

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, JULY 1, 2019
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 – June 17, 2019
 - B. Approval of Bills.
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
 - A. Ordinance 20-06 - An Ordinance Making Amendments Regarding Cannabis Businesses to Title 3 of the Morton Municipal Code.
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Ordinance 20-07 - An Ordinance Making Amendments Regarding Cluster Box Units to Title 11 of the Morton Municipal Code.
 - B. Resolution 12-20 - A Resolution Repealing Resolution 01-20 Re: Pocket Park Proposal.
- XVI. PLANNING AND ZONING OFFICER**
 - A. Special Use Petition #19-07 SP - 445 E. Birchwood St.
 - B. Ordinance 20-08 - An Ordinance Making Amendments Regarding Variances in the Interstate Corridor to Chapter 10 of Title 10 of the Morton Municipal Code.
 - C. Ordinance 20-09 - An Ordinance Making Amendments Regarding Solar Energy Systems to Chapter 4 of Title 10 of the Morton Municipal Code.
 - D. Preliminary and Final Plats - Fieldstone Subdivision.
- XVII. VILLAGE TRUSTEES**
 - A. Trustee Blunier
 - B. Trustee Leitch
 - C. Trustee Leman
 - D. Trustee Menold
 - E. Trustee Newman
 - 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., JUNE 17, 2019**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. The Clerk (Administrator Smick - Acting Clerk) called the roll, with the following members present: Leitch, Leman, Menold – 3.

PUBLIC HEARING – None.

PRESENTATIONS – None.

PUBLIC COMMENT – None.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – June 3, 2019
- B. Approval of Bills

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

Yes: Kaufman, Leitch, Leman, Menold – 4.

No: None.

Absent: Blunier, Newman, Parrott – 3.

VILLAGE ADMINISTRATOR

Administrator Smick presented a Building Improvement Grant application recommendation from the Business District Commission for Manito Transport. She noted that Manito Transport will be occupying a small building on the former Star Transport lot and they are applying for a grant for signage for the building. The recommended grant amount is \$2,865.50. Trustee Leman moved to approve. Motion was seconded by Trustee Leitch and approved with the following roll call vote:

Yes: Kaufman, Leitch, Leman, Menold – 4.

No: None.

Absent: Blunier, Newman, Parrott – 3.

DIRECTOR OF PUBLIC WORKS

DPW Loudermilk requested acceptance of bid for the Nebraska Ave. Improvements Project in the amount of \$448,870.60 and award of contract for same to Otto Baum Co., Inc. He noted that these improvements include all new curb and sidewalk on Nebraska from Jackson to Polk. Trustee Leitch moved to approve. Motion was seconded by Trustee Leman and approved with the following roll call vote:

Yes: Kaufman, Leitch, Leman, Menold – 4.

No: None.

Absent: Blunier, Newman, Parrott – 3.

VILLAGE TRUSTEES

LEITCH – Nothing to report.

LEMAN – Nothing to report.

MENOLD – Nothing to report.

ADJOURNMENT

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

ATTEST:

PRESIDENT

VILLAGE CLERK

ORDINANCE NO. 20-06

**AN ORDINANCE MAKING AMENDMENTS REGARDING CANNABIS BUSINESSES
TO TITLE 3 OF THE MORTON MUNICIPAL CODE**

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, on June 25, 2019, the State of Illinois adopted the Cannabis Regulation and Tax Act as Public Act 101-0027; and

WHEREAS, paragraph 5 of Section 55-25 of the Cannabis Regulation and Control Act authorizes units of local government to “enact ordinances to prohibit or significantly limit a cannabis business establishment’s location;” and

WHEREAS, the Corporate authorities of the Village of Morton in exercise of the power reserved to them under the Cannabis Regulation and Tax Act desire to adopt certain regulations to prohibit the location of cannabis business establishments within the Village of Morton.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Title 3 of the Morton Municipal Code is hereby amended by inserting a new Chapter 29 which shall be as follows:

**CHAPTER 29
CANNABIS BUSINESS ESTABLISHMENTS**

3-29-1: DEFINITIONS. For the purpose of this Chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, dispensing organization, or transporting organization.

CRAFT GROWER: A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization.

CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, process, transport (unless otherwise limited by the Cannabis Regulation and Tax Act), and perform other necessary activities to provide cannabis and cannabis-infused products to cannabis business establishments.

DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies under this Act to purchasers or to qualified registered medical cannabis patients and caregivers. As used in this Chapter dispensing organization shall include a registered medical cannabis organization as defined in the Compassionate Use of Medical Cannabis Pilot Program Act or its successor Act that has obtained an Early Approval Adult Use Dispensing Organization License.

PROCESSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product.

TRANSPORTING ORGANIZATION: An organization or business that is licensed by the Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under Community College Cannabis Vocational Training Pilot Program.

3-29-2: CANNABIS BUSINESS ESTABLISHMENTS PROHIBITED. Pursuant to the authority reserved to the Village of Morton under Section 55-25 of the Cannabis Regulation and Tax Act, the Village of Morton does hereby prohibit all cannabis business establishments within the Village of Morton. No cannabis business establishment may operate within the Village of Morton at any time.

3-29-3: PENALTY. Failure to comply with any requirements of this Chapter shall constitute a violation; and any person, upon conviction thereof, shall be fined no less than \$250.00 but no more than \$750.00 for each offense. Each day the violation continues shall constitute a separate offense.

BE IT FURTHER ORDAINED that if any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall take effect 10 days after publication thereof as provided by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this ____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this ____ day of _____, 2019.

President

ATTEST:

Village Clerk

ORDINANCE NO. 20-07

**AN ORDINANCE MAKING AMENDMENTS REGARDING CLUSTER BOX UNITS TO TITLE 11 OF THE
MORTON MUNICIPAL CODE**

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, the Village of Morton desires to amend the Village Code to provide regulation for centralized mail delivery boxes, or “cluster box units;”

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 11-1-5 of the Morton Municipal Code is hereby amended by inserting a new definition which shall read as follows:

CLUSTER BOX UNIT: A freestanding, pedestal-mounted outdoor mailbox containing individually locked mailboxes and parcel compartments, as approved by the United State Postal Service, along with associated equipment and infrastructure necessary to site the mailbox. The equipment includes, but is not limited to, a concrete pad or pads, lighting equipment and a shelter or similar overhanging structure.

