REVISED AGENDA
PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, JULY 27, 2020
This will be a remote only meeting through Zoom.
The link to join the Zoom meeting: https://us02web.zoom.us/j/87262819762
The dial-in option: 1 312 626 6799. Meeting ID: 872 6281 9762#

I. Call to Order / Roll Call

II. Approval of Minutes **Regular Meeting – June 22, 2020**

III. Public Hearing(s):

AN ORDINANCE MAKING AMENDMENTS REGARDING MAXIMUM BUILDING HEIGHT IN THE R4 ZONING DISTRICT TO CHAPTER 5 OF TITLE 10 OF THE MORTON MUNICIPAL CODE

Case No. 20-02 ZA: Subject property is located at SEC 29 T25N R3W STP SUBD #1 LOT 1 in the Village of Morton. A petition has been filed by LeRoy Lindwood Jr. and Steve Lehman. This case was tabled from the June 22, 2020 meeting. They are requesting a zoning change from R-2 to R-4.

IV. Other Business:
None

V. Brad Marks:

VI. Adjourn

MORTON PLAN COMMISSION
MINUTES-JUNE 22, 2020

The Plan Commission met on Monday, June 22, 2020, at 7:00 P.M. The meeting was conducted through Zoom. Chairman Ferrill presiding. Present: Ritterbusch, Ferrill, Smock, Zobrist, Fick, Keach, Knepp, Geil and Deweese. Also, in attendance: Zoning Officer Brad Marks, Trustee Rod Blunier and Attorney Pat McGrath.

Ritterbusch made a motion to approve the minutes from the May 26, 2020 meeting. Knepp seconded the motion to approve. This was followed by a vote to approve. The May 26, 2020 minutes were approved.

Public Hearing(s):
Petition No. 20-02 ZA: Subject property is located at SEC 29 T25N R3W STP SUBD #1 LOT 1 in the Village of Morton. A petition was filed by LeRoy Lindwood Jr. and Steve Lehman. Mr. Lindwood Jr. and Mr. Lehman are requesting a zoning change from R-2 to R-4. Mr. Lehman, as the petitioner, presented the case for rezoning. After much public comment and discussion from the Planning Commission members, a motion to table Petition No. 20-02 ZA was made by Deweese. A second to table was made by Ritterbusch. This was followed by a vote to table Petition No. 20-02 ZA.

Yes-Knepp, Fick, Ritterbusch, Geil, Smock, Ferrill, Zobrist, Keach and Deweese
No-None

Petition No. 20-02 ZA: Tabled

Petition No. 20-03 ZA: Subject property is located at SEC 16 T25N R3W TRACT A-7 (EXC SWLY 1.66 AC TRACT) NE 1/4 17.33 AC in the Village of Morton. A petition was filed by The Village of Morton. The Village of Morton is requesting a zoning change from B-3 to I-2. Craig Loudermilk representing the petitioner presented the case for rezoning. With no discussion, a motion to approve Petition 20-03 ZA was made by Ritterbusch. A second to approve Petition No. 20-03 ZA was made by Zobrist. This was followed by a vote to approve Petition No. 20-03 ZA.

Yes-Knepp, Fick, Ritterbusch, Deweese, Zobrist, Geil, Ferrill and Keach
No-None
Abstain-Smock

Petition No. 20-03 ZA: Approved

Petition No. 20-04 ZA: Subject property is located at SEC 28 T25N R3W NW 1/4 (EXC LOT A & EXC ROW) OF NW 1/4 33.88 AC in the Village of Morton. A petition was filed by Steve Lehman and Kenneth Baum. Mr. Lehman and Mr. Baum are requesting a zoning change that would change the zoning on two separate areas of this parcel. The dimensions of these two locations are 192'x374' each. Mr. Lehman, as the petitioner, presented the case for rezoning.

There were numerous comments and questions from the public. After much discussion from the Planning Commission, a motion to approve Petition No. 20-04 ZA was made by Fick. A second to approve Petition No. 20-04 ZA as illustrated on the attached site plan was made by Ritterbusch. This was followed by a vote to approve Petition No. 20-04 ZA as illustrated on the attached site plan.

Yes-Knepp, Fick, Ritterbusch, Smock, Geil, Zobrist, Ferrill and Keach
No-Deweese

Approved

Other Business: None

Brad Marks: Nothing

With no further business, Ritterbusch made a motion to adjourn. A second to adjourn was made by Knepp. There was a unanimous approval to adjourn.

