

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M. MONDAY,
MARCH 7, 2022
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**
 - A. Cypress Creek Renewables Solar Farm
 - 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 – February 21, 2022
 - 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**
 - A. RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF TAZEWELL AND THE VILLAGE OF MORTON
 - XIII. CORPORATION COUNSEL**
 - A. RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN THE MORTON PARK DISTRICT AND THE VILLAGE OF MORTON
 - XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
 - XV. DIRECTOR OF PUBLIC WORKS**
 - A. Spring 2022 Yardwaste Disposal Program
 - B. Permission to Request Bids for the Main Street Lighting Improvements Project.
 - C. Permission to Request Bids for the Annual Mill & Overlay Project.
 - D. Permission to Request Bids for the Annual Sealcoating Project.
 - E. Permission to Request Bids for the Annual Misc. Concrete Project.
 - F. RESOLUTION APPROVING THIRD AMENDMENT TO WASTE COLLECTION AGREEMENT
 - XVI. ZONING AND CODE ENFORCEMENT OFFICER**
 - A. Petition No. 22-01 ZA
 - B. Petition No. 22-02 SP
 - C. Petition No. 22-03 SP
 - D. AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-15-12 OF THE MORTON MUNICIPAL CODE REGARDING THE MIXED USE OVERLAY DISTRICT MAP
 - XVII. VILLAGE TRUSTEES**
 - A. Trustee Blunier
 - B. Trustee Hilliard
 - C. Trustee Leitch
 - a. Quote for Programming to E-mail Utility Bills to Customers
 - b. Quote for Business Tax Reporting and Collection (Further Discussion)
 - D. Trustee Menold
 - E. Trustee Newman
-

F. Trustee Parrott

XVIII. CLOSED SESSIONS

A. Closed Session for the Purpose of Discussing Collective Negotiating Matters Between the Village and its Employees or Their Representatives, per 5 ILCS 120/2(c)(2).

XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS

XXIII. ADJOURNMENT

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., February 21, 2022**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. Clerk Evans called the roll, with the following members present: Hilliard, Leitch, Menold, Newman, Parrott – 5.

PUBLIC HEARING – None.

PRESENTATIONS – None.

PUBLIC COMMENT – None.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – February 7, 2022
- B. Approval of Bills

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

Yes: Hilliard, Leitch, Menold, Newman, Parrott – 5.
No: None – 0.
Absent: Blunier – 1.

VILLAGE PRESIDENT – President Kaufman thanked the Street Department for a job well done on snow removal and mentioned that many citizens also expressed their gratitude.

VILLAGE CLERK – None.

VILLAGE ADMINISTRATOR – None.

CHIEF OF POLICE – Chief Miller requested acceptance of proposal from Axon Enterprises Inc. on a five year contract for body cameras in the amount of \$137,986.70, and Acceptance of proposal from Axon Enterprises Inc. on a five year contract for in car cameras in the amount of \$83,046.61. There was a brief discussion regarding the need for the systems, how they integrate, and other departments that are using these cameras. Following the discussion, Trustee Newman motioned to accept the proposal and it was seconded by Trustee Hilliard. The proposal was accepted with the following roll call vote:

Yes: Hilliard, Leitch, Menold, Newman, Parrott – 5.
No: None – 0.
Absent: Blunier – 1.

CORPORATION COUNSEL – None.

DIRECTOR OF FIRE AND EMERGENCY SERVICES – None.

DIRECTOR OF PUBLIC WORKS – None.

ZONING AND CODE ENFORCEMENT OFFICER – None.

VILLAGE TRUSTEES

Trustee Blunier – None.

Trustee Hilliard – None.

Trustee Leitch motioned to upgrade the telephones at both Fire Stations and it was seconded by Trustee Hilliard. There was some discussion regarding the age of the old systems and how the new system will integrate with other Village department phones. After the discussion, the motion passed with the following roll call vote:

Yes: Hilliard, Leitch, Menold, Newman, Parrott – 5.

No: None – 0.

Absent: Blunier – 1.

Trustee Leitch then motioned to purchase software for Hotel/Motel tax reporting & collection and License Billings. The motion was seconded by Trustee Newman. Trustee Parrott brought forth his concerns that this software purchase would not be an answer to solving the problem of “Airbnb” sites that are not currently paying or reporting this tax. The Trustees discussed this issue in depth and all uses of the software were also mentioned. After the discussion, the motion carried with the following roll call vote:

Yes: Hilliard, Leitch, Menold, Newman – 4.

No: Parrott – 1.

Absent: Blunier – 1.

Trustee Menold – None.

Trustee Newman – None.

Trustee Parrott – None.

CLOSED SESSIONS – None.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS – None.

ADJOURNMENT

With no further business to come before the Board, Trustee Menold moved to adjourn. The motion was seconded by Trustee Leitch and followed by a unanimous voice vote of all present board members.

ATTEST:

PRESIDENT

VILLAGE CLERK

RESOLUTION NO. 19-22

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT
BETWEEN THE COUNTY OF TAZEWELL AND THE VILLAGE OF MORTON**

WHEREAS, the Village of Morton and the County of Tazewell desire to enter into an intergovernmental agreement providing for Tazewell County to provide various animal and rabies control services to the Village through the Tazewell County Animal & Rabies Control; and

WHEREAS, there has been presented to the Village a proposed Intergovernmental Agreement to be entered into, which reflects the terms and conditions whereby Tazewell County would provide various animal and rabies control services to the Village of Morton.

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 recitations set forth in the preamble to this resolution are found to be true and correct, and the same are incorporated herein by reference.
2. That the Intergovernmental Agreement between the Village of Morton and Tazewell County (the "Agreement") in the form attached to this Resolution is approved.
3. That the Village President and Village Clerk are authorized and directed to execute the Agreement

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 _____, 2022; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2022

President

ATTEST:

Village Clerk

INTERGOVERNMENTAL AGREEMENT
FOR
ANIMAL & RABIES CONTROL SERVICES

THIS AGREEMENT, entered into this 1ST_day of MAY, 2022, by and between the County of Tazewell, Illinois, a body politic and corporate (hereinafter referred to as "County") and the VILLAGE OF MORTON, a unit of local government of the State of Illinois (hereinafter referred to as "Municipality"), this Agreement being entered into pursuant to Article 7, Section 10 of the Constitution of the State of Illinois of 1970.

In consideration of the payment by Municipality to the County of the sum of \$13,298.76, County agrees to provide the following Animal and Rabies Control services through the Tazewell County Animal & Rabies Control Department, its administrator, director, deputies, and agents as follows.

1. The County shall respond to calls and attempt to pick up animals running at large within the corporate limits of the Municipality between the hours of 8:00 a.m. and 4:00 p.m. seven (7) days a week, including weekends, but not including regularly scheduled County Holidays.
2. The County shall, on an emergency basis only, attempt to pick up animals running at large between the hours of 4:00 p.m. and 8:00 a.m. the next morning seven (7) days a week including weekends. During these times, the County has no obligations under this contract unless an emergency exists.
3. On regularly scheduled County Holidays, the County shall, on an emergency basis only, attempt to pick up dogs running at large both day and night. On regularly scheduled County Holidays, the County has no obligations under this contract unless an emergency exists.
4. For the purposes of this Agreement, an emergency shall be considered to include but not be limited to the following situations: a.) a person in immediate danger of an animal; b.) sick or injured domestic animals running at large; c.) sick or injured wild animals; d.) aggressive animals running at large; e.) animal bite reports; f.) providing necessary assistance to police, fire or EMS agencies; g.) wildlife present in the living quarters of a home/apartment/business; however removal of such wildlife from attics, walls or closed interior areas of a building of any kind is not provided by Tazewell County Animal Control; h.) animals in extreme elements without proper shelter or access to water (e.g. a dog in frigid temperature with no access to shelter or an animal left in a hot car.)
5. Emergency calls shall be placed by the VILLAGE authorities or a citizen of the Municipality to either the Sheriff's Office (346-4141) or the Tazewell County Animal Control facility (925-3370). All calls placed by citizens, police, or governmental bodies will be answered as soon as possible during regularly scheduled working days between the hours of 8:00 a.m. and 4:00 p.m., Monday – Friday. Responses to emergency calls shall be made by the Tazewell County Animal Control Officer who is then on duty.

6. The County of Tazewell shall accept and make reasonable response to complaints of citizens concerning dogs running at large within the corporate limits of the Municipality.
7. The County may make regular and irregular patrols in the corporate limits of the Municipality one day a week at regular and irregular hours.
8. The County shall take custody and impound animals apprehended within the corporate limits of the Municipality at the Tazewell County Animal Control facility.
9. The County shall require proof of payment of Municipal reclamation fees to the Municipality by owners of animals sought to be redeemed before releasing said animal from custody.
10. The County shall provide humane treatment of animals removed from the corporate limits of the Municipality during the period of impounding.
11. For each animal impounded from within the municipality, the County shall provide a clear digital image of the animal to an agreed representative of the village, along with any relevant information about the animal, as soon as practicable. The Village shall provide notice to the County of a single agreed representative for notification purposes.
12. The County shall make reasonable efforts to locate the owner or owners of any impounded animal providing that said animal is wearing a collar or rabies tag capable of identifying ownership. Upon identifying the owner or any such animal, an attempt will be made for immediate notification to said owner. A letter shall be mailed to the last known address of the owner notifying him of the impoundment of his animal. Said notification will give notice to the owner that the animal shall be destroyed, adopted, or transferred after the passage of seven (7) days if not reclaimed in accordance with law by the owner. An affidavit or testimony of the Administrator, or his authorized agent, who mails such notice shall be prima facie evidence of the receipt of said notice by the owner of such animal.
13. It is mutually understood and agreed that any animal apprehended from within the corporate limits of the Municipality and impounded at the Tazewell County Animal & Rabies Control Shelter, with respect to whom the owner is unknown but which unknown owner has failed to claim the animal within four (4) working days, shall be humanely dispatched or placed for adoption at the discretion of the Director of the Tazewell County Animal Control Department pursuant to the provisions of the Animal Control Act of the State of Illinois.
14. It is further understood and agreed that the consideration payable by the Municipality to the County may at the option of the Municipality be paid in equal monthly installments.
15. This Agreement shall become effective on the 1ST day of MAY, 2022 and shall be in full force and effect for a period of 1 year.
16. This contract shall be governed by and interpreted in accordance with the laws of the State of Illinois. All relevant provisions of the laws of the State of Illinois applicable hereto and required to be reflected or set forth herein are incorporated by reference.
17. No waiver of any breach of this contract or any provision hereof shall constitute a waiver of any other or further breach of this contract or any provision thereof.

18. This contract is severable, and the invalidity, or unenforceability of any provision of this contract, or a part thereof, should not render the remainder of the contract invalid or unenforceable.
19. This contract may not be assigned by either party without the written consent of the other party.
20. This contract shall be binding upon the parties hereto and upon the successors in interest, assigns, representatives and heirs of such parties.
21. This contract shall not be amended unless in writing expressly stating that it constitutes an amendment to this contract, signed by the parties hereto.
22. The parties hereto agree that the foregoing constitutes all the agreement between the parties and in witness thereof the parties have affixed their respective signatures on the date above first note.

PASSED this ____ day of _____, 2022.