BE IT FURTHER ORDAINED that Section 11-3-3(c)(3) of the Morton Municipal Code is hereby amended by inserting a new subparagraph (f) which shall be as follows:

(f) Location and size of any areas to be reserved for cluster box units.

BE IT FURTHER ORDAINED that Section 5(B)(3) of Chapter 3 of Title 11 of the Morton Municipal Code is hereby amended by adding a new subsection (j) which shall read as follows:

(j) Location of a private lot or outlot to be used for the purpose of the construction and placement of equipment and infrastructure associated with a cluster box unit.

BE IT FURTHER ORDAINED that Chapter 4 of Title 11 of the Morton Municipal Code is hereby amended by adding a Section 7 which shall read as follows:

11-4-7: Cluster Box Unit:

(A) Cluster box unit(s) shall be installed by the developer of any subdivision approved by the Village of Morton on or after July 1, 2019.

(B) All cluster box units shall be designed, constructed, installed and maintained in accordance with all applicable rules and regulations of the United States Postal Service.

(C) In addition to the standards and specifications set forth by the United States Postal Service, the Village of Morton requires that a subdivider shall:

1. Accompany all cluster box units with lighting which shall illuminate the cluster box unit and routes of ingress and egress thereto from dusk until dawn at or above a minimum illumination of 0.4-foot candles.
2. Cause any cluster box unit to comply with any applicable standards set forth by the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101, *et seq.*
3. Place a cluster box unit on a privately held lot or outlots. Cluster box units may not be placed on public property.
4. Locate cluster box units in a method and manner to prevent disrupting sight lines for motorists.
5. Locate cluster box units on streets which are not designated as arterial or collector streets on the official planning map of the Village of Morton.
6. Locate cluster box units at a site approved by the Village of Morton and not on a site determined by the Village of Morton to present a safety hazard for pedestrians, vehicular traffic or the public at large.

BE IT FURTHER ORDAINED that Chapter 4 of Title 11 of the Morton Municipal Code is hereby amended by adding a new Section 9 which shall read as follows:

**TITLE 11
CHAPTER 4**

11-4-9: OWNERSHIP AND MAINTENANCE OF CLUSTER BOX UNITS: All cluster box units shall be owned and maintained by the subdivider of the subdivision during the development of the subdivision and it shall be a condition of the guaranty provided to the Village of Morton pursuant to Section 11-3-6 of the Morton Municipal Code, that the subdivider maintain the cluster box unit for the duration of the subdividers' ownership thereof. The subdivider's guaranty shall not be released in accordance with provisions of Section 11-3-6 until such time as the subdivider has transferred ownership of the cluster box unit to a homeowner's association of which the residents who are provided mail delivery at the cluster box unit are members. Thereafter, the homeowner's association shall be responsible for the maintenance of the cluster box unit. The cluster box unit shall

be maintained by the owner at all times. In good working order. It shall be a violation of this Section for any cluster box unit to have chipped or peeling paint, broken concrete, inadequate or inoperable lighting, damaged or broken mailboxes or parcel compartments. Any person who owns a cluster box unit who fails to maintain the cluster box unit in good working order, or otherwise violates any provision of this section, shall be subject to a fine of not less than fifty dollars (\$50.00) and not more than seven hundred fifty dollars (\$750.00) per day with each day in which a violation exists being a separate offense.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

BE IT FURTHER ORDAINED that if any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall take effect 10 days after publication thereof as provided by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk

RESOLUTION NO. 12-20

RESOLUTION REPEALING RESOLUTION 01-20

WHEREAS, the Morton Chamber of Commerce has proposed the construction of a small “pocket park” at the Northwest corner of the intersection of First Avenue and Jefferson Street; and

WHEREAS, on May 6, 2019, the Board of Trustees adopted resolution 01-20 Authorizing Acceptance of the Morton Pocket Park Proposal from Farnsworth Group; and

WHEREAS, Farnsworth Group has determined that it is not practical to construct the pocket park solely within the limits of the existing Village right-of-way, and therefore the acquisition of real estate adjoining the public right-of-way at the Northwest corner of the intersection of First Avenue and Jefferson Street is necessary; and

WHEREAS, the Village of Morton does not desire to fund the construction of permanent improvements for the pocket park unless that real estate upon which the permanent improvements are to be constructed is owned by the Village of Morton; and

WHEREAS, the property owner of the real estate necessary for the construction of the pocket park has yet to commit to the transfer of the necessary real estate to the Village of Morton.

WHEREAS, unless and until ownership of all necessary real estate for the construction of the pocket park is obtained by the Village of Morton, the Village of Morton no longer desires to contract with Farnsworth Group for professional services necessary to obtain a refined concept plan and 3D modeling rendering views of the proposed pocket park.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Resolution 01-20 adopted on May 6, 2019 is hereby repealed in its entirety.

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 _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk

AGENDA
PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, JUNE 24, 2019
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

I. Call to Order / Roll Call

II. Approval of Minutes

Regular Meeting – May 28, 2019

III. Public Hearing(s):

Petition No. 19-07 SP: Subject property is located at 445 E. Birchwood St. This is currently zoned I-1 / Special Use. The current Special Use allows for outdoor storage. The requested zoning is for I-1 / Special Use that would allow for a personal training facility.

Staff Comment: Good location, fits with the other uses on the property.