ORDINANCE NO. 20-_____

AN ORDINANCE MAKING AMENDMENTS REGARDING MAXIMUM BUILDING HEIGHT IN THE R4 ZONING DISTRICT TO CHAPTER 5 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 Village of Morton desires to amend the Morton Municipal Code to restrict the height of buildings erected or structurally enlarged in an R-4 Multi-Family and Planned Residential Development Zoning District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 10-5-6 of the Morton Municipal Code is hereby amended in the following manner with added text in underlined font and removed text in strikethrough font:

10-5-6: **R-4 MULTI-FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT DISTRICT:**

. . . .

(E) Building Height: No building or structure hereafter erected or structurally enlarged shall exceed ~~three and one-half (3 1/2)~~ <u>two and one-half (2 1/2)</u> stories or ~~forty-five feet (45')~~ <u>thirty-five feet (35')</u> in height, except for those general exceptions to height limitations as outlined in Section 10-4-3 of this Title. Buildings exceeding ~~forty-five feet (45')~~ <u>thirty-five feet (35')</u> in height may be permitted as a special use subject to public hearing and other special permit procedure requirements as outlined in Chapter 10 of this Title.

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.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2020; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2020.

_____
President

ATTEST:

_____
Village Clerk

Authentisign ID: D43BA857-3A5F-45D1-B9AD-BDF25F8A4A7C

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 20-02 ZA Date: 05/26/2020

1. Legal Description: SEC 29 T25N R3W STP SUBD #1 LOT 1
(EXC W .39 AC TRACT & EXC S. .17 AC TRACT) SE 1/4 2.29 AC (06-06-29-400-020)

Street Address: E Queenwood Rd, Morton IL 61550

2. Area of subject property: _____ sq. ft. or 2.29 Acres Ac.

3. Present land use: R-2 Vacant ground

Proposed land use or special use: R-4 multi-family housing

Requested zoning change: from R2 District to R4 District

4. Surrounding zoning districts:

North R4 East R2 South S West R4

5. Subject property is owned by:

Name: We Care Inc.

Address: 622 W Jackson, 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:

Site Overview

Building Project Overview

9. Petitioners' Signature:

Name (printed)	Address (printed)	Signature
LeRoy Lindwood Jr.	622 W Jackson Morton IL 6155(	Authentisign Lee Linwood 05/27/2020 5/27/2020 11:25:02 AM GMT
Steve Lehman	342 Mossy Trl, Morton IL 61550	Steve Lehman

ETHOS
design + build

RE: Ethos Queenwood Project

July 9, 2020

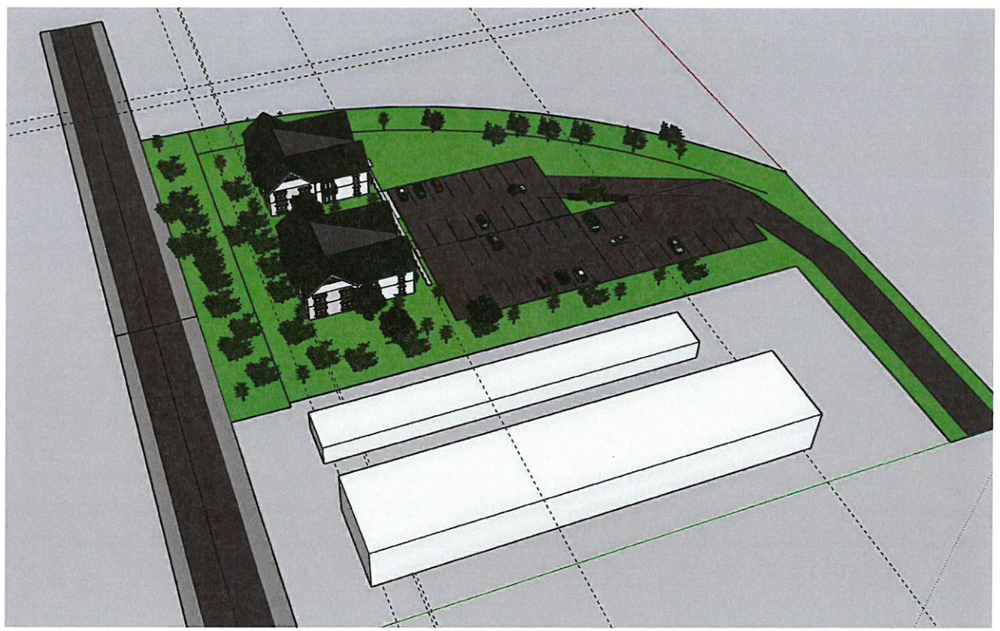
To Whom It May Concern,

Please see the attached conceptual renderings for the proposed Queenwood Project as well as a Site Layout Exhibit.