Tazewell County Board Chairman

ATTEST:

Tazewell County Clerk

MUNICIPALITY:

Mayor or Village Board President

TAZEWELL COUNTY ANIMAL CONTROL:

Director

Annual Amount: \$13,298.76

Monthly Amount: \$1,108.23

RESOLUTION NO. 17-22

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT
BETWEEN THE MORTON PARK DISTRICT AND THE VILLAGE OF MORTON**

WHEREAS, the Village of Morton and the Morton Park District desire to transfer ownership of land commonly referred to as 420 E. Washington Street, Morton Illinois from the Village to the Park District; and

WHEREAS, on September 21, 2020 the Village Board of the Village of Morton adopted Resolution 11-21 which authorized the execution of an intergovernmental agreement for the transfer of ownership of 420 E. Washington Street, Morton Illinois from the Village to the Park District; and

WHEREAS, after adoption of Resolution 11-21, it was determined that additional right of way was required for Village purposes, which right of way the Village intended to except and exclude from the conveyance to the Park District of 420 E. Washington Street; and

WHEREAS, the Village of Morton obtained a survey of the right of way; and

WHEREAS, there has been presented to the Village a proposed Agreement to be entered into, which reflects the change in legal description made by the reservation of right of way.

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 recitations set forth in the preamble to this resolution are found to be true and correct, and the same are incorporated herein by reference.
2. That Resolution 11-21 is repealed in whole; and
3. That the Intergovernmental Agreement between the Morton Park District, and the Village of Morton (the "Agreement") in the form attached to this Resolution is approved.
4. That the Village President and Village Clerk are authorized and directed to execute the Agreement

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 _____, 2022; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING

APPROVED this _____ day of _____, 2022

President

ATTEST:

Village Clerk

MORTON PARK DISTRICT AND VILLAGE OF MORTON
INTERGOVERNMENTAL AGREEMENT
Regarding Transfer of Land

THIS AGREEMENT, made and entered into by and between the Morton Park District, Tazewell County, Illinois, a unit of local government hereinafter referred to as "PARK DISTRICT" and the Village of Morton, Tazewell County, Illinois, a municipal corporation hereinafter referred to as "VILLAGE."

WHEREAS, both the PARK DISTRICT and the VILLAGE are authorized by the terms and provisions of Article VII, Section 10 of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 ILCS 220/3 et seq.) to enter into intergovernmental agreements, ventures, and undertaking to perform jointly any governmental purpose of undertaking which either of them could do singularly; and

WHEREAS, the VILLAGE has owned a parcel of land, commonly known as 420 E. Washington St., Morton Illinois ("Subject Property"), more particularly described on Exhibit A; and

WHEREAS, PARK DISTRICT desires to gain legal title to the Subject Property to implement its plan for use by the public; and

WHEREAS, the territories of the PARK DISTRICT and the VILLAGE are largely coextensive, as referenced in the Local Government Property Transfer Act [50 ILCS 605/0.01 et seq.];

WHEREAS, the VILLAGE and the PARK DISTRICT find that it is in each of their respective interests and the interests of the community to complete this transfer of the Subject Property from the VILLAGE to the PARK DISTRICT and determine that it is necessary and convenient so that the PARK DISTRICT can use, occupy and improve the Subject Property for public purposes;

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, it is agreed by and between the PARK DISTRICT and the VILLAGE as follows that:

1. VILLAGE will transfer ownership of the Subject Property legally described in Exhibit A, attached hereto and hereby made a part of this Agreement. PARK DISTRICT shall be responsible for the cost of recording the deed of conveyance.
2. PARK DISTRICT has executed this Agreement by its Director of Parks and Recreation, whose signature has been attested to by the Secretary, pursuant to authority granted to him by the PARK DISTRICT Board of Park Commissioners. The VILLAGE has executed this Agreement by its President, whose signature has been attested by the Village Clerk, pursuant to authority granted by the Board of Trustees of VILLAGE.

3. This Agreement constitutes the entire Agreement of the parties and no verbal statement shall supersede any of its provisions. This Agreement may be modified by mutual agreement of the parties, executed with the same formalities in the same manner in which this Agreement was executed.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals to several counterparts of this Agreement, of equal effect.

DATED BY VILLAGE: _____, 2021

DATED BY PARK DISTRICT: _____, 2021

THIS AGREEMENT WILL BE DEEMED EFFECTIVE AS OF THE LAST DATE SIGNED.

MORTON PARK DISTRICT

BY: _____
Director of Parks and Recreation

ATTEST:

Secretary

VILLAGE OF MORTON

BY: _____
Village President

ATTEST:

Village Clerk

EXHIBIT A

Lot "X1" in HEIGHTS BANK SUBDIVISION, a Subdivision in the Village of Morton, as shown by plat recorded in Plat Book "BBB", page 63, except any part taken or used for roadway purposes, situated in Tazewell County, Illinois and further excepting therefrom the following described tract: A PART OF LOT "X1" IN HEIGHTS BANK SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWEILL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT "X1", SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 46 DEGREES 35 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT "X1", A DISTANCE OF 212.73 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF 5TH AVENUE; THENCE SOUTH 40 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 4.00 FEET, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF 5TH AVENUE; THENCE NORTH 46 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 157.74 FEET; THENCE SOUTH 66 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 41.13 FEET, TO A POINT ON THE WEST LINE OF SAID LOT "X1"; THENCE NORTH 00 DEGREES 29 MINUTES 07 SECONDS EAST, ALONG SAID WEST LINE OF SAID LOT "X1", A DISTANCE OF 57.00 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.04 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD

PIN: 06-06-21-127-002

RIGHT-OF-WAY DEDICATION PLAT

A PART OF LOT "X1" IN HEIGHTS BANK SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS.

DESCRIPTION

A PART OF LOT "X1" IN HEIGHTS BANK SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT "X1", SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 46 DEGREES 35 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT "X1", A DISTANCE OF 212.73 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF 5TH AVENUE; THENCE SOUTH 40 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 4.00 FEET, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF 5TH AVENUE; THENCE NORTH 46 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 157.74 FEET; THENCE SOUTH 66 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 41.13 FEET, TO A POINT ON THE WEST LINE OF SAID LOT "X1"; THENCE NORTH 00 DEGREES 29 MINUTES 07 SECONDS EAST, ALONG SAID WEST LINE OF SAID LOT "X1", A DISTANCE OF 57.00 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.04 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD.

NOTES:

- IT IS NOT WARRANTED THAT THIS ROW DEDICATION PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES, ILLINOIS WEST ZONE, NAD83.
- FIELD WORK COMPLETED NOVEMBER, 2020.

STATE OF ILLINOIS)
COUNTY OF PEORIA) 55

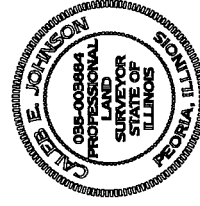
WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED A PART OF LOT "X1" IN HEIGHTS BANK SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MORTON WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 30'. (1 INCH = 30 FEET)

DATED THIS _____ DAY OF _____, 2020.

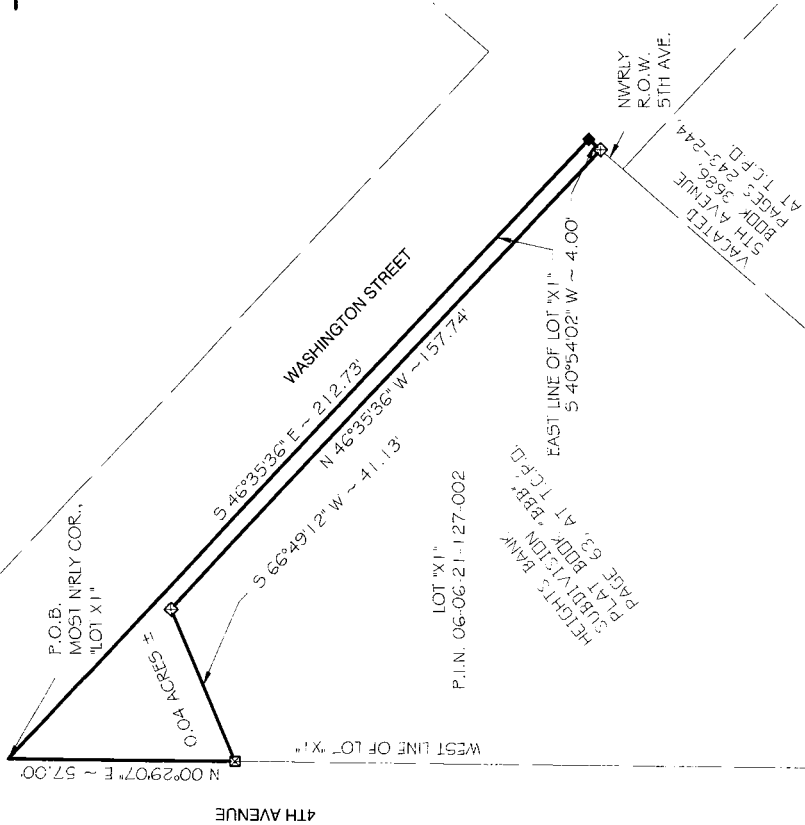
MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

CALEB E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3664

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

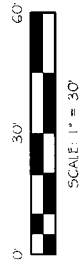


LICENSE EXPIRES NOVEMBER 30, 2022



LEGEND

- RIGHT-OF-WAY TO BE DEDICATED
- RIGHT-OF-WAY
- MEASURED BEARING
- MEASURED DISTANCE
- TAZEWELL COUNTY RECORDER'S OFFICE
- POINT OF BEGINNING
- SET VILLAGE OF MORTON BRASS MONUMENT
- FOUND VILLAGE OF MORTON BRASS MONUMENT



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 Office: (309) 662-8500
 Peoria, Illinois 61616
 www.mohrland.com
 Professional Design Firm #184.005081

RIGHT OF WAY DEDICATION PLAT	
SURVEYED BY	CEJ
DRAWN BY	CEJ
CHECKED BY	CEJ
DATE	11/20/20
PROJECT NO.	20-005
SHEET NO.	1
DRAWING NO.	1

YARD WASTE DISPOSAL PROGRAM SPRING 2022

Open: Monday, April 4 – Sunday, May 1

Closed April 15 (Good Friday) thru April 17 (Easter)

8:00 A.M. – 6:00 P.M. daily

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.

RESOLUTION NO. 18-22

RESOLUTION APPROVING THIRD AMENDMENT TO WASTE COLLECTION AGREEMENT

WHEREAS, the Village of Morton has previously entered into a certain Waste Collection Agreement with Area Disposal Service, Inc.; and

WHEREAS, Article 2.9 of the Agreement requires Area Disposal Service, Inc. to provide certain laboratory services for the Village of Morton; and

WHEREAS, Area Disposal Service, Inc. no longer owns an analytical laboratory which can provide analytical services for the Village of Morton; and

WHEREAS, the parties desire to amend the Waste Collection Agreement

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 Third Amendment to Waste Collection Agreement in the form and substance as attached to this resolution is hereby approved.
2. The President of the Board of Trustees is authorized and directed to execute same on behalf of the Village.

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 _____, 2022; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2022.

President

ATTEST:

Village Clerk

THIRD AMENDMENT TO WASTE COLLECTION AGREEMENT

THIS THIRD AMENDMENT TO WASTE COLLECTION AGREEMENT (this "Amendment") is made and entered into this ___ day of February, 2022, by and between the Village of Morton, an Illinois municipal corporation ("Village") and Area Disposal Service, Inc., an Illinois corporation ("Contractor").

RECITALS

A. Village and Contractor are parties to a Waste Collection Agreement dated September 17, 2012 as amended by the First Amendment to Waste Collection Agreement dated February 16, 2015 and the Second Amendment to Waste Collection Agreement dated January 18, 2016 (collectively, the "Agreement").

B. The parties desire to make certain amendments to the Agreement as set forth herein.

AGREEMENTS

NOW, THEREFORE, in consideration of the Recitals, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Article 1 of the Agreement is hereby amended in that the annual fee paid by the Contractor to the Village for the franchise of waste collection and disposal services as set forth therein is hereby increased to \$15,000 annually.