- 1) AN ORDINANCE MAKING AMENDMENTS REGARDING RESIDENTIAL DRIVEWAYS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE
- 2) AN ORDINANCE MAKING AMENDMENTS REGARDING VARIANCES IN THE INTERSTATE CORRIDOR TO CHAPTER 10 OF TITLE 10 OF THE MORTON MUNICIPAL CODE
- 3) AN ORDINANCE MAKING AMENDMENTS REGARDING SOLAR ENERGY SYSTEMS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE

IV. Other Business:

- 1) PRELIMINARY PLAT FIELDSTONE, SECTION FOUR
- 2) FINAL PLAT FIELDSTONE, SECTION FOUR

V. Roger Spangler:

VI. Adjourn

MORTON PLAN COMMISSION
MINUTES-JUNE 24, 2019

The Plan Commission met on Monday, June 24, 2019, at the Freedom Hall, at 7:00 P.M., Chairman Ferrill presiding. Present: Ritterbusch, Ferrill, Keach, Smock, Zobrist, Fick and Geil. Absent: Knepp and Deweese. Also, in attendance: Trustee Rod Blunier and Attorney Pat McGrath.

Fick made a motion to approve the minutes from the May 28, 2019 meeting. Keach seconded them. With a voice roll call, they were unanimously approved.

Public Hearing(s):

Petition No. 19-07 SP: Subject property is located at 445 E. Birchwood St. This is currently zoned I-1 / Special Use. The current Special Use allows for outdoor storage. The requested zoning is for I-1 / Special Use that would allow for a personal training facility. The petitioner, Paul Dowl presented his case. Mr. Dowl stated he felt this was a central location that would be beneficial to our active community. Mr. Dowl also stated that there is enough parking on site. With little discussion, a motion to approve was made by Zobrist. A second to approve was made by Ritterbusch, followed by a vote to approve.

Keach	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Petition No. 19-07 SP: Approved

- 1) AN ORDINANCE MAKING AMENDMENTS REGARDING RESIDENTIAL DRIVEWAYS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE. Attorney McGrath requested that this be tabled until the next meeting. A motion to table was made by Keach. A second to table was made by Fick, followed by a vote to table.

Keach	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Approved

- 2) AN ORDINANCE MAKING AMENDMENTS REGARDING VARIANCES IN THE INTERSTATE CORRIDOR TO CHAPTER 10 OF TITLE 10 OF THE MORTON MUNICIPAL CODE. A brief summary was given by Attorney McGrath. A motion to approve was made by Keach. A second to approve was made by Zobrist, followed by a vote to approve.

Keach	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Approved

3) AN ORDINANCE MAKING AMENDMENTS REGARDING SOLAR ENERGY SYSTEMS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE. A brief summary was given by Attorney McGrath. A motion to approve was made by Geil. A second to approve was made by Smock, followed by a vote to approve.

Keach	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Approved

Other Business:

1) PRELIMINARY PLAT FIELDSTONE, SECTION FOUR

2) FINAL PLAT FIELDSTONE, SECTION FOUR. Brad Marks gave a summary of the plans for this section of Fieldstone. Noting there is an easement for the new postal boxes. Also noting that IDOT will approve these plans as well due to this section connecting to Jackson St. With little discussion, a motion to approve The Preliminary and Final Plat Fieldstone, Section Four was made by Ritterbusch. A second to approve was made by Zobrist, followed by a vote to approve.

Keach	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Approved

Roger Spangler: Not in attendance

With no further business, Zobrist made a motion to adjourn, seconded by Keach followed by a unanimous vote to adjourn.

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number 19-07 SP Date 6-3-19

1. Legal Description: CrossFit Bruin

Street Address: 445 E. BIRCHWOOD ST. Suite E.

2. Area of subject property: _____ sq. ft. or 4.72 Ac.

3. Present land use: RENTAL STORE, STORAGE

Proposed land use or special use: PERSONAL TRAINING FACILITY

Requested zoning change: from 1-1 S District to 1-1 S District

4. Surrounding zoning districts: North R-2/R-4 East B-3 South R-S/R-2 West R-1/R-2
B-3

5. Subject property is owned by:

Name: David Knies

Address: 445 E. Birchwood mountain

(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. List names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition):

SEE ATTACHED LIST

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:

ZONING MAP

SITE PLAN

9. Petitioners' Signature:
Name (printed)

Address (printed)

Signature

Paul Dowd

501 E. Polk St.

[Signature]

