allowed at 5:00 and then
16 maybe I allowed eight at 5:30. Again, depending on
17 the day, time, and how many trainers we have.

18 MR. KEACH: I wanted to kind of shift a
19 question over to the city. Is that something that is
20 important to the city that there only be 10 to 20
21 people there at a time on this property? I mean, did
22 you guys -- is that something that's --

23 MR. DAVIS: We're concerned about making

1 sure that all the uses at a certain property have
2 enough off-street parking to provide enough for their
3 uses so that we're not creating a negative impact. So
4 in terms of the available parking on the lot, I think
5 it's sufficient.

6 MS. KNEPP: I think sometimes too we may be
7 concerned with traffic, right, if all the classes
8 start and end at the same time and you've got a big
9 influx of people going in or out, but I feel like in
10 that location I don't know that there would be a
11 traffic concern regardless of how many people were
12 going in and out.

13 And as far as parking goes, I mean, I feel
14 like there's plenty of spots, and I would expect that,
15 given that Training Domain is almost 50 percent of
16 that that they should be allowed at least 50 percent
17 of the spots to have adequate parking.

18 MR. DAVIS: There's one other thing as well
19 that kind of helps support everything. We'll issue a
20 zoning permit for basically all the uses here in town.
21 So we will document everything for any business or
22 usage here in town that will just help solidify the
23 plan before we create some sort of issue as well.

1 MR. KEACH: Should that be part of the
2 zoning, the special use, is the limited number of
3 parking -- number of users?

4 MR. DAVIS: I mean, in terms of -- I think
5 we just need to basically solidify that we have enough
6 parking for the uses in terms of if another use were
7 to come into the space, we would have to issue a
8 zoning permit before they could occupy it anyway. So,
9 I mean, as long as we would have enough adequate
10 parking for this use --

11 MS. KNEPP: Right. So we don't have to
12 specify a number; we can just say ensure there's
13 adequate parking.

14 MR. KEACH: The special use is good forever
15 basically. So, I mean, if Training Domain leaves, it
16 could turn it into a different kind of gym, which
17 maybe has more parking.

18 MR. DAVIS: We have to make sure that they
19 have enough parking based on what that future use
20 would be before they occupy.

21 MS. KNEPP: Yeah.

22 MR. DAVIS: You have to have a zoning permit
23 before you can get utilities or occupy the space, have

1 a life safety plan.

2 MS. KNEPP: So they'd have to go through an
3 assessment again with you guys. And, plus, isn't it a
4 year -- if it goes empty for a year then the special
5 use goes away?

6 MR. McGRATH: Yes.

7 MR. SCHEFFLER: Can I ask you a question? I
8 mean, we're talking very long term, but I guess I was
9 under the assumption that the special use would be
10 particular to her business, but you guys are saying
11 it's allocated to the building itself?

12 MR. McGRATH: That's correct.

13 MS. DICK: Unless it was empty for one year?

14 MR. McGRATH: Correct.

15 MR. KEACH: Any more questions for the
16 petitioners?

17 MR. BARTON: I had a question. How long is
18 your lease?

19 MR. SCHEFFLER: We're currently discussing a
20 ten year.

21 MR. KEACH: If no further questions, you
22 guys can --

23 MR. SCHEFFLER: Thank you.

1 MR. KEACH: -- sit down.

2 MS. DICK: Thanks.

3 MR. KEACH: And we ask at this point if
4 there's anybody in the audience who would like to make
5 a public comment. Please be sworn in.

6 (Witness sworn.)

7 MR. KEACH: State your name and address.

8 MR. UNZICKER: Mike Unzicker. We have a
9 business at 937 Detroit Avenue, which is right close.
10 I can tell you, I've known Mark and Marnie for a long
11 time. They're good operators.

12 When that was an auto repair location, 50
13 cars is nothing in there compared to what it was. Her
14 20 cars, 15, whatever they're going to have is not
15 going to be any big deal.

16 An empty building is not a good building,
17 and for somebody like them to be in our neighborhood,
18 I'd love to see it. I'd love to have them as our
19 neighbors. So that's it.

20 MR. BARTON: That's good to hear.

21 MS. DICK: Thank you, Mike.

22 MR. KEACH: Any questions for Mr. Unzicker?
23 Okay. Discussion around the table.

1 MR. GEIL: I've got a question for Zack.
2 The property to the north there, am I correct in
3 assuming that that is I-1 that also has a special use
4 permit, the other impact -- the other fitness
5 facility?

6 MR. DAVIS: Yep. So Impact has got a
7 special use, as does the old Gold's now Titan Fitness.
8 That's a special use in I.

9 MR. GEIL: Okay.

10 MR. KEACH: Anything else? If not, I would
11 entertain -- well, at this point we close the public
12 hearing. I did that before this table discussion. So
13 I'd entertain a motion.

14 MR. ZOBRIST: I make a motion to approve
15 petition 25-07 SP.

16 MR. AUPPERLE: Second.

17 MR. KEACH: We have a motion and a second.
18 We need a roll call.

19 MR. DAVIS: Knepp.

20 MS. KNEPP: Yes.

21 MR. DAVIS: Ritterbusch.

22 (No response.)

23 MR. DAVIS: Geil.

1 MR. GEIL: Yes.

2 MR. DAVIS: Keach.

3 MR. KEACH: Yes.

4 MR. DAVIS: Zobrist.

5 MR. ZOBRIST: Yes.

6 MR. DAVIS: Aupperle.

7 MR. AUPPERLE: Yes.

8 MR. DAVIS: Barton.

9 MR. BARTON: Yes.

10 MR. KEACH: Okay. So that moves on to the
11 village board, and that's the last thing we have on
12 the agenda, I believe. So unless there's any comments
13 from the village tonight --

14 MR. HILLIARD: No thank you.

15 MR. KEACH: -- do we have a motion to
16 adjourn?

17 MS. KNEPP: I'll make a motion to adjourn.

18 MR. GEIL: Second.

19 MR. KEACH: All in favor.

20 ALL IN UNISON: Aye.

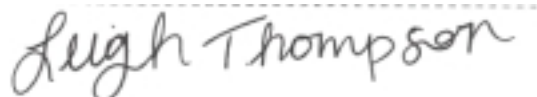
21 MR. KEACH: All opposed. Thank you very
22 much.

23 (Proceedings concluded at 7:15 p.m.)

1 CERTIFIED SHORTHAND REPORTER'S CERTIFICATE

2
3 I, Leigh C. Thompson, CSR, RPR, a Certified
4 Shorthand Reporter in and for the State of Illinois,
5 and the Certified Shorthand Reporter who reported the
6 proceedings had on said day in this cause, do hereby
7 certify that the foregoing transcript of proceedings
8 is a true and complete transcript of proceedings had
9 on said day in this cause.

10 IN TESTIMONY WHEREOF, I have hereunto set my
11 hand this 28th day of August, A.D. 2025.

12
13 A handwritten signature in cursive script that reads "Leigh Thompson". The signature is written in dark ink and is positioned above the printed name and title.

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