2. Article 2.9 of the Agreement is hereby deleted in its entirety.

3. Except as specifically modified herein, the Agreement shall remain in full force and effect as written. Capitalized terms used and not otherwise defined herein will have the meanings set forth in the Agreement.

IN WITNESS WHEREOF, this Amendment is executed and delivered on behalf of the undersigned by their duly authorized representatives as of the date first set forth above.

VILLAGE OF MORTON

AREA DISPOSAL SERVICE, INC.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

AGENDA
PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, FEBRUARY 28, 2022
FREEDOM HALL, 349 W. BIRCHWOOD ST., MORTON, ILLINOIS

I. Call to Order / Roll Call

II. Approval of Minutes **Regular Meeting – October 25, 2021**

III. Public Hearing(s):

Petition No. 22-01 ZA: A zoning amendment petition has been filed by The Village of Morton. The Village of Morton is proposing the following zoning changes for the described properties.

Parcel ID	Parcel Address	Proposed Zoning Change
06-06-21-101-001	320 N. First Ave.	B-1 to R-1
06-06-21-101-002	316 N. First Ave.	B-2 to R-1
06-06-21-101-003	312 N. First Ave.	B-2 to R-1
06-06-21-101-004	308 N. First Ave.	B-2 to R-1
06-06-21-106-001	228 N. First Ave.	B-2 to R-1
06-06-21-106-002	224 N. First Ave.	B-2 to R-1
06-06-21-106-003	220 N. First Ave.	B-2 to R-1
06-06-21-106-004	216 N. First Ave.	B-2 to B-1
06-06-21-106-005	212 N. First Ave.	B-2 to R-1
06-06-21-106-007	208 N. First Ave.	B-2 to R-1
06-06-21-106-008	125 E. Madison St.	B-2 to R-1
06-06-20-232-001	116 N. First Ave.	B-2 to R-1
06-06-20-232-031	112 N. First Ave.	B-2 to R-1
06-06-20-232-032	104 N. First Ave.	B-2 to R-1
06-06-20-231-008	109 N. First Ave.	B-2 to R-1
06-06-20-231-007	113 N. First Ave.	B-2 to R-1
06-06-20-231-006	117 N. First Ave.	B-2 to R-1
06-06-20-230-020	205 N. First Ave.	B-2 to B-1
06-06-20-230-017	209 N. First Ave.	B-2 to R-1
06-06-20-230-016	213 N. First Ave.	B-2 to R-1
06-06-20-230-015	217 N. First Ave.	B-2 to R-1
06-06-20-230-014	221 & 225 N. First Ave.	B-2 to B-1
06-06-20-230-013	229 N. First Ave.	B-2 to R-1
06-06-21-100-012	301 N. First Ave.	B-2 to R-1
06-06-21-100-011	300 N. Main St.	B-1 to R-1
06-06-21-100-002	313 N. First Ave.	B-2 to R-1

Petition No. 22-02 SP: Subject properties are located at 641 and 651 Harding Rd. (P.I.N 06-06-16-201-007 and 06-06-16-201-006). A petition has been filed by Steve Lehman.

Mr. Lehman is requesting a special use at these properties to permit building to be thirty-nine feet (39') in height.

Petition No. 22-03 SP: Subject property is located at 700 S. Fourth Ave. (P.I.N 06-06-21-300-005). A petition has been filed by Maria Leman. Mrs. Leman is requesting a special use at this property to permit a private school.

AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-15-12 OF THE MORTON MUNICIPAL CODE REGARDING THE MIXED-USE OVERLAY DISTRICT MAP

IV. Other Business: None

V. Brad Marks:
2021 Zoning Map
2021 Village of Morton Official Map
2021 Land Use Map

VI. Adjourn

**MORTON PLAN COMMISSION
MINUTES-FEBRUARY 28, 2022**

The Plan Commission met on Monday, February 28, 2022, at 7:00 P.M., Chairman Keach presiding. Present: Geil, Knepp, Smock, Ritterbusch, Keach, Aupperle and DeWeese. Absent: Zobrist and Yordy. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

Aupperle made a motion to approve the minutes from the October 25, 2021, meeting. Ritterbusch seconded the motion to approve. The October 25, 2021, minutes were unanimously approved by a voice vote.

Public Hearing(s):

Petition No. 22-01 ZA: A zoning amendment petition has been filed by The Village of Morton. The Village of Morton is proposing the following zoning changes for the described properties.

Parcel ID	Parcel Address	Proposed Zoning Change
06-06-21-101-001	320 N. First Ave.	B-1 to R-1
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06-06-21-106-003	220 N. First Ave.	B-2 to R-1
06-06-21-106-004	216 N. First Ave.	B-2 to B-1
06-06-21-106-005	212 N. First Ave.	B-2 to R-1
06-06-21-106-007	208 N. First Ave.	B-2 to R-1
06-06-21-106-008	125 E. Madison St.	B-2 to R-1
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06-06-20-231-006	117 N. First Ave.	B-2 to R-1
06-06-20-230-020	205 N. First Ave.	B-2 to B-1
06-06-20-230-017	209 N. First Ave.	B-2 to R-1
06-06-20-230-016	213 N. First Ave.	B-2 to R-1
06-06-20-230-015	217 N. First Ave.	B-2 to R-1
06-06-20-230-014	221 & 225 N. First Ave.	B-2 to B-1
06-06-20-230-013	229 N. First Ave.	B-2 to R-1
06-06-21-100-012	301 N. First Ave.	B-2 to R-1
06-06-21-100-011	300 N. Main St.	B-1 to R-1
06-06-21-100-002	313 N. First Ave.	B-2 to R-1

ZEO Marks presented the petition and Trustee Craig Hilliard also spoke as the petitioner for the Village of Morton. ZEO Marks and Trustee Hilliard gave a summary of the proposed zoning changes. There were two residents that spoke in opposition of the zoning changes. There were three residents that spoke in support of the zoning changes. After discussion from the board (see transcripts), a motion to approve as proposed with the amendment to change the zoning at 313 N. First Ave. from B-2 to B-1 was made by Ritterbusch. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

Yes-Keach, Aupperle, Ritterbusch, Smock, Geil, DeWeese.
No-Knepp

APPROVED

Petition No. 22-02 SP: Subject properties are located at 641 and 651 Harding Rd. (P.I.N 06-06-16-201-007 and 06-06-196-201-006). A petition has been filed by Steve Lehman. Mr. Lehman is requesting a special use at these properties to allow for buildings to be thirty-nine feet (39') in height. Mr. Lehman presented the petition and stated the reasons in which he felt this special use would be a benefit to the community. There were two residents that spoke in opposition of the special use. There was also one resident that spoke in support of the special use. After discussion from the board (see transcripts), a motion to approve was made by DeWeese. A second motion to approve was made by Ritterbusch. This was followed by a vote to approve.

Yes-Knepp, Geil, Ritterbusch, Smock, DeWeese, Keach
No-None
Abstain-Aupperle

APPROVED

Petition No. 22-03 SP: Subject property is located at 700 S. Fourth Ave. (P.I.N 06-06-21-300-005). A petition has been filed by Maria Leman. Mrs. Leman is requesting a special use at this property to permit a private school. Mrs. Leman presented the petition and gave a summary of the intent to open a private school that would be kindergarten through sixth grade. With no discussion from the board, a motion to approve the special use was made by Aupperle. A second motion to approve was made by Smock. This was followed by a vote to approve.

Yes-Keach, Ritterbusch, Smock, Geil, DeWeese, Aupperle, Knepp
No-None

APPROVED

AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-15-12 OF THE MORTON MUNICIPAL CODE REGARDING THE MIXED-USE OVERLAY DISTRICT MAP. ZEO Marks presented the ordinance stating that the change in the map is reflective to the zoning changes that are being proposed in Petition No. 22-01 ZA. After discussion from the board, a motion to approve was made by Aupperle. A second motion to approve was made by Geil. This was followed by a vote to approve.

Yes-Ritterbusch, Smock, Geil, DeWeese, Keach, Knepp, Aupperle
No-None

APPROVED

Other Business:

None

Brad Marks: ZEO Marks stated that all the map updates are complete and can be found on The Village of Morton website.

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

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1 PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS
 2 DATE: February 28, 2022
 3 TIME: 7:00 p.m.
 4 PLACE: Freedom Hall
 5 349 West Birchwood
 6 Morton, Illinois 61550
 7 COMMISSION MEMBERS PRESENT:
 8 Mr. Nate Geil
 9 Ms. Kara Knepp
 10 Mr. Gerald Ritterbusch
 11 Mr. Jeff Keach
 12 Mr. Chad Deweese
 13 Mr. Craig Smock
 14 Mr. Bill Apperle
 15 Mr. Pat McGrath
 16 Mr. Brad Marks
 17 Mr. Craig Hilliard
 18
 19 MR. KEACH: Welcome to the Plan Commission
 20 of the Village of Morton for Monday, February 28th,
 21 2022. And we need a roll call.
 22 MR. MARKS: Geil.
 23 MR. GEIL: Here.
 24 MR. MARKS: Knepp.
 25 MS. KNEPP: Here.
 26 MR. MARKS: Smock.
 27 MR. SMOCK: Here.
 28 MR. MARKS: Ritterbusch.
 29 MR. RITTERBUSCH: Here.

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1 MR. MARKS: Keach.
 2 MR. KEACH: Here.
 3 MR. MARKS: Zobrist.
 4 (No response.)
 5 MR. MARKS: Absent. Apperle.
 6 MR. APPERLE: Here.
 7 MR. MARKS: Yordy.
 8 (No response.)
 9 MR. MARKS: Deweese.
 10 MR. DEWEESE: Here.
 11 MR. MARKS: We have a quorum.
 12 MR. KEACH: Okay. Next item on the agenda
 13 is to approve the minutes from October 25th, 2021.
 14 Are there any comments or questions about the minutes
 15 that you saw in your packet?
 16 MR. APPERLE: I'll make a motion to
 17 approve.
 18 MR. RITTERBUSCH: I'll second the motion.
 19 MR. KEACH: A motion and a second.
 20 MR. MARKS: By voice roll, all in favor say
 21 aye.
 22 ALL IN UNISON: Aye.
 23 MR. MARKS: Oppose the same. Approved.

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1 MR. KEACH: Okay. So tonight we have some
 2 public hearings, and before we enter the public
 3 hearing, we'll have some information from our counsel,
 4 Mr. Pat McGrath.
 5 MR. McGRATH: Thank you. Public hearings
 6 are being held tonight pursuant to published notice.
 7 Any person wishing to make a comment to the Planning
 8 Commission will be afforded an opportunity to do so
 9 and will give their testimony under oath or
 10 affirmation.
 11 Any person living within 250 feet of a
 12 property at issue who wishes to cross-examine another
 13 testifying witness may be afforded the opportunity to
 14 do so at the discretion of our chair but matters
 15 germane to the issues before the planning commission.
 16 No member of the public may address the commission or
 17 cross-examine an applicant until recognized by the
 18 chair.
 19 At the conclusion of the public hearing, the
 20 Planning Commission will make a recommendation to the
 21 Village Board. The Planning Commission makes
 22 recommendations only. The Village Board is
 23 responsible for taking final action on these matters.