Heather Dowd

501 E. Polk St.

Heather Dowd

Dave Knies

312 Ken St

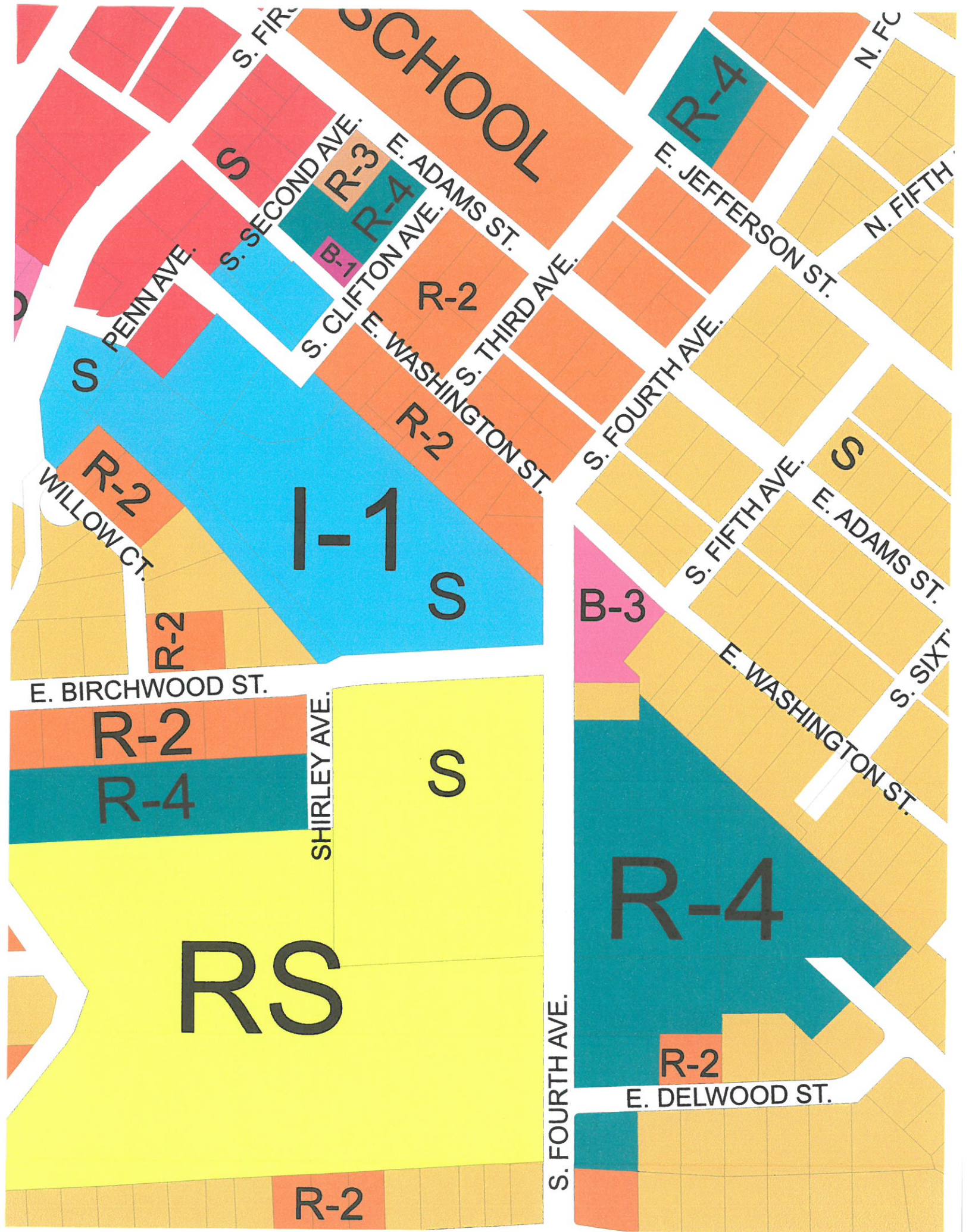
[Signature]

Reasons why this special permit will not adversely affect any surrounding neighbors or businesses.

1. There will be no disturbances to any of the surrounding neighbors or businesses in regards to noise. The volume level of our activities will not exceed that of which any areas will be able to hear.
2. Parking will not be an issue due to the building's adequate parking lot we will not be using street parking around the building. So, there shall not be any issues of this business infringing on anyone else's property areas.
3. Our presence in the community will be known due to the nature of CrossFit it is a highly community driven entity. That is one of the most special things about CrossFit. Not only is it the best strength and conditioning method for living a full and healthy life, but it is bound by community. It has often been stated that CrossFit is a way of life more than a fitness program.
4. This business will also help the surrounding local business due to the relationships built within the gym always seem to expand into group gatherings at local restaurants, parks, and local events that are being held within the community.
5. I believe by allowing this Special use Permit to be granted we would not only be adding a great health and wellness program to the community, but also be strengthening the relationships within our already great community. Helping Morton continue to flourish as the premier town to live.
6. Finally, our goal with creating this business is to grow a healthy, happy community that strives in helping one another, and growing as individuals as much as a community. There is too many positives to list from being able to own your fitness, fight today's chronic diseases hitting the world, push off the nursing home, and overall just increasing the value of one's life. So I know by adding CrossFit to this area will not only not disturb or infringe on anyone, but it has the vast potential to greatly increase their quality of life!

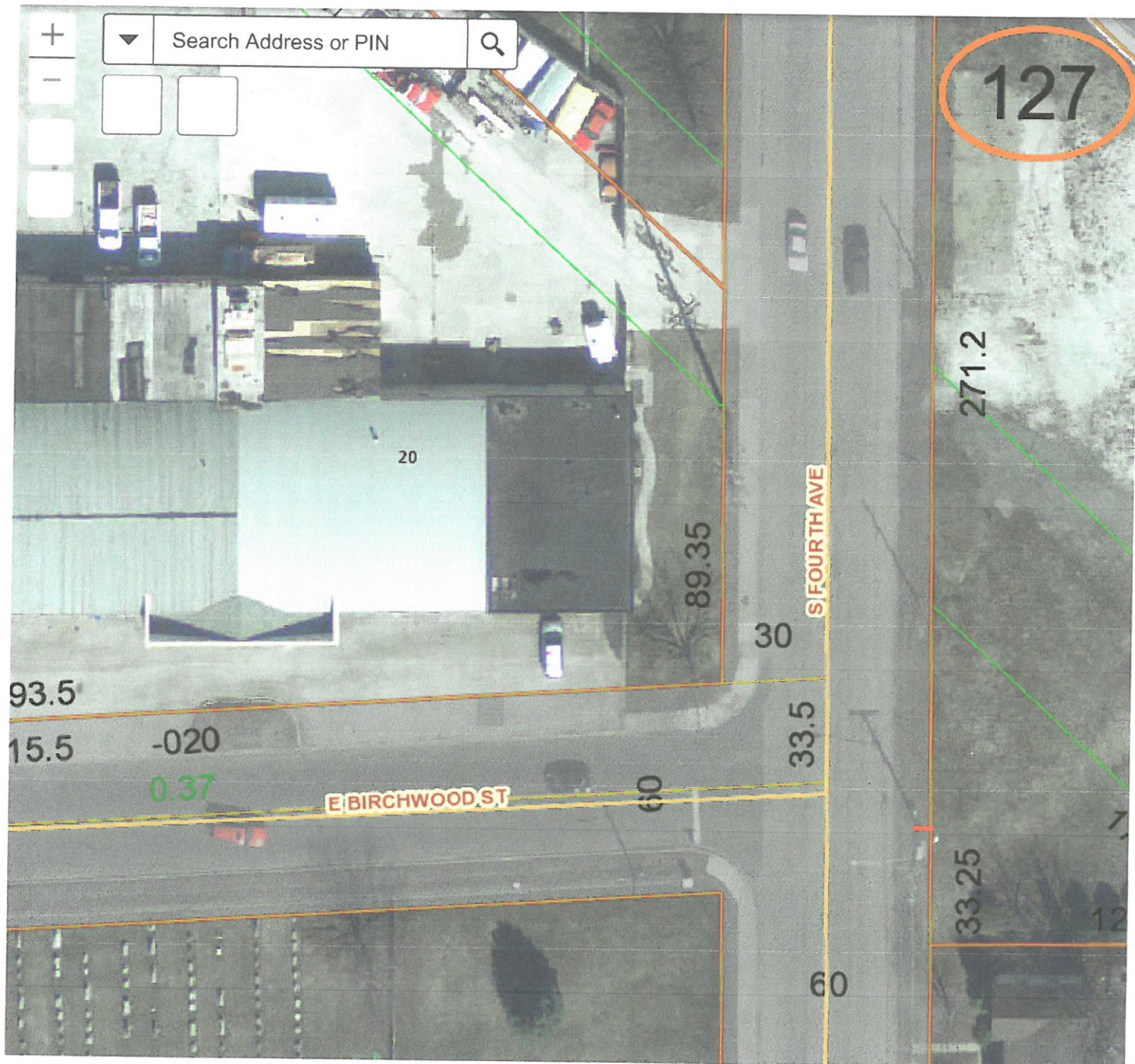
Thank You for your time and consideration,

