

**MORTON PLAN COMMISSION
MINUTES-AUGUST 26, 2019**

The Plan Commission met on Monday, August 26, 2019, at the Freedom Hall, at 7:00 P.M., Chairman Ferrill presiding. Present: Ritterbusch, Ferrill, Smock, Zobrist, Fick, Geil, and Deweese. Absent: Keach and Knepp. Also in attendance: Planning and Zoning Officer Roger Spangler and Attorney Pat McGrath.

Zobrist made a motion to approve the minutes from the July 22, 2019 meeting. Fick seconded them. With a voice roll call, they were unanimously approved.

Public Hearing(s):

Petition No. 19-09 ZA: Subject properties are located at the following locations.

Parcel ID	Parcel Address
06-06-29-300-009	2037 S. Main St.
06-06-29-300-008	2025 S. Main St.
06-06-29-300-029	2015-2017 S. Main St.
06-06-29-300-028	2005 S. Main St.
06-06-29-300-030	2009 S. Main St.
06-06-29-300-017	1915 & 1939-1945 S. Main St.
06-06-29-300-004	1909 S. Main St.
06-06-29-300-014	2101 S. Main St.
06-06-29-300-015	2109 S. Main St.
06-06-29-300-016	2115 S. Main St.
06-06-29-300-019	2125-2137 S. Main St.
06-06-29-300-018	1931 S. Main St.

The requested zoning change is from B-2 to B-3. ZEO Spangler stated that the B-3 would offer more permitted uses than what currently exist under B-2. This would give the opportunity to fill empty buildings with businesses that would fall under the new zoning. Attorney McGrath read all of the uses that are permitted under the B-3 zoning. With little discussion, Ritterbusch made a motion to approve. A second to approve was made by Deweese, followed by a vote to approve.

Deweese	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Petition No. 19-09 ZA: Approved

Petition No. 19-10 ZA: Subject properties are located at the following locations.

Parcel ID	Parcel Address
06-06-17-100-031	W. Jackson St.

06-06-17-100-017	1101 W. Jackson St.
06-06-17-100-009	1075 W. Jackson St.
06-06-17-100-020	1067 W. Jackson St.
06-06-17-200-020	1001-1059 W. Jackson St.
06-06-17-200-021	W. Jackson St.
06-06-17-202-009	845 W. Jackson St.
06-06-17-202-003	939-959 W. Jackson Plaza
06-06-17-202-004	927 W. Jackson Plaza
06-06-17-202-005	915 W. Jackson Plaza
06-06-17-202-006	903 W. Jackson Plaza
06-06-17-202-007	W. Jackson Plaza
06-06-17-202-011	853 W. Jackson Plaza
06-06-17-202-012	837 W. Jackson Plaza
06-06-17-302-001	805 W. Jackson Plaza
06-06-17-100-042	W. Jackson St.
06-06-17-100-036	W. Jackson St.
06-06-17-100-035	W. Jackson St.
06-06-17-100-043	W. Jackson St.
06-06-17-400-009	821 W. Jackson Plaza
06-06-17-400-010	825-833 W. Jackson Plaza

The requested zoning change is from B-2 to B-3. Chairman Ferrill stated that this petition was the same scenario as Petition No. 19-09 ZA. With no discussion, a motion to approve was made by Zobrist. A second to approve was made by Geil, followed by a vote to approve.

Deweese	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Petition No. 19-10 ZA: Approved

1) AN ORDINANCE MAKING AMENDMENTS REGARDING RESIDENTIAL DRIVEWAYS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE. Attorney McGrath stated that this change in the ordinance is to clean up and have more clarification instead of interpretation in the current ordinance. Fick made a motion to approve with the condition that a variance could be applied for. A second to approve was made by Ritterbusch, followed by a vote to approve.

Deweese	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

1) AN ORDINANCE MAKING AMENDMENTS REGARDING RESIDENTIAL DRIVEWAYS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE: Approved

2) A Petition for annexation by MORTON PARK DISTRICT. The subject property is as stated: A part of the South Half of the Northeast Quarter of Section 4, Township 25 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois and being further described as follows: Commencing at the East Quarter corner of said Section 4; Thence S 88 32' 25" W (bearings assumed for descriptive purposes) along the south line of the Northeast Quarter of said Section 4, a distance of 1061.10 feet; thence N 00" 25' 00" W, a distance of 50.01 feet to the Point of Beginning of the parcel being conveyed; Thence continuing N 00 25' 00" W, a distance of 361.24 feet; Thence northeasterly, on a non-tangent curve, concave southeasterly, having a Radius of 290.00 feet and an Arc distance of 233.18 feet (chord; N 64 10' 41" E, 226.95 feet); Thence S 00 25' 00" E, a distance of 454.87 feet; Thence S 88 32' 25" W, a distance of 205.03 feet to the Point of Beginning, all according to the Plat of Survey prepared by Holloway Land Surveying and dated May 30, 2019. ZEO Spangler gave a brief description of the location of this property. With no discussion, a motion to approve was made by Smock. A second to approve was made by Ritterbusch, followed by a vote to approve.

Deweese	Yes	Geil	Yes
Fick	Yes	Ferrill	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes		

Approved

Roger Spangler: Nothing

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