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1 MR. KEACH: Thank you, sir. So the first
 2 item tonight on the agenda on the public hearing is
 3 Petition No. 22-01 ZA, zoning amendment. A petition
 4 has been filed by the Village of Morton. The Village
 5 of Morton is proposing the following zoning change for
 6 the described properties. And at this point I'm going
 7 to go ahead and turn it over to Brad Marks for an
 8 explanation of this proposal.
 9 MR. MARKS: Thank you, Jeff. So if you
 10 remember back in October, we brought a similar
 11 petition. This one is a little revised from that one.
 12 We took the recommendations from you all, the
 13 concerns. There was three properties that are
 14 currently businesses on First Avenue, so the rezoning
 15 that is proposed now would be for those three
 16 businesses to not get zoned to B-1 -- or to not go to
 17 residential but to go to B-1, so then the remaining
 18 parcels that are currently being used as residential
 19 would be zoned to R-1.
 20 MR. KEACH: Okay.
 21 MR. MARKS: Any questions you want to add to
 22 that?
 23 MR. KEACH: Anyone have any questions for

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1 Mr. Marks?
 2 MR. RITTERBUSCH: What this does now is make
 3 everything conforming. We don't have any
 4 nonconforming uses on First Street then, do we?
 5 MR. MARKS: If this is approved, yes.
 6 MR. SMOCK: Back in October I mentioned my
 7 concern about the fact that this isn't being brought
 8 forward by the homeowners, and I think I talked about
 9 a specific kind of active permission by the homeowners
 10 to respond and say, yes, they'd want it to be this
 11 way; otherwise, they purchased the property with a
 12 certain expectation that might now be changed, not by
 13 their action, by our action.
 14 So maybe this time I'm a little sensitive to
 15 government overreach of citizens' rights, but I'm just
 16 curious, did anything change from October to now where
 17 we have a sense of adding 26 properties? Are they all
 18 on board with this change?
 19 MR. MARKS: Well, I mean, that's up to them
 20 to acknowledge if they're not on board. Everyone
 21 received a letter by ordinance. I sent a letter to
 22 every property owner, so they had the opportunity to
 23 come to this meeting to express their, you know,

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1 concerns.
 2 MR. SMOCK: And I did see that at our last
 3 meeting, according to the transcript, there was a Mrs.
 4 Smith who came and spoke, and I think her address is
 5 the last on the list, 313 North First Avenue. And I
 6 believe she spoke against the change of zoning, but I
 7 see her property on the list to be changed. Is that
 8 accurate?
 9 MR. MARKS: Yes, and I do not believe that
 10 parcel is being used as a business. It is not being
 11 currently used as a business.
 12 MR. SMOCK: Okay.
 13 MR. MARKS: So to change it, that would
 14 bring it to conforming as to what it's being used as.
 15 MR. SMOCK: I don't know if I'm the only one
 16 that is concerned that we're taking a property that
 17 people purchased that had the flexibility that they
 18 could create a business out of that property and now
 19 changing it kind of without their consent. Am I the
 20 only one that has that concern, or does anybody share
 21 that concern?
 22 MS. KNEPP: No, I share that concern. Do we
 23 have people here that want to speak about this? I

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1 mean, are we supposed to --
 2 MR. KEACH: We're going to open it up to the
 3 public.
 4 MS. KNEPP: And do we have a chance to talk
 5 about it after that as well?
 6 MR. KEACH: Yes.
 7 MS. KNEPP: I propose we move to that phase
 8 and have that discussion after.
 9 MR. SMOCK: I just wanted to see if there
 10 was a difference between how this was brought forward
 11 to now, and it doesn't sound like there was an active
 12 permission. It was more passive. A letter was sent,
 13 and if they don't respond --
 14 MR. MARKS: That's by ordinance. By
 15 ordinance, we have a procedure to notify.
 16 MS. KNEPP: Yep. And this was brought from
 17 the town not from --
 18 MR. MARKS: This was recommended by the
 19 Village of Morton.
 20 MR. HILLIARD: Craig, can I address you
 21 here?
 22 MR. SMOCK: Sure.
 23 MR. HILLIARD: I think this came to light

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1 when the daycare attempted to come in, and we looked
 2 at what that was, and, actually, you know, more than
 3 just looked at their petition but looked at the
 4 neighborhood, went into the neighborhood and went
 5 like, this is a residential neighborhood and all the
 6 residences here are nonconforming; and the few
 7 businesses that are in there, which were B-2, you
 8 know, it was like, what's this zoned for, and this,
 9 quite frankly, is zoned wrong.
 10 And that's sort of my thought that we ought
 11 to look at zoning and what it needs to be and what it
 12 should be. What we did from the last planning
 13 commission is we took what you said and looked at it
 14 and said, okay, rather than changing the businesses
 15 that are in operation as businesses under B-2, move
 16 them to B-1 because, quite frankly, that's what they
 17 fall under, they're under B-1.
 18 And B-2 takes all of the B-1 with an
 19 additional 45 items, and in those 45, there's several
 20 items that we don't want to come in there. You know,
 21 it's not proper for that to be in the neighborhood,
 22 and, quite frankly, if we don't change it, there's no
 23 stopping any of those 45 to come in because it's zoned

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1 that. So that's sort of the thought process of the
 2 Village Board.
 3 MR. SMOCK: Yeah, and I completely
 4 understand that it's residential now and you want to
 5 keep it that way; maybe a lot of the residents want to
 6 keep it that way. I totally understand that. I just
 7 was hoping for a more active agreement on the part of
 8 the property owners before their property was rezoned
 9 without their intent.
 10 MR. KEACH: Maybe we'll find some tonight.
 11 MR. HILLIARD: And I can't answer to that,
 12 but I'm not sure that that didn't happen several years
 13 ago when they changed it from R-1 to B-2 and made the
 14 residences nonconforming.
 15 MR. SMOCK: Maybe it's a moot point, but I'm
 16 curious as to why that ever happened.
 17 MR. HILLIARD: I think -- and I can only,
 18 you know, say "I think" -- that the vision of the plan
 19 commission and the village board way back when, the
 20 best we can tell back in the 70's, was the town was
 21 going to grow in a different means than what it did.
 22 MR. SMOCK: And they just picked a
 23 residential neighborhood to change the zoning?

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1 MR. HILLIARD: Well, they picked it right
 2 off of Main Street.
 3 MR. SMOCK: It could have gone a lot of
 4 different directions, and it happened to go that way.
 5 MR. HILLIARD: And the other section of
 6 First Avenue, the south section, is several
 7 businesses, which fall into that.
 8 MR. SMOCK: Yeah. Okay.
 9 MR. KEACH: We can keep talking about this,
 10 but let's go ahead and open it up to the public and
 11 see if there's anybody here tonight who would like to
 12 speak to this petition. Anybody in the public? I see
 13 a hand. If you would stand up and be sworn in.
 14 (Witness sworn.)
 15 MS. SMITH: I'm the one that was here a few
 16 months ago that complained.
 17 MR. KEACH: Could you please state your name
 18 and what your address is.
 19 MS. SMITH: Beverly Smith, 313 North First
 20 Avenue, the last one on the list. Like I said a
 21 couple months ago, a few months ago, we bought the
 22 house 30 years ago, it was zoned for business. We
 23 paid for it all these years, and we want it kept that

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1 way.
 2 When you buy something, you don't expect
 3 people to come in and then take it away from you for
 4 no reason whatsoever. If somebody is putting in for
 5 the zoning and they don't want it, then let them do it
 6 just for their own property, but how have they got the
 7 right to go against everybody else?
 8 And as far as the city, I feel the city, it
 9 seems like, would want more businesses because it's
 10 better for people coming in and spending more money.
 11 But for the places that they want to change, a couple
 12 people that I've talked to didn't want to come because
 13 of retaliation. They was afraid they'd have trouble,
 14 and they said it's just like when children is taken
 15 away from you, and then they have trouble, but they
 16 feel they'd have trouble with the city.
 17 But one lady said she thought about --
 18 because of losing everything they had during COVID,
 19 they're barely hanging on to their home, and she
 20 wanted to maybe start either a daycare or sewing
 21 clothes and taking in ironing and stuff. And then a
 22 gentleman said he thought about fixing lawn mowers and
 23 repairing bikes and making stuff, like woodcraft and

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1 things, but they didn't want to appear because, like I
 2 said, they didn't want to feel that they would have
 3 trouble later because of it.
 4 But, to me, I feel if you've paid for it and
 5 you want it, that's why you buy it. You should be
 6 allowed to keep it. Why should they come in and tell
 7 you after that that you can't do it? I just feel
 8 that's completely wrong in a way. It's a free
 9 country, but it's not if you buy a home and think
 10 you're going to get what you're paying for then they
 11 take it away.
 12 Now, when they take it away -- one lady
 13 asked a couple months ago, will they reduce the taxes
 14 because they do that. No, she was told, they won't.
 15 They're going to keep the taxes up, even if the zoning
 16 is took away; that means you're not getting what
 17 you're paying for because that's what you paid for all
 18 the years and for however long people have it.
 19 I just feel that's wrong, and it's not a way
 20 you do people. I feel doing to other as you want
 21 other to do unto you. How would any of you like if
 22 somebody come in and did that with your car or your
 23 home or something you have? I just feel that's not a

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1 very good way they should do it, and that's my
 2 opinion. Thank you.
 3 MR. KEACH: Thank you for your comments.
 4 Sir, please come to the court reporter.
 5 (Witness sworn.)
 6 MR. KEACH: Would you please give your name
 7 and your address.
 8 MR. McKIMMEY: My name is Austin McKinmey.
 9 I reside at 418 East Edgewood here in Morton. I think
 10 changing this would be a bad thing for the city. I,
 11 myself, am a businessowner. I recently moved back
 12 here. I grew up here.
 13 I recently moved back here, and, as a
 14 businessowner, I've been looking at properties here in
 15 Morton, which I have been looking at properties on
 16 First Street there for the fact that they are zoned
 17 that way, one of which was recently up for sale, which
 18 is one of the few properties that are going to be
 19 staying in the proposed plan of that.
 20 I didn't end up moving forward with that
 21 purchase at that time because of other things, but I
 22 had been looking at properties along there. As a
 23 businessowner, I have not found a property here in

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1 Morton because there are -- there seems to be a lot,
 2 but, in reality, there's not.
 3 And so by literally restricting and moving
 4 back on the availability of these properties for the
 5 future, I think that would be a detriment to the
 6 growth of businesses here in Morton. There are a lot
 7 of small businesses that would love to be here in
 8 Morton, but there are not a lot of small business
 9 spaces here in Morton.
 10 I know currently, obviously, if someone is
 11 residing in it as a home, that's one thing, but if
 12 that went on the market next year and someone was
 13 like, oh, look, next door there's a hair salon, I
 14 should be able to do this here, why shouldn't they be
 15 able to? That's how it's been my entire childhood;
 16 that's how it should continue to be. I mean, if
 17 anything, I think there should be the opposite thing
 18 going on and it should be expanding, but that's my
 19 view there, so yeah.
 20 I would -- I would wholeheartedly disagree
 21 with the idea of removing that or removing that
 22 without actually doing what some of the other members
 23 here have said, like actually be like, hey, if you

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1 don't want to be this, then change it to residential,
 2 but in reality it just doesn't make sense. Like why
 3 change it now? There's -- if it's not going to lower
 4 the taxes for the people being there, then why even do
 5 it? I don't know. That's just in my mind.
 6 I mean, as of right now, because I'm a small
 7 businessowner and I can't find a place here in Morton
 8 that works for me, I'm looking outside of Morton as
 9 someone who is going to be residing in Morton for the
 10 foreseeable future. I'm going to be living here, but
 11 I can't even have a space here.
 12 And, yeah, I mean, that's kind of that as
 13 the business aspect. I mean, I would love to find a
 14 space here. If anyone has a space here, let me know.
 15 But, yeah, so that's my take on that. I hope that
 16 helps.
 17 MR. KEACH: Thank you for your comments. Is
 18 there anyone else?
 19 (Witness sworn.)
 20 MS. SPRINGER: Hi, my name is Sherry
 21 Springer. We live at 316 North Second, and nobody
 22 seems to be speaking on the other side. And I just
 23 wanted to say we would love it to be zoned residential

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1 because we live on Second, and it's a neighborhood.
 2 The businesses that are there we don't object to, but
 3 we'd like the rest to be zoned back to residential.
 4 MR. KEACH: Thank you for your comments.
 5 (Witness sworn.)
 6 MR. SPRINGER: I'm William Springer. I live
 7 at 316 North Second, and I guess I have a question
 8 because you mentioned B-1 and B-2, and I'm not -- you
 9 know, I don't know what the zoning differences are
 10 between a 1 and a 2, but you kind of indicated that
 11 business -- a B-2 would broaden the types of
 12 businesses that would be able to establish in that
 13 area. Is that correct?
 14 MR. HILLIARD: That is correct, sir.
 15 MR. SPRINGER: Okay. Again, as my wife had
 16 said, it is a neighborhood. We would like it to stay
 17 as a neighborhood, residential, but, again, I don't
 18 know what all the criteria are for the B-1. And
 19 that's what you kind of indicated; those that are
 20 there, you would want them to stay as a B-1 and not
 21 broaden to a B-2 to limit the types of businesses that
 22 could be run on First Street, which we don't object to
 23 that, like she said. We would like to see those

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1 grandfathered in, again, so that this lady doesn't
 2 have to stop doing what she's doing, which she's been
 3 allowed to do for 20 or 30 years. Let those
 4 businesses be grandfathered in and stay what they are
 5 but not to expand it any farther in that sense. So
 6 that's our perspective. Thank you.