Paul & Heather Dowl





Tazewell County GIS Viewer



0 20 40ft





	Name	Address 1	City	State	Zip	Street	Apartment
PO	SCHUCK, NICHOLAS	25082 COOPER RD	MORTON	IL	61550-9446	206 S 3RD AVE	
	JORDAN, ANTHONY DEPALMA & HANNAH	206 S 3RD AVE	MORTON	IL	61550-2157	206 S 3RD AVE	
PO	DRAEAR, DOUG & CHERYL	PO BOX 1017	TREMONT	IL	61568-1017	210 S 3RD AVE	
	PETRUC, SAM	210 S 3RD AVE	MORTON	IL	61550-2157	210 S 3RD AVE	
	GLASS, JERAMIE & AMANDA	213 S 3RD AVE	MORTON	IL	61550-2156	213 S 3RD AVE	
	HOOLEY, SARAH & CHAD	25023 COOPER RD	MORTON	IL	61550-9467	209 S 4TH AVE	
	FLYNN, TAMMY	210 S 4TH AVE	MORTON	IL	61550-2150	210 S 4TH AVE	
	RAY, LORI & TERRY	213 S 4TH AVE	MORTON	IL	61550-2149	213 S 4TH AVE	
PO	WORMINGTON, KEN & MARCIE	416 S MISSOURI AVE	MORTON	IL	61550-2724	214 S 4TH AVE	
	SLOCUM, DARCI A	214 S 4TH AVE	MORTON	IL	61550-2150	214 S 4TH AVE	
PO	VOLPERT, JACLYN	1819 GREENFIELD DR	MORTON	IL	61550-3174	301 S 4TH AVE	
	KUSAY, MALERIE	301 S 4TH AVE	MORTON	IL	61550-1962	301 S 4TH AVE	
	PHILLIPS-COLVER, CAROL	305 S 4TH AVE	MORTON	IL	61550-1962	305 S 4TH AVE	
	CURRY, CAROL & EDWARD	310 S 4TH AVE	MORTON	IL	61550-1935	310 S 4TH AVE	
	BLUE SPRUCE APARTMENTS	1609 W DETWEILLER DR STE 200	PEORIA	IL	61615-1604	500 S 4TH AVE	BLDG A,B,C
	HAUK, JANET	211 S 5TH AVE	MORTON	IL	61550-2145	211 S 5TH AVE	
	MENOLD, TY J	215 S 5TH AVE	MORTON	IL	61550-2145	215 S 5TH AVE	
	RESPRESS, ROBIN	400 E BIRCHWOOD ST	MORTON	IL	61550-2507	400 E BIRCHWOOD ST	
PO	PARROTT, GAYLE & SAM	PO BOX 426	MORTON	IL	61550-0426	405 E BIRCHWOOD ST	
	TORRES, SAUL	405 E BIRCHWOOD ST	MORTON	IL	61550-2561	405 E BIRCHWOOD ST	
	MARSHALL, LEONARD & VEDA	408 E BIRCHWOOD ST	MORTON	IL	61550-2507	408 E BIRCHWOOD ST	
	WOHLERT, DONALD	413 E BIRCHWOOD ST	MORTON	IL	61550-2561	413 E BIRCHWOOD ST	
	LEGEL, TAMMY L & DAVID D	416 E BIRCHWOOD ST	MORTON	IL	61550-2507	416 E BIRCHWOOD ST	
	FERNANDEZ, SALVADOR	419 E BIRCHWOOD ST	MORTON	IL	61550-2561	419 E BIRCHWOOD ST	
PO	KNIEP, DAVE	312 KEN AVE	MORTON	IL	61550-1325	425 E BIRCHWOOD ST	
	MORTON RENTALS LLC	921 E WAR MEMORIAL DR	PEORIA HEIGHTS	IL	61616-7655	425 E BIRCHWOOD ST	
PO	KNIEP, DAVE	312 KEN AVE	MORTON	IL	61550-1325	445 E BIRCHWOOD ST	STE A
PO	KNIEP, DAVE	312 KEN AVE	MORTON	IL	61550-1325	445 E BIRCHWOOD ST	STE E
PO	KNIEP, DAVE	312 KEN AVE	MORTON	IL	61550-1325	445 E BIRCHWOOD ST	
	MORTON RENTALS LLC	921 E WAR MEMORIAL DR	PEORIA HEIGHTS	IL	61616-7655	445 E BIRCHWOOD ST	STE A
	MORTON RENTALS LLC	921 E WAR MEMORIAL DR	PEORIA HEIGHTS	IL	61616-7655	445 E BIRCHWOOD ST	STE E
	MORTON RENTALS LLC	921 E WAR MEMORIAL DR	PEORIA HEIGHTS	IL	61616-7655	445 E BIRCHWOOD ST	
PO	MCNALLY, ANDREA & GRAHAM	640 NORTHERN OAKS DR	GROVELAND	IL	61535-9607	208 S CLIFTON AVE	
	SIMMONS, DANYALE & KIMBERLY	12406 N BRENTFIELD DR	DUNLAP	IL	61525-9328	208 S CLIFTON AVE	
PO	MCNALLY, ANDREA & GRAHAM	640 NORTHERN OAKS DR	GROVELAND	IL	61535-9607	212 S CLIFTON AVE	
	LAMPRECHT, NICHOLAS ALAN	212 S CLIFTON AVE	MORTON	IL	61550-2034	212 S CLIFTON AVE	
PO	RAPP DDS, PHILIP	213 S CLIFTON AVE	MORTON	IL	61550-2033	213 S CLIFTON AVE	
	R TODD KRUEGER & ASSOCIATES	213 S CLIFTON AVE	MORTON	IL	61550-2033	213 S CLIFTON AVE	