We look forward to working with the Village in taking this vision and making it a reality.

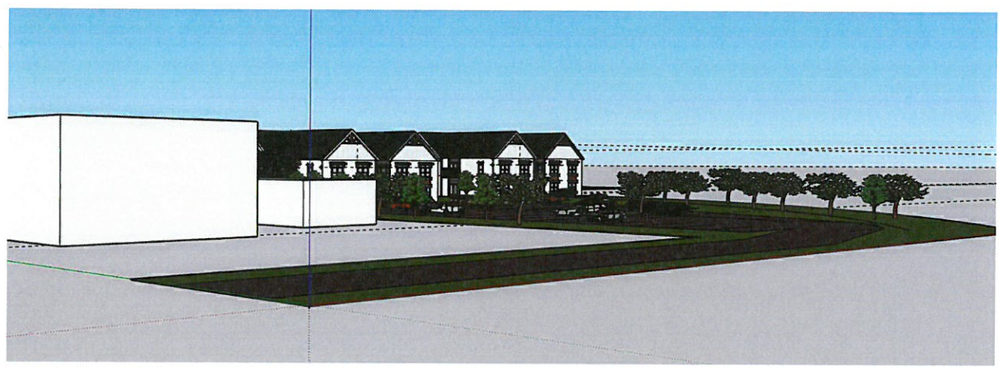
Thank you,

Steve Lehman
Founder & President | ETHOS Design + Build



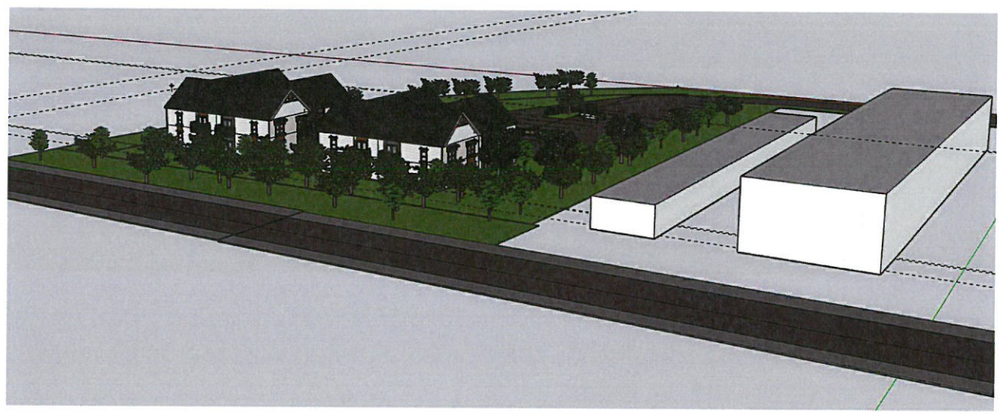
120 W. Jefferson St., Ste. 14, Morton, IL 61550 : www.ethos.build : 309.481.9105