7 MR. KEACH: Thank you.

8 (Witness sworn.)

9 MS. MESSER: I'm Valerie Messer. I live at
 10 214 North Second. I spoke before when this originally
 11 started when it was going to be a daycare trying to go
 12 in there. I agree fully with the Springers. They
 13 live down the street from me. We've lived there 30
 14 some years. It's a nice, quiet neighborhood. The
 15 businesses that are there are quiet businesses; the
 16 people that come are quiet.

17 I sit on my front porch every night when
 18 it's nice out and read, and different businesses that
 19 would come in could be very noisy. That is our homes.
 20 That's where we go to have peace, to live comfortably.
 21 You have to think, would you want some of these
 22 businesses to come and be in your neighborhood to
 23 disrupt your family life. So I would hope that the

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1 ones that are there could stay but agree with the
 2 Springers very much. So thank you.

3 MR. KEACH: Thank you. Is there anyone else
 4 who would like to speak to this petition? Okay. If
 5 not, we'll close the public comment portion of this
 6 petition.

7 MR. RITTERBUSCH: Mr. Chairman?

8 MR. KEACH: Yes, sir.

9 MR. RITTERBUSCH: A part of the job of a
 10 planning commission is to avoid as many nonconforming
 11 uses as possible because nonconforming confuses
 12 things, and I think that's why the Village has brought
 13 this up is that way back when, like you say, in the
 14 70's, The Planning Commission and the Village Board at
 15 that time had some ideas that this street would become
 16 commercialized; 30 years later, it hasn't.

17 And so at this point for everybody in the
 18 future, it's better to eliminate as many nonconforming
 19 uses as possible because when people come to the
 20 village, they look at it, they can see what things are
 21 zoned and know how to deal with it. So that's one
 22 reason why I think we need to eliminate all these
 23 nonconforming issues that we have, but we're being

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1 principle enough to say that where there are
 2 businesses today, they fit in B-1. We will keep all
 3 those zonings, and we'll change all of those to B-1
 4 from B-2 so they're still a business.

5 And, in the future, if there is a property
 6 here that somebody would want to put into business,
 7 that same property could be brought forward to the
 8 planning commission again, and we would have to look
 9 at the business and how it fits and decide if it could
 10 be rezoned from R-1 to a B-1. There's nothing that
 11 says you can't go back and forth on zoning. It's all
 12 up to the planning commission.

13 So I think the main emphasis right now is
 14 let's try to eliminate all these nonconforming issues
 15 that we have right now because 30 years, after it was
 16 originally put together, it didn't happen. So it's
 17 time to clean up the zoning.

18 MR. KEACH: So you're in support of the
 19 petition tonight?

20 MR. RITTERBUSCH: I am in support of the way
 21 it's been reworked now from the last meeting.

22 MR. SMOCK: I would just say this to that,
 23 what if we had a person who just purchased one of

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1 these properties and they intended on putting a
 2 business in and they've gone through all the effort to
 3 get that property and have their plan, and then we're
 4 going to sit here and vote and say that they can't do
 5 what they were just intending to do?

6 MR. HILLIARD: Commissioner Smock, we had
 7 that, and that was the nail salon that moved in to
 8 what Bella's salon was, the potential -- where the
 9 daycare was requested.

10 MS. SMITH: Can't hear.

11 MR. HILLIARD: I apologize. Mr. Smock, we
 12 had that happen. The proposed daycare, which was
 13 Bella's salon, the hair salon, which is now the nail
 14 salon, they were in the process of purchasing that
 15 property, and we worked with them and waited to bring
 16 this forward until they got established so that they
 17 would not fall into that predicament.

18 MR. SMOCK: But we have someone that spoke
 19 tonight.

20 MR. HILLIARD: We have someone who spoke
 21 tonight that they've lived in a residential home
 22 nonconforming for 30 years, and they haven't started a
 23 business.

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1 MR. SMOCK: Yeah, I understand the
 2 difference. Like I said, I think -- I'm sensitive to
 3 changing expectations when someone owns a property and
 4 we're changing it on them. I'm sensitive to that.
 5 And we've had two opportunities for people
 6 to speak on this, and the same property owner has
 7 spoken twice. I think it's fair to say that we know
 8 of one person on this list that would reject this, and
 9 so I would be in favor of all of these properties -- I
 10 mean, people have had the opportunity a couple times
 11 to publicly express their opinion -- all these
 12 properties except for the last one and change it to
 13 B-1 instead of R-1. I would be open to that because
 14 there has been a good effort made to contact the
 15 citizens.
 16 I think this should be R-1. I mean, I'm not
 17 debating what people are saying. These are
 18 neighborhoods. It's just the concept of someone
 19 purchasing a property with a certain expectation and a
 20 certain value based on that expectation that now the
 21 government is going to come in and change.
 22 MR. KEACH: Craig, I want to understand what
 23 you proposed there because I didn't understand it.

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1 MR. SMOCK: The list of properties we have
 2 on the agenda, the last one was spoken about tonight,
 3 and if that was B-2 to B-1.
 4 MR. KEACH: Yes.
 5 MR. SMOCK: Now, we'd have a list of
 6 properties. I don't know what these other people
 7 think, but they've had an opportunity to speak at this
 8 meeting twice now, and they haven't. So I know of one
 9 resident that, if we changed theirs from B-2 to B-1,
 10 like we are the other business properties, then I feel
 11 like everyone else we can -- I guess at this point we
 12 can assume they agree with this, and I would feel
 13 comfortable with that. I'm just saying that's just
 14 where I'm at. I'm one person. That's just where I'm
 15 at.
 16 MS. KNEPP: Yeah, I'm having a hard time
 17 with it. I feel like these people bought their
 18 properties with the expectation. I don't know why
 19 they haven't come to speak necessarily against it,
 20 although, they haven't come to speak for it. And I
 21 just feel like I would appreciate more of an active
 22 discussion with these people to figure out if they're
 23 okay with the change because I do feel like this is a

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1 significant change that they may not understand. They
 2 may not have been notified for whatever reason,
 3 whether they lost their mail, they're traveling,
 4 they're sick, whatever, and I would just want to make
 5 sure that they understand because I do feel like this
 6 is not a request from them. This is us kind of
 7 pushing that change onto them, and I'm just not very
 8 comfortable with it.
 9 MR. KEACH: So I would comment. I think
 10 I've heard some really good comments tonight on this,
 11 and I think I -- as I review the code -- by the way,
 12 those that don't know what the zoning is, you can go
 13 online on the village website, and you can see what's
 14 allowed in a B-1 and a B-2, and by reading that, it's
 15 pretty obvious that B2 is not going to fly on this
 16 street.
 17 You know, that was the one that we -- that
 18 came to us, the daycare, and that was more of a B-2
 19 type of business, but there's not enough space for
 20 that. B-2 allows things like restaurants and --
 21 aren't I right?
 22 MR. MARKS: Yes. There's quite a bit.
 23 MR. KEACH: All of them have needs for more

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1 parking; whereas, B-1 is more service kinds of
 2 businesses where maybe you have appointments and you
 3 wouldn't need a parking lot for an entire business.
 4 You know, people would be -- you'd be able to probably
 5 park on the street or in the driveway and accomplish
 6 it, something like an attorney's office or an
 7 accountant or dentist, doctor's office, those kind of
 8 things.
 9 So, to me, I think something should be done
 10 because B-2 is not going to work on this street. And
 11 I like the idea -- I like what you've done, Village of
 12 Morton, by grandfathering in these businesses that are
 13 already businesses and calling them B-1 instead of
 14 B-2, and I would support Craig's idea of making the
 15 one at 313 North First Avenue also a B-1.
 16 I'm just kind of spitting out everything I'm
 17 thinking here, so pardon me on this. And I think, you
 18 know, whenever you have two zoning -- two zones face
 19 to face, there's going to be sort of that line that's
 20 hard to do. You know, you're going to have
 21 residential next to business; that's always a little
 22 bit difficult. I think that First Street does lend
 23 itself to B-1.

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1 And so if I'm on this board -- if we pass it
 2 this way and I'm on this board in the future, I would
 3 be very open to changing -- doing spot zoning to B-1
 4 for these houses that are along here because they are
 5 close enough to the downtown. It is a good location
 6 for a business, and it would be a public hearing at
 7 that point where the neighbors can come in and weigh
 8 in on the merits of changing that particular piece of
 9 property and to leave one piece of property.
 10 But I could see supporting this proposal. I
 11 really like Craig's idea of offering 313 North First
 12 Avenue as a B-1. Also, I don't know if that's a
 13 possibility, if we could do that. Is that something
 14 we can do as a plan commission tonight?
 15 MR. MARKS: Pat.
 16 MR. McGRATH: You can inform your own
 17 recommendation. And just a clarification on 313 North
 18 First, the proposed business use is a worm farm, which
 19 would be not be a permitted business in B-1 or B-2.
 20 So what they've suggested to use the property for
 21 today they could not do in B-1; that would be a B-3
 22 property.
 23 MR. AUPPERLE: I think it's important to

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1 note there that people bought the property under the
 2 pretense that it was zoned a business district, which
 3 I think is -- you know, they want that option. So I
 4 -- you know, I don't disagree with anything you're
 5 saying, Jeff. I think it's important to note that,
 6 you know, by adopting this ordinance and switching it
 7 to R-1, it doesn't preclude you from coming back and
 8 asking for a zoning change. In fact, I would argue it
 9 would probably give you a better chance to get B-1 if
 10 you were coming with a business license and you're
 11 saying here's what we want to do. On a case-by-case
 12 basis, I think this stretch here would be more than
 13 likely to receive that zoning change because of what
 14 it once was.
 15 MR. KEACH: It's peppered with B-1 already,
 16 if we accept this petition, so it would be, I think,
 17 natural.
 18 MR. RITTERBUSCH: Mr. Chairman, I'll propose
 19 an amendment to this proposal that for 313 North First
 20 Avenue we will change it from B-2 to B-1 instead of
 21 R-1.
 22 MS. SMITH: We paid for B-2. I feel we
 23 should have the B-2. That's what we bought it as, and