	AUPPERLE, WM & SONS	190 E WASHINGTON ST	MORTON	IL	61550-1969	300 S CLIFTON AVE	
	CLOYD PLUMBING INC	PO BOX 5175	MORTON	IL	61550-5175	107 PENN AVE	
PO	LITERSKY, STACY	18 OKLAHOMA CT	MORTON	IL	61550-3014	108 PENN AVE	
	METRO-AUTO SALES	108 PENN AVE	MORTON	IL	61550-1943	108 PENN AVE	
	SAB07 LLC	225 S MAPLE ST	MORTON	IL	61550	109 PENN AVE	
	AUPPERLE CONSTRUCTION	190 E WASHINGTON ST	MORTON	IL	61550-1969	110 PENN AVE	
	MORTON, VILLAGE OF	PO BOX 28	MORTON	IL	61550-0028	120 PENN AVE	
	AMEREN CILCO	PO BOX 66149	SAINT LOUIS	MO	63166-6149	200 PENN AVE	
	AUPPERLE & SONS, WM	190 E WASHINGTON ST	MORTON	IL	61550-1969	190 E WASHINGTON ST	
PO	AUPPERLE LAND TRUST	190 E WASHINGTON ST	MORTON	IL	61550-1945	200 E WASHINGTON ST	
	KLUNK, ALAN J	200 E WASHINGTON ST	MORTON	IL	61550-1947	200 E WASHINGTON ST	
PO	CLIFTON PLACE LLC	1025 FLORENCE AVE	PEKIN	IL	61554-3036	201 E WASHINGTON ST	APT 4
	AUPPERLE LAND TRUST	190 E WASHINGTON ST	MORTON	IL	61550-1945	202 E WASHINGTON ST	
PO	SCHWENK, ANDREW	27110 ALLENTOWN RD	TREMONT	IL	61568-9496	214 E WASHINGTON ST	
	CHIONE, MEAGHAN	214 E WASHINGTON ST	MORTON	IL	61550-1947	214 E WASHINGTON ST	
	STEDMAN, JON	216 E WASHINGTON ST	MORTON	IL	61550-1947	216 E WASHINGTON ST	
	MAYEUR, JANA	220 E WASHINGTON ST	MORTON	IL	61550-1947	220 E WASHINGTON ST	
PO	BRUSO, SCOTT	405 E TYLER ST	MORTON	IL	61550-1657	300 E WASHINGTON ST	
	ROBBINS, JUSTIN	300 E WASHINGTON ST	MORTON	IL	61550-1949	300 E WASHINGTON ST	
PO	DRAEAR, DOUG & CHERYL	PO BOX 1017	TREMONT	IL	61568-1017	301 E WASHINGTON ST	
	RELIFORD, RYAN	301 E WASHINGTON ST	MORTON	IL	61550-1948	301 E WASHINGTON ST	
PO	BOUCHEZ, DEBRA	315 TREASURE ST	BARTONVILLE	IL	61607-1659	304 E WASHINGTON ST	
	BOUCHEZ, DEBRA	315 TREASURE ST	BARTONVILLE	IL	61607-1659	304 E WASHINGTON ST	
	GAVIN, KATHERINE	308 E WASHINGTON ST	MORTON	IL	61550-1949	308 E WASHINGTON ST	
	PREE, LAUREN	312 E WASHINGTON ST	MORTON	IL	61550-1949	312 E WASHINGTON ST	
	AMEREN ILLINOIS	PO BOX 66892	SAINT LOUIS	MO	63166-6892	420 E WASHINGTON ST	
	EATON, THOMAS E	211 E CRESTWOOD ST	MORTON	IL	61550-2510	500 E WASHINGTON ST	

ORDINANCE NO. 20-08

**AN ORDINANCE MAKING AMENDMENTS REGARDING VARIANCES IN THE INTERSTATE
CORRIDOR TO CHAPTER 10 OF TITLE 10 OF THE MORTON MUNICIPAL CODE**

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, notice has been duly published according to law, and a public hearing has been held pursuant to law regarding changes to the available variances for property within the interstate corridor; and

WHEREAS, the Morton Plan Commission has duly transmitted its recommendations to the President and Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 10-10-2(C)(4)(m) is hereby amended by interlineation with additions shown in underlined font and deletions shown in strikethrough font:

10-10-2: Procedures for Zoning Administration.

...

(C) Variation Procedure.

...

4. The following situations, and only those situations, are permissible areas in which variations from the regulations of this Title are allowed to be granted by the Zoning Board of Appeals when in accordance with the standards established in this Section:

...