ETHOS
design + build

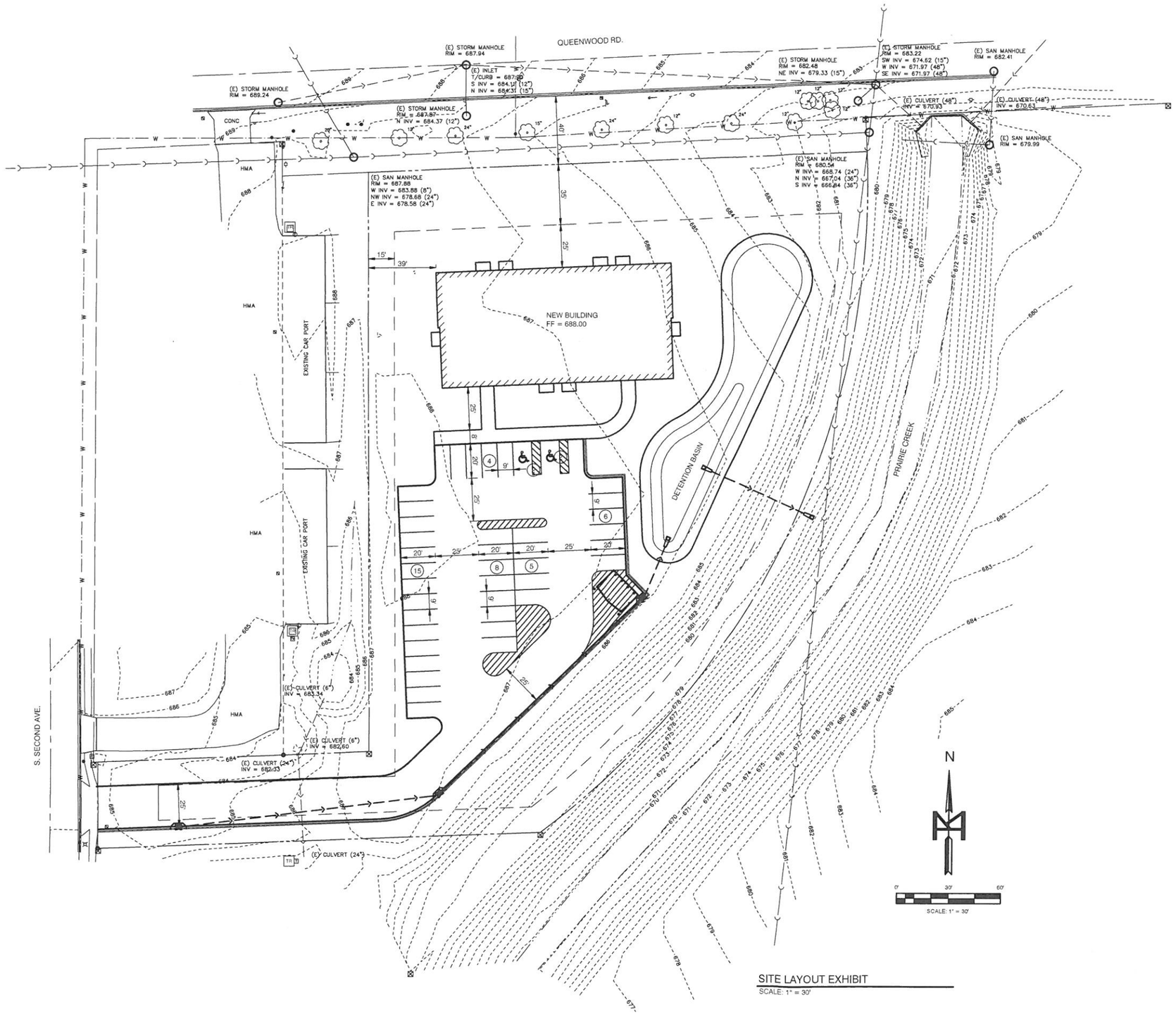


120 W. Jefferson St., Ste. 14, Morton, IL 61550 : www.ethos.build : 309.481.9105

ETHOS
design + build



120 W. Jefferson St., Ste. 14, Morton, IL 61550 : www.ethos.build : 309.481.9105



SITE LAYOUT EXHIBIT
SCALE: 1" = 30'

LOT AREA

LOT	2.29 ACRES±

SETBACKS

ZONE R-4
REQUIRED:
FRONT = 35'
SIDES = 15' (STRUCTURES OVER 20')
REAR = 25'

BUILDINGS

APARTMENT BUILDING	9,008 SF

PARKING

REQUIRED:
2 PARKING SPACES PER HOUSING UNIT (20 UNITS = 40 SPACES)

PROVIDED:

REGULAR SPACES	=	40 SPACES
ACCESSIBLE SPACES	=	2 SPACES
TOTAL PARKING SPACES	=	42 SPACES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- G — GAS MAIN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: SITE LAYOUT QUEENWOOD APTS 20-231.dwg Jul 09, 2020

SURVEYED	WLC
DRAWN	JMM
CHECKED	SDK
SCALE	1" = 30'
DATE	7-9-2020

CLIENT: ETHOS DESIGN + BUILD
QUEENWOOD APARTMENTS
MORTON, IL 61550

TITLE: SITE LAYOUT EXHIBIT

PROJECT NO. 20-231
SHEET 1 OF 1
DRAWING NO. 1