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1 I'd like it grandfathered in at that.
 2 MR. KEACH: So we cannot accept comments
 3 from the audience at this point.
 4 MS. SMITH: Well, what goes around comes
 5 around. Something will happen to them then.
 6 MR. McGRATH: So clarifying, if I may, just
 7 as a procedural matter. Would it be fair to
 8 interpret, since we don't have a motion on the table
 9 and since it was a request to amend, that could be
 10 interpreted to approve subject to that amendment, was
 11 that what was intended?
 12 MR. RITTERBUSCH: That could be, yes. I'll
 13 change it. We'll approve it with the change to 313
 14 North First to B-1 instead of R-1.
 15 MR. KEACH: So the procedure here would be
 16 that someone might second it, and then we would
 17 discuss that further.
 18 MR. AUPPERLE: I'll second it.
 19 MR. KEACH: Okay. We have a second. Let's
 20 discuss that option. Anybody at the table?
 21 MR. SMOCK: I think all these are
 22 concessions. I mean, even the B-2 business -- the
 23 businessowners that have B-2 right now are conceding

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1 that they can't use the property in the future for
 2 some other purpose and I think we probably all agree
 3 that it's probably for the best for the neighborhood
 4 and for everyone else.
 5 So I just want to make a point that there
 6 are probably a lot of property owners on this list
 7 that are making a concession. Just because it makes
 8 sense today that, oh, that's what their business is,
 9 it's a B-1 type of business, they're still making some
 10 kind of concession like we spoke about that there was
 11 an expectation of what they could have done with their
 12 property, and now they're going to lose that right.
 13 And so I just -- it's not likely that I
 14 would approve this, but I would vote yes for this
 15 amendment, but I think there are a lot of property
 16 owners that would be making concessions on that. I
 17 think that's worth acknowledging.
 18 MR. AUPPERLE: One last point. If we use
 19 the daycare as an example, Craig, you know, you had
 20 someone there that purchased the property as a B-2
 21 thinking that they could use the business for a
 22 daycare, but the safety concerns and some of the other
 23 things that came along with that business led to it

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1 being denied. Right?

2 MR. SMOCK: I think that was a special use,

3 that wasn't a guarantee. They didn't have a guarantee

4 to be able to buy that property and put a daycare in

5 there. They didn't have a guarantee.

6 MR. AUPPERLE: I think it protects against

7 that a little bit too.

8 MR. SMOCK: Yeah.

9 MR. AUPPERLE: You know.

10 MR. SMOCK: Yeah, I agree, and I feel for

11 the residents that, you know, they probably moved in

12 just not even looking at the zoning map, right, and

13 not even realizing that the backdoor neighbor could be

14 a restaurant tomorrow, so I feel for that. But I feel

15 stronger for the expectation of the property owner and

16 what they -- the expectations they had.

17 Other people have the right to look at

18 zoning maps and figure out or to realize themselves,

19 well, this vacant property some day could be something

20 I don't want, and they go into that purchase knowing

21 that, right. There's -- there's fair warning of what

22 things can become, and so it's when the fair warning

23 goes away that I am less comfortable, but I'm

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1 comfortable with what's on the table.

2 MR. KEACH: Anybody else have anything they

3 want to say about that?

4 MR. DEWEESE: I can't say it any better than

5 Craig said it. I agree completely with what Craig

6 said.

7 MR. KEACH: Well, I think that Gerry's

8 motion, actually, you know, is a good amendment to the

9 -- to the petition, and, again, I think that anybody

10 who wants to change their property from residential to

11 business, to B-1, I think it would be a pretty -- it's

12 a reasonable request, not that I'm saying it's going

13 to get passed, but it's a reasonable request based on

14 the neighborhood.

15 Any other comments? If not, let's call the

16 roll.

17 MR. MARKS: Keach.

18 MR. KEACH: Yes.

19 MR. MARKS: Knepp.

20 MS. KNEPP: No.

21 MR. MARKS: Aupperle.

22 MR. AUPPERLE: Yes.

23 MR. MARKS: Ritterbusch.

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1 MR. RITTERBUSCH: Yes.

2 MR. MARKS: Smock.

3 MR. SMOCK: Yes.

4 MR. MARKS: Geil.

5 MR. GEIL: Yes.

6 MR. MARKS: Deweese.

7 MR. DEWEESE: Yes.

8 MR. MARKS: Motion passes.

9 MR. KEACH: Okay. Next is a petition,

10 subject property -- it's Petition No. 22-02 SP,

11 subject properties are located at 641 and 651 Harding

12 Road. Petition has been filed by Steve Lehman. He's

13 requesting a special use at these properties to permit

14 a building to be a 39-foot high building. So is Steve

15 here? Would you like to make a presentation, Steve?

16 (Witness sworn.)

17 MR. LEHMAN: Thanks for the opportunity to

18 share this and consider this request. I believe all

19 of you have the packet --

20 MR. KEACH: I'm going to ask you to give

21 your name and your address. I'm sorry, Steve.

22 MR. LEHMAN: I forgot.

23 MR. KEACH: It's standard.

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1 MR. LEHMAN: Yeah, you bet. My name is

2 Steve Lehman. I live at 414 Wolf Crossing Drive in

3 Morton. And -- is that everything? Is there anything

4 else? Okay. We can dive right in.

5 We had the zoning map up just a second ago,

6 and I guess --

7 MR. MARKS: Do you want that map up?

8 MR. LEHMAN: You can probably bring it back.

9 I just want to clarify something on that because we're

10 right at the edge of the zoning map, just so I can

11 touch on that topic first. Okay. You can see in the

12 green there in the middle, that's the R-4 property.

13 So the property we're talking about is already zoned

14 R-4; that's not changing on this request. We're just

15 matching it. The top piece is R-4 with an S, special,

16 for making sure that we can do the 3-story, 39-foot.

17 So what the request is here is just to match

18 that for continuity with the adjacent attached lot

19 that's already in that same classification. But when

20 -- on the request it asks us to identify what's north,

21 south, east, and west of the subject property. Since

22 we're on a skew, it could be a little bit confusing of

23 what's north, east, and all that. But I put down

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1 north is the R-4 three-story because it is. We're
 2 just asking to match what's already attached to it.
 3 And then to the east, depending on how you draw the
 4 line, is also still the same property.
 5 But I'm the property owner for the
 6 neighboring attached piece. I'm just asking for it to
 7 be able to be conformed or continuous in the same
 8 fashion. So I hope that clears up if there's any
 9 questions on that part.
 10 So really the request is primarily to make
 11 it consistent so it's more aesthetically pleasing and
 12 just has a flow to it with the look and feel of the
 13 lifestyle center, we'll call it. It's upscale
 14 housing. It's close to Gold's Gym and the daycare, so
 15 it'll be great to support local businesses. We also
 16 have a letter of support from Gold's Gym and from the
 17 Morton Economic Development Council and other tenants
 18 that live nearby, so we feel like we have pretty good,
 19 strong support from the local adjacent properties in
 20 general.
 21 There's a lot of benefits to go with the
 22 3-story, the 39-foot. The consistency across the
 23 other lots nearby is a big part of it. Also, it

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1 allows for more yard space so we can have
 2 professionally maintained yards and more landscaping
 3 and trees, which also helps with making it feel more
 4 secluded from neighboring properties, so it gives us
 5 more flexibility to make the greenscaping better.
 6 So if you go to the -- I don't know if you
 7 have that. It's the fourth slide that I had in there.
 8 MR. MARKS: They have copies of all that in
 9 there.
 10 MR. LEHMAN: Great. You can see they're
 11 basically -- to the north we have a three-story
 12 already, and slightly to the east and then to the west
 13 we have industrial, Gold's Gym, the daycare, and then
 14 going south we have more industrial, and then the
 15 interstate.
 16 So I feel like this shouldn't be
 17 problematic, I wouldn't think, and it fits nicely in
 18 this location. So far with the leasing process, we've
 19 had a lot of people who are looking for upscale
 20 housing who are primarily young working professionals,
 21 many of them working at Rivian and Caterpillar, OSF,
 22 some Bradley as well, and Methodist. So you get a lot
 23 of the younger working professionals; they're high

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1 earners. And this is all market-rate, upscale
 2 apartments, so we're getting people who have to earn a
 3 good living to be there.
 4 The Rivian industry is bringing a lot of
 5 people who want to live in the Morton area. It's only
 6 22 minutes to get from here to the factory in
 7 Bloomington, so there's been a lot of demand from
 8 them.
 9 We've also seen a lot of retirees who want
 10 to live here in Morton; many of them have family in
 11 the area, and it's just a great safe community. A
 12 large portion is young, single, working people, a lot
 13 of retirees. There are some with families, of course.
 14 There's not near as many families as I would have
 15 expected, but there's a lot of people on both ends of
 16 the spectrum as far as their career goes.
 17 And a lot of people work from home; a lot of
 18 times with the two bedrooms, they use the one bedroom
 19 for themselves, and the second bedroom is used as a
 20 work-from-home location. So I guess that's the main
 21 thing, I guess, as far as the overview, but I'm open
 22 to any questions or feedback on that.
 23 MR. KEACH: So you're asking -- the thing

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1 you're asking for is that it could go to three stories
 2 instead of just the two, which I think is what the
 3 code says.
 4 MR. MARKS: Two and a half at 35 feet is
 5 permitted.
 6 MR. KEACH: Two and a half at 35 feet.
 7 MR. LEHMAN: We're asking for an extra
 8 story, an extra four feet, which, about a year ago,
 9 was the standard code anyway, so this isn't much
 10 different.
 11 MR. KEACH: Yes. This is a recent
 12 amendment. Any questions for the petitioner? I guess
 13 not. Thanks, Steve.
 14 MR. LEHMAN: Yeah, I appreciate it. Thank
 15 you.
 16 MR. KEACH: Is there anybody from the
 17 audience who would like to speak to this petition?
 18 MR. CRAWFORD: I'm sorry, what?
 19 MR. KEACH: Anybody from the audience want
 20 to speak about this?
 21 MR. CRAWFORD: I do.
 22 MR. KEACH: Come on up.
 23 (Witness sworn.)