- m) To permit only the following types of variances for property located in an interstate corridor:
 1. Sign regulations;
 2. Side, rear, and front yard setbacks for lots of record (less than one acre) existing at the time of adoption of Ordinance 94-31; and

3. Side, rear, and front yard setbacks for structures as described in Title 10, Chapter 4, Subsection 7(H)2.
4. Required lot size and/or minimum frontage width as set forth in Title 10, Chapter, 4, Subsection 7(H)(B)

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk

ORDINANCE NO. 20-09

**AN ORDINANCE MAKING AMENDMENTS REGARDING SOLAR ENERGY SYSTEMS TO CHAPTER 4
OF TITLE 10 OF THE MORTON MUNICIPAL CODE**

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, the President and Board of Trustees desire to amend Chapter 4 of Title 10 of the Village Code of the Village of Morton to revise regulations regarding solar energy systems.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 10-4-18 Paragraphs (C) and (D) are hereby amended in the following manner, with deletions shown in strikethrough font and additions shown in underlined font:

10-4-18 **Solar Energy Systems:**

...

(C) Permitted Ground Mount and Roof Mount SES: Ground Mount SES shall be permitted as an accessory use in all zoning districts where there is a principal structure. Roof Mount SES shall be ~~a special use~~ permitted in all zoning districts and shall only be located on a principal structure only. A building permit shall be required to construct a ground mount or roof mount SES. ~~An application shall be submitted to the Village Plan Commission in compliance with Title 10 Chapter 10 of the Morton Municipal Code and in addition to all requirements of Title 10 Chapter 10~~ The following additional information shall be provided with the building permit application to demonstrate compliance with the following restrictions:

1. Height:

- (a) Building or roof mounted solar energy systems shall not exceed the maximum allowed height for principal structures in any zoning district.
- (b) Ground or pole-mounted solar energy systems shall not exceed the maximum permitted ~~height~~ height for an accessory structure when oriented at maximum tilt.
- (c) Ground mounted solar energy systems may not be placed in the front yard.

2. Setbacks:

- (a) Ground mounted solar energy systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- (b) Ground mounted solar energy systems shall not extend beyond the side yard or rear yard setback when oriented at minimum design tilt.
- (c) In addition to building setbacks the collector surface and mounting devices for roof mounted systems shall not extend beyond the exterior perimeter of the building on which the systems is mounted or built, unless the collector or mounting system has been engineered to safely extend beyond the edge, and setback requirements are not violated. Exterior piping for solar thermal systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

3. Reflection Angles: Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

4. Visibility: Solar energy systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the North while still providing adequate solar access for collectors.

5. Safety:

- (a) Roof or building mounted solar energy systems, excluding building integrated systems, shall allow for adequate roof access for firefighting purposes to the south facing or flat roof upon which the panels are mounted.
- (b) Roof or building mounted solar energy systems shall meet the requirements of the Morton Municipal Code regarding building regulations.
- (c) All solar energy system installations shall be performed by a qualified solar installer.
- (d) Any connection to the public utility grid shall be inspected by the appropriate public utility.
- (e) All solar energy systems shall be maintained and kept in good working order. If it is determined that a solar energy system is not being maintained, kept in good working order, or is no longer being utilized to perform its intended use for 6 consecutive months, the property owner shall be given 30-day notice for removal or repair of the unit and all equipment. If the solar energy system is not removed or repaired within thirty (30) days, then a notice of violation and a notice to appear before the Zoning Board of Appeals as an ordinance violation.

6. Approved Solar Components: Electric Solar energy system components shall have a UL listing or approved equivalent and solar hot water systems shall have an SRCC rating.

7. Restrictions on Solar Energy Systems Limited: Consistent with 765 ILCS 165/1 et seq. no homeowner's agreement, covenant, common interest community or other contracts between multiple property owners within a subdivision of incorporated Village of Morton shall prohibit or restrict homeowners from installing solar energy systems.

(D) Building Integrated Systems. Building Integrated Photovoltaic Systems shall be permitted ~~as a special use~~ in all Zoning Districts.

...

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk



- LEGEND**
- BOUNDARY OF SUBDIVISION
 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER MAIN (SHOWING HYDRANT)
 - STORM SEWER, SURFACE DRAINAGE & DETENTION EASEMENT TO BE DEDICATED ON THE FINAL PLAT

VARIANCE REQUESTED FOR THE DEPTH OF THE BUILDING SETBACK LINE ALONG POCONO AVENUE FROM 35' TO 25' FOR THE FOLLOWING LOTS:

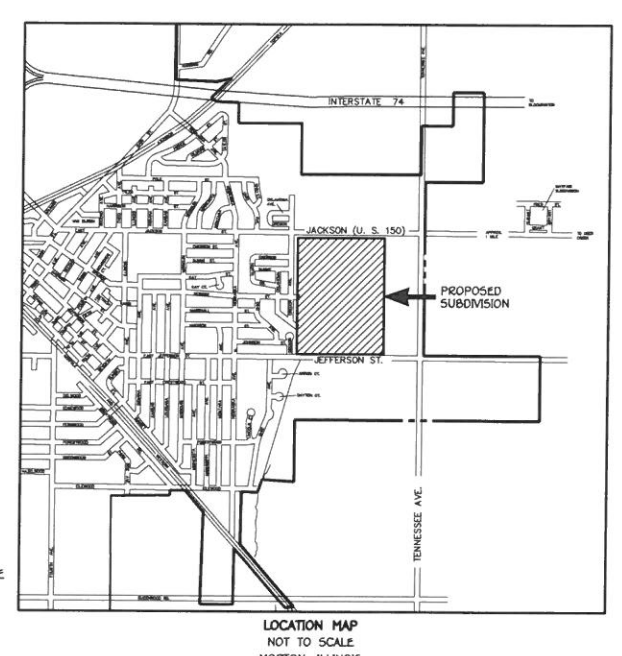
LOTS: 157-162 AND 164-167

(IN MOST CASES, THE LOT REQUIRES ADDITIONAL DEPTH FOR A LANDSCAPE BERM; OR ONE SIDE OF THE LOT REQUIRES A 25' BUILDING SETBACK AND THE OTHER SIDE REQUIRES A 35' SETBACK; OR THE LOTS NEED A VARIANCE TO STAY IN CONFORMANCE WITH ADJACENT LOTS.)