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1 MR. CRAWFORD: So my name is John Crawford.
 2 I live at 25691 Harding Road, and I also own the house
 3 at 25659 Harding Road, which is next door. And I'm
 4 not familiar with this format, so if I need
 5 correction, by all means. But right out of the gate,
 6 the petition lists my house as a three story, and it
 7 is not a three-story home, and it totally ignores the
 8 one-story ranch next to it. I don't know if that's a
 9 big deal or not, but it seems to me that the petition
 10 should be accurate as to how the properties are.
 11 So moving on to the next point, I have a
 12 sketch that I received that was put out by Mr. Lehman,
 13 I assume, that is showing, as nearly as I can tell,
 14 seven buildings across the street in this double lot.
 15 There are already 3, 96 units. If there are 7 or 8
 16 more buildings -- I'm doing some guessing here because
 17 the drawings aren't extremely detailed -- but you're
 18 talking about putting 350 units on 2 lots.
 19 And has there been any sort of a traffic
 20 study at all about Harding Road and any improvements,
 21 or are we going to have 6 or 700 cars coming in and
 22 out one driveway 2 times a day? Is there anyone to
 23 answer that question or is that --

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1 MR. MARKS: I'm not aware of any traffic
 2 studies that have been done.
 3 MR. CRAWFORD: Anything for schools?
 4 MR. MARKS: I'm not aware of the schools as
 5 far as studies.
 6 MR. CRAWFORD: Anything for police and fire?
 7 If you add a third story, that's going to be more risk
 8 for the fire department and EMTs doing any sort of
 9 work there.
 10 MR. MARKS: I'm not aware of any of those
 11 departments or entities doing any kind of studies.
 12 MR. CRAWFORD: So as it stands right now,
 13 the 96 units, their only entrance is on Harding Road,
 14 no light plan that I'm aware of, and, now, you're
 15 talking about, if I'm correct, 7 or 8 more buildings
 16 at 32 units per. Is that accurate?
 17 MR. LEHMAN: No, not quite. What is the
 18 procedure for me to respond? How does that work?
 19 MR. McGRATH: So there's two ways in which
 20 you can proceed, and the Chair can give directions to
 21 supplement mine, but you can -- we want to get you on
 22 the microphone if you're going to respond to specific
 23 comments, so you can either come up now with the

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1 Chair's consent and Mr. Crawford's consent, but it is
 2 his time; or he can finish, and then you can have the
 3 opportunity after he testifies.
 4 MR. CRAWFORD: Well, my time is not going to
 5 be abbreviated, is it?
 6 MR. McGRATH: There's no time limit.
 7 MR. CRAWFORD: I'd love responses from
 8 Mr. Lehman.
 9 MR. KEACH: You may approach the mic, if you
 10 would like to, and respond.
 11 MR. CRAWFORD: Do we take turns?
 12 MR. KEACH: Sure.
 13 MR. LEHMAN: I appreciate your comments. I
 14 would love to have talked earlier so we could work
 15 through a lot of this stuff before, of course, that
 16 would be good, but we're here now. These are good
 17 questions. No, there's nowhere near 300 and something
 18 units planned. It's not even close to that. Plus,
 19 this is also a multi-year process to get them built.
 20 MR. CRAWFORD: What are these? This is what
 21 I received. This is all I have.
 22 MR. LEHMAN: This is a preliminary, and
 23 these are much smaller than -- what we're trying to do

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1 is a lot smaller with the length of the building, so
 2 it's not near as large as what you imagined or that
 3 you stated here, but I can understand why there would
 4 be a missguess on that.
 5 As far as the fire department, we actually
 6 have been working with the fire department. They're
 7 very involved in the planning phase before we get
 8 anything going, so we're discussing the plan, getting
 9 the layout with them, getting their input. And even
 10 throughout construction, they're doing inspections.
 11 We even had the fire department run some practice
 12 drills in existing buildings, all three of them.
 13 We have three building now; one is almost
 14 complete; one is drywall; one is in framing stage, and
 15 we worked with the fire department and let them use it
 16 as a training opportunity so they could run through it
 17 with their crew and just do a test run on how they
 18 would respond if there's an event. And this is all
 19 voluntarily doing it, so they've been a really good
 20 partner to work with. They are very involved in the
 21 planning process. They're all fire sprinkler
 22 buildings, and we have fire protection with the
 23 drywall and the whole design process.

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1 MR. CRAWFORD: This is going to be
 2 sprinkled?
 3 MR. LEHMAN: Yes, they'll be sprinkled. For
 4 sure. I'm trying to think of what else you had
 5 mentioned that I should respond to. Yeah, as far as
 6 your house, you're in the gray area; that's not on the
 7 zoning map, so it wasn't clear to me what your yours
 8 is. Just from the outside, it has three levels of
 9 windows and it's about the same height as what we're
 10 building, so I was saying this is similar in height to
 11 what you've got, and it's got three levels of windows,
 12 similar to what you have.
 13 I've never been inside your house. I don't
 14 know how many stories is it, but I do know to the
 15 north we've got the same thing as what we're asking
 16 for, and then to the east, as far as I'm aware of, on
 17 our property, it's the same thing as what we're asking
 18 for.
 19 MR. CRAWFORD: In direct response there,
 20 yes, it's -- I would guess that my house is probably
 21 every bit as tall as what you are asking for;
 22 although, it was built 110 years ago before zoning
 23 laws even existed, and there's nothing that I can do

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1 to alter that.
 2 The other thing, in retrospect, somehow,
 3 when you applied for this change for the three
 4 buildings that you already have, I don't know if I was
 5 asleep at this switch or what, but I was not really
 6 aware or I would have -- I wouldn't change the
 7 outcome, but I would have not been in favor of that
 8 then either because I think they're a little
 9 overpowering based on the density.
 10 And, again, we've got -- I have to be
 11 honest, I was surprised that they put the entrance to
 12 the existing three buildings on Harding Road.
 13 Courtland is an improved road with a turn lane, and
 14 yet they put the entrance on Harding Road, which is an
 15 unimproved two lane with no shoulders, no curb, no
 16 sidewalk, no nothing. Although, you're putting
 17 sidewalks in now.
 18 MR. LEHMAN: Yeah, we are.
 19 MR. CRAWFORD: And now we're talking about
 20 putting -- how many units will there be when it's all
 21 done? Do you know?
 22 MR. LEHMAN: This request doesn't change the
 23 number of units at all. It doesn't change the density

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1 at all. We're just talking about the height matching
 2 up with the neighboring property; that's really all
 3 we're talking about here.
 4 MR. CRAWFORD: Well, if we take one story
 5 off the top that's going to change the density.
 6 MR. LEHMAN: It actually doesn't because
 7 then those come down to the ground level, and it just
 8 means there's less landscaping, less trees, which I
 9 think it's better to have more greenscape, more space
 10 for -- it's professionally maintained, professionally
 11 landscaped. It doesn't change the density or the use,
 12 it just changes us back to matching up with the
 13 neighboring heights.
 14 MR. CRAWFORD: Okay. Well, again, I was
 15 asleep at the switch on the first time around. That's
 16 my fault. I'm here tonight. I think -- I suppose the
 17 bottom line in my mind is I've built in this town for
 18 35 years myself, and the rules were in place, and we
 19 lived by the rules. And if the village has an
 20 ordinance that says 35 feet, then why do we continue
 21 to give exceptions to that rule. If you don't like
 22 the rule, why not change the ordinance so that we're
 23 not having these sort of disagreements here in a

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1 public forum. Again, I'm -- I don't understand.
 2 MR. MARKS: Maybe I can help answer that. A
 3 special use is a permitted use in maybe certain
 4 circumstances where maybe it fits in certain areas
 5 where maybe it wouldn't in other areas, so that's the
 6 premise behind a special use.
 7 MR. CRAWFORD: I understand special use. We
 8 have one ourselves, but you've currently -- correct me
 9 if I'm wrong -- but you gave the three story on
 10 Jefferson Street, which is the heart of downtown, and
 11 are you doing it out in a semisuburban area? I don't
 12 understand.
 13 MR. MARKS: Well, the Village Board approves
 14 the special uses, so you would have to ask the Village
 15 Board what their thought is, but I would say that they
 16 felt it was appropriate to have a three story where
 17 the Jefferson building is.
 18 MR. LEHMAN: Another point, it was, up until
 19 about a year and a half ago, I think, that three and a
 20 half stories -- at least three, maybe even three and a
 21 half stories -- was allowed without any special
 22 request for an R-4 zoned property. So for this to
 23 even become a special use, it has only happened within

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1 the last year, year and a half, and that was
 2 primarily, I believe, to give some control to the
 3 board to say if it's in -- if it's next to a bunch of
 4 single-family homes or something, maybe we don't want
 5 a three-story building right there; but if we're next
 6 to other homes or properties that are similar, then it
 7 makes sense.

8 I'm kind of guessing on that, but the time
 9 line of -- the history of it, it has been allowed for
 10 the majority of my existence in Morton, which is 12,
 11 15 years by now, I think.

12 MR. CRAWFORD: And to be absolutely open
 13 about the whole thing, that property has been zoned
 14 I-2 for the last 50 years when the Village rezoned it
 15 for the theoretical Caterpillar expansion that never
 16 came to be, and then when the Aupperles purchased that
 17 ground, they made it into an industrial park. It was
 18 all zoned I-2. I'm happy that it's going to R-4
 19 instead of I-2.

20 So even though I may sound a little
 21 antagonistic, that's just my nature. I'm not totally
 22 against this. I just am not really in favor of the
 23 three stories. And, again, I'll go back to if the

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1 Village doesn't want 39 feet or if they want 39 feet,
 2 then change the ordinance.

3 MR. KEACH: Thank you for your comments.

4 MR. CRAWFORD: And one last thing. Sorry.
 5 The builders have probably been less than good
 6 neighbors throughout this first phase, and I had
 7 originally -- we contacted the office; that didn't do
 8 any good. We contacted the village; that didn't do
 9 any good. I ended up having to call the police
 10 because there was so much mud on the road.

11 My wife has a Suburban, which has got more
 12 than three inches of ground clearance, and the chunks
 13 of mud were hitting the exhaust system on the car, and
 14 we had to call the police to get it cleaned up. And
 15 as of one o'clock this afternoon, the Ackerman and
 16 Wiedman property east of the three buildings, the
 17 entire 40 acres -- 20 acres is covered in trash, and
 18 the property on the other side of Courtland is in the
 19 same condition.

20 There is so much building debris out there,
 21 it's mind numbing. And that -- again, I spent 38
 22 years in construction myself; that's not supposed to
 23 happen.

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1 MR. LEHMAN: Well, on that topic, we have
 2 hired extra help to stay on top of that. I never
 3 received a phone call, but in my mind it was
 4 preemptive. When I saw that there was some, I told
 5 the crew, we've got to really focus on that and clean
 6 that up. We have other things we can do as well. We
 7 have a rock entrance, but we need to do a better job
 8 with that as well or we can fence it in during
 9 construction.

10 I'll say the good news is once it's
 11 completed, there won't be that issue as we'll have
 12 professionally landscaped yards. I mean, that's a
 13 whole lot better than the current stockpile of rock
 14 and gravel where you constantly have trucks trucking
 15 dirt and rock back and forth currently, but once we
 16 get this developed and finished off, it'll improve
 17 that whole situation.

18 MR. CRAWFORD: And you have no current
 19 drawings for the entrances and exits for this phase?

20 MR. LEHMAN: We're working on it with the
 21 village, but the engineers are trying to pin it down.
 22 The specific exact entrance is still in flux.

23 MR. KEACH: Can I interrupt now and say that

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1 this is just a zoning hearing, and, you know,
 2 Mr. Lehman does come to these meetings sometimes with
 3 more drawings about what he's planning to do, but
 4 that's not really what we're about. We're just about
 5 the zoning and he still has to provide drawings to the
 6 city for what he wants to do, and, you know, there's a
 7 process for that.

8 MR. CRAWFORD: And, again, this -- I may
 9 have brought some things up that weren't really
 10 necessary in this format, and if I did, I apologize
 11 for that. Bottom line is, I'm not against the
 12 apartments at all because that's an improvement over a
 13 chemical factory, which is what could have gone there,
 14 but I just -- the three-story thing is killing me, so
 15 I'm done.

16 MR. KEACH: Thank you for your comments.

17 MR. CRAWFORD: All right. Thanks.

18 MR. LEHMAN: I appreciate it.

19 MR. KEACH: Does anyone else want to speak
 20 to this petition?

21 (Witness sworn.)