LENGTH @ BUILDING SETBACK LINE	
LOT NUMBER	LENGTH ALONG SETBACK LINE
156	74.0'
157	74.0'
158	74.0'
159	75.6'

TRACT BEING SUBDIVIDED IS PART OF PIN 06-06-22-100-021

NO ACCESS WILL BE ALLOWED FROM LOTS 150, 159, 160, 161, AND 162 TO JACKSON STREET (U.S. ROUTE 150)



- GENERAL NOTES:**
- ALL LOT DIMENSIONS ARE APPROXIMATE. AREA OF SUBDIVISION = 10.517 ACRES±.
 - CONTOURS OBTAINED FROM AERIAL TOPOGRAPHIC MAPS.
 - ALL BUILDING SETBACK LINES AND UTILITY EASEMENT LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE VILLAGE OF MORTON.
 - ENGINEER: DEVIN L. BIRCH P.E., AUSTIN ENGINEERING CO., INC., 311 SW WATER STREET, SUITE 215, PEORIA, ILLINOIS, 61602.
 - DEVELOPER: ARMSTRONG BUILDERS, 1701 TULLAMORE RD. SUITE A, BLOOMINGTON, ILLINOIS, 6170.
 - A 12' WIDE UTILITY EASEMENT ALONG THE FRONT AND A 6' WIDE UTILITY EASEMENT ALONG THE REMAINING PERIMETER OF EACH LOT SHALL BE GRANTED ON THE FINAL PLAT.
 - THIS PROPERTY IS LOCATED WITHIN MORTON UNIT SCHOOL DISTRICT #709.
 - STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THE VILLAGE OF MORTON.
 - PROPOSED SUMP DRAIN LINES AND STREET LIGHTS ARE NOT SHOWN.
 - ALL PROPOSED UTILITIES AND STORM WATER DETENTION SHOWN HEREON ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN AND APPROVAL BY THE VILLAGE OF MORTON.
 - PROPERTY IS CURRENTLY ZONED R-1A.

LEGAL DESCRIPTION OF "FIELDSTONE, SECTION FOUR"

A PART OF THE WEST ONE HUNDRED (100) ACRES OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-TWO; THENCE SOUTH 00°-27'-56" EAST (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-TWO, 34.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 150 (JACKSON STREET) AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE NORTH 88°-05'-48" EAST, ALONG SAID RIGHT OF WAY LINE, 625.87 FEET; THENCE SOUTH 01°-06'-29" EAST, 152.46 FEET; THENCE NORTH 88°-53'-31" EAST, 12.00 FEET; THENCE SOUTH 01°-06'-29" EAST, 55.00 FEET; THENCE SOUTH 88°-53'-31" WEST, 7.00 FEET; THENCE SOUTH 01°-06'-29" EAST, 521.84 FEET TO THE NORTHEAST CORNER OF LOT 141 IN FIELDSTONE, SECTION THREE, A SUBDIVISION OF A PART OF THE WEST 100 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-TWO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "MMT" AT PAGE 107 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°-53'-31" WEST, ALONG THE NORTH LINE OF SAID LOT 141, 167.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 141; THENCE NORTH 01°-06'-29" WEST, ALONG THE EAST RIGHT OF WAY LINE OF YORK AVENUE, 12.46 FEET TO AN EXTENSION OF THE NORTH LINE OF LOT 140 IN SAID FIELDSTONE, SECTION THREE; THENCE SOUTH 88°-53'-31" WEST, ALONG THE NORTH LINE OF SAID LOT 140 AND SAID LINE EXTENDED, 176.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 140; THENCE SOUTH 00°-26'-31" EAST, ALONG THE WEST LINE OF SAID LOT 140, 15.03 FEET TO THE NORTHEAST CORNER OF LOT 131 IN SAID FIELDSTONE, SECTION THREE; THENCE SOUTH 89°-33'-30" WEST, ALONG THE NORTH LINE OF SAID LOT 131 AND SAID LINE EXTENDED, 175.00 FEET TO THE WEST RIGHT OF WAY LINE OF POCONO AVENUE; THENCE SOUTH 00°-26'-30" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 1.67 FEET TO THE NORTHEAST CORNER OF LOT 130 IN SAID FIELDSTONE, SECTION THREE; THENCE SOUTH 89°-33'-30" WEST, ALONG THE NORTH LINE OF SAID LOT 130, 119.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 130 AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-TWO; THENCE NORTH 01°-27'-56" WEST, ALONG SAID WEST LINE, 721.45 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 10.517 ACRES, MORE OR LESS.

PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) 55

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY SUBDIVISION PLAT OF "FIELDSTONE, SECTION FOUR" WAS APPROVED BY THE VILLAGE OF MORTON, ILLINOIS PLANNING COMMISSION, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE ____ DAY OF _____, 2019.

PLAN DIRECTOR _____ CHAIRMAN _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) 55

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT OF "FIELDSTONE, SECTION FOUR" WAS APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE ____ DAY OF _____, 2019.

VILLAGE CLERK _____

BY: JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 S.W. WATER STREET, STE 215, PEORIA, IL 61602
jmalec@austinengineeringcompany.com

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

LICENSE EXPIRES NOVEMBER 30, 2020

FIELDSTONE, SECTION FOUR

A PART OF THE NORTHWEST 1/4 OF SECTION 22,
T25N, R3W OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF TAZEWELL,
STATE OF ILLINOIS

ARMSTRONG BUILDERS OF PEORIA, INC.
VILLAGE OF MORTON

PRELIMINARY PLAT

PROJECT NO 70-18-029
DATE 05-23-2019
SURVEYED JBM
DRAWN DLB
APPROVED JBM
SHEET

PPLAT-1