22 MR. COOK: Good evening. My name is Jeremy
 23 Cook. I own the property at 25765 Harding Road just

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1 north of Mr. Crawford's property. I was going to read
 2 everything on the sheet tonight, but what I've been
 3 hearing, I think I'm just going to say a few things.
 4 My biggest concern for this three story is
 5 my privacy on my property. Everywhere I walk on my
 6 property, I have a window looking at me. So I don't
 7 know if that's a setback issue, I don't know if it's
 8 the height issue, but it's definitely an issue. So
 9 I'll be out in my property there, and I'm going to
 10 have somebody looking out a window at everything I do,
 11 just that on privacy.
 12 Mr. Crawford talked about the road
 13 congestion. I was worried about that. Clearly if he
 14 does this three stories, he could add more people. I
 15 know this is not for that yet. We'll talk with the
 16 board more about that. I don't want to waste your
 17 guys' time.
 18 Me personally aesthetically, I think those
 19 buildings stick out at three stories. I don't think
 20 they look good, especially out in an industrial area.
 21 I don't know where you put three-story buildings in
 22 Morton, but that's your guys' decision to get this
 23 special use permit for three stories. Yes, they're

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1 out there. Yes, I've probably got some information on
 2 the three they already put up.
 3 The one facing my property, if it was maybe
 4 50 or 100 feet more off the road, it might not be bad,
 5 but it's really close to the road and it's like a big
 6 billboard. So I could put a business up out there at
 7 my place; is anybody from North Morton Avenue going to
 8 see that? No way. So that's about all I've got to
 9 say. That's it. Thanks, guys.
 10 MR. KEACH: Thank you. Anyone else?
 11 (Witness sworn.)
 12 MR. BELL: Good evening. I'm Chad Bell, and
 13 I own Blue Jay's Learning Center. It's 1610 North
 14 Main right next to Gold's Gym, pretty close to the
 15 area we're talking about here. Same as Mr. Crawford,
 16 we didn't know about the first buildings going up. We
 17 didn't get that opportunity to speak on that as well;
 18 however, we feel that those buildings are beautiful,
 19 and we like the addition to the area. We have no
 20 objections at all to continuing the growth over there
 21 closer to our building.
 22 We think that the three stories would be
 23 best to keep it uniform with what's currently there,

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1 so we think it would look really good to keep that
 2 going, support the growth in the community. I like
 3 the ideas of greenery, the trees, the landscaping. It
 4 would be much better than the field and the gravel and
 5 the rock piles that are there right now.
 6 I do have the same concern as Mr. Crawford
 7 as far as the traffic on Harding Road. You know, if
 8 we can make some improvements to the road and the
 9 lighting, that would be great. But, overall, I don't
 10 want to take much of your time, but I wanted to take
 11 the time to say we support this permit to go to 39
 12 feet, 3 stories. Thank you.
 13 MR. KEACH: Thank you. Anyone else? Okay.
 14 We'll close the public comment portion of this
 15 petition.
 16 I have a question. I think I know the
 17 answer to this, Brad, but the zoning, does that not
 18 set density of the property, the number of people that
 19 can actually live or the number of units?
 20 MR. MARKS: It meets setbacks, it meets
 21 storm water, so if you're talking about the
 22 buildings --
 23 MR. KEACH: The difference between a two

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1 story and a three story, if it goes to three story,
 2 that doesn't mean he has more units on the property,
 3 does it?
 4 MR. MARKS: I believe it does. I think what
 5 Mr. Lehman was saying -- you would expand outward as
 6 opposed to upward.
 7 MR. LEHMAN: The density is still a certain
 8 number of units per acre.
 9 MR. KEACH: That's what I'm talking about.
 10 MR. LEHMAN: It doesn't change the density,
 11 whether it's two stories or three stories.
 12 MR. KEACH: It does not change the density.
 13 So my point is, I think I'm hearing that whether it's
 14 a two story or three story, there are still going to
 15 be the same number of people allowed on the property.
 16 Is that right?
 17 MR. MARKS: I think that potentially could
 18 be true, yes.
 19 MR. KEACH: Okay. That's what I want to
 20 know. So I think what Steve was saying was it -- the
 21 way you get more density if it's two stories is you
 22 have more buildings. Okay.
 23 How does the road get addressed? I'm asking

<p style="text-align: right;">Page 53</p> <p>1 the village.</p> <p>2 MR. MARKS: I think that would first get</p> <p>3 directed to director of public works, and we could ask</p> <p>4 what his thoughts are on that.</p> <p>5 MR. KEACH: Is that under the purview of</p> <p>6 this committee?</p> <p>7 MR. McGRATH: The location on the road would</p> <p>8 be set during site plan review, and the director of</p> <p>9 public works, Loudermilk, is extensively involved in</p> <p>10 providing direction on how many entrances or exit</p> <p>11 points and where those will be located.</p> <p>12 MR. KEACH: So that's not up to us?</p> <p>13 MR. MARKS: No. That would be up to the</p> <p>14 village engineers.</p> <p>15 MS. KNEPP: I'm assuming the two -- the</p> <p>16 existing one and the new one would be joined, or would</p> <p>17 they be completely separate entrances?</p> <p>18 MR. MARKS: So, like I said, Mr. Lehman</p> <p>19 would come with a proposal. He has engineers</p> <p>20 engineering that for him. That would go through our</p> <p>21 site plan review, the director of public works --</p> <p>22 MS. KNEPP: But there's a potential they</p> <p>23 could be joined, if there's a separate lot.</p>	<p style="text-align: right;">Page 55</p> <p>1 discussion at the table? I assume we had all the</p> <p>2 questions answered that we had from Mr. Lehman. Are</p> <p>3 there any other comments or points that we should make</p> <p>4 at the table?</p> <p>5 MR. SMOCK: To make things -- this would</p> <p>6 match what's already constructed, and the density</p> <p>7 won't change; those two facts.</p> <p>8 MR. KEACH: Right. And it is zoned -- I</p> <p>9 mean, it's zoned for multi-family housing. The only</p> <p>10 thing that he's here asking for is a taller building</p> <p>11 so --</p> <p>12 MR. GEIL: Which, I believe, a year, year</p> <p>13 and a half ago, we switched from -- the R-4 from a</p> <p>14 three and a half to a two and a half as, I believe,</p> <p>15 the same developer was putting in buildings on the</p> <p>16 south end of town near a more residential dense area,</p> <p>17 and I think that brought us that concern to us where</p> <p>18 we changed that to where we did the two and a half</p> <p>19 story now so where we could have a little input and a</p> <p>20 little provision on where to allow the three-story</p> <p>21 buildings.</p> <p>22 And this is just on height. Site plan</p> <p>23 review is still going to be going on, so I'm assuming</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. MARKS: I'm not an engineer, so Craig</p> <p>2 Loudermilk could approve that based on his expertise</p> <p>3 in that field.</p> <p>4 MR. McGRATH: You would have to have a</p> <p>5 variance.</p> <p>6 MR. MARKS: You mean to join, yes.</p> <p>7 MR. McGRATH: The suggestion is that there</p> <p>8 remain one exit from the entirety of the development</p> <p>9 in that this property would exit out through the</p> <p>10 existing --</p> <p>11 MS. KNEPP: Or two so that they can both go</p> <p>12 and then that way they can --</p> <p>13 MR. MARKS: You're talking about shared</p> <p>14 entrances?</p> <p>15 MS. KNEPP: Yes.</p> <p>16 MR. McGRATH: The vacant across the property</p> <p>17 line would present setback issues, so that would</p> <p>18 require a variance in the absence of there being a</p> <p>19 common drive approved in site plan review.</p> <p>20 MS. KNEPP: And I realize that's outside of</p> <p>21 the scope of what we're talking about but --</p> <p>22 MR. KEACH: That's outside of our area. So</p> <p>23 are there any other questions or is there any more</p>	<p style="text-align: right;">Page 56</p> <p>1 he's going to know what's going to happen before he</p> <p>2 spends the money with engineers as far as the layout</p> <p>3 goes. I'm sure there's a lot of costs to that.</p> <p>4 MR. KEACH: Yeah. Any other comments? Is</p> <p>5 there a motion?</p> <p>6 MR. DEWEESE: I'll move to approve.</p> <p>7 MR. RITTERBUSCH: I'll second the motion.</p> <p>8 MR. KEACH: We have a motion and a second.</p> <p>9 Any further discussion? Let's call the roll.</p> <p>10 MR. MARKS: Knepp.</p> <p>11 MS. KNEPP: Yes.</p> <p>12 MR. MARKS: Geil.</p> <p>13 MR. GEIL: Yes.</p> <p>14 MR. MARKS: Ritterbusch.</p> <p>15 MR. RITTERBUSCH: Yes.</p> <p>16 MR. MARKS: Smock.</p> <p>17 MR. SMOCK: Yes.</p> <p>18 MR. MARKS: Aupperle.</p> <p>19 MR. AUPPERLE: Abstain.</p> <p>20 MR. MARKS: Deweese.</p> <p>21 MR. DEWEESE: Yes.</p> <p>22 MR. MARKS: Keach.</p> <p>23 MR. KEACH: Yes.</p>

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1 MR. MARKS: It passes.
 2 MR. KEACH: The next petition is Petition
 3 No. 22-03 SP. The subject property is located at 700
 4 South Fourth Avenue. A petition has been filed by
 5 Maria Lehman. Mrs. Lehman is requesting a special use
 6 at the property to permit a private school. Is there
 7 anybody from -- would the petitioner please come
 8 forward.
 9 (Witness affirmed.)
 10 MS. LEHMAN: All right. I am Maria Lehman,
 11 and I live on 63 Shiloh Street in Morton. I am here
 12 on behalf of our private Christian school, Solid Rock
 13 Christian Academy, that we are starting in the fall,
 14 and we are requesting to switch the zoning from R-4 to
 15 R-4 with special use on 700 South Fourth Avenue.
 16 Do you have any questions? I have a short
 17 video of what the outside is going to look like and
 18 with the traffic flow with the parking lot that's
 19 already there; the large backyard for future growth or
 20 playground exploration. This is the view from the
 21 street on the west side complete with birds chirping
 22 in the background.
 23 We initially anticipate 15 to 20 students

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1 this first year, and then we'll be adding a grade
 2 starting in kindergarten, and we'll be adding a grade
 3 every year thereafter. So potentially we could have
 4 75 students, 6 teachers, etc.
 5 You can move it faster. You can see we made
 6 sure there's a fence in the parking lot. Our goal is
 7 to have administrators in the back of the parking lot
 8 and have that drop-off zone in the front. The parking
 9 lot is actually really big. We went out there and
 10 made sure it all worked out. So the back exit is all
 11 fenced in, playground, nice manicured grass.
 12 Thanks, Brad. Do you have any questions?
 13 MR. KEACH: Are there any questions for the
 14 petitioner?
 15 MR. SMOCK: Just curious, how many grade
 16 levels you were planning to grow it to?
 17 MS. LEHMAN: Sixth grade, K through sixth.
 18 MR. SMOCK: Okay.
 19 MR. KEACH: And, again, this is not a --
 20 we're not voting on her concept, we're just voting on
 21 the zoning, whether we think that's an appropriate
 22 place because there's, you know, a lot of work to make
 23 sure the building meets school standards and that sort

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1 of thing, but this is just a vote on zoning. Thank
 2 you very much.
 3 MS. LEHMAN: Thank you.
 4 MR. KEACH: Is there anybody here who has a
 5 comment about this petition? Hearing none, any
 6 further discussion?
 7 MR. SMOCK: I just have a question about the
 8 zoning. So it's R-4, so was it under a special use
 9 with the lodge?
 10 MR. MARKS: No. I think the lodge has been
 11 out for quite some time, so it would have been
 12 nonconforming as a Masonic lodge at the time because
 13 it's zoned R-4, so it's multi-family.
 14 MR. KEACH: So the zoning for that area
 15 probably came after the lodge was built.
 16 MR. MARKS: I would say yes.
 17 MR. SMOCK: I see.
 18 MR. KEACH: Okay. Any other comments? Any
 19 motions?
 20 MR. AUPPERLE: I'll make a motion to approve
 21 as stated.
 22 MR. SMOCK: I'll second.
 23 MR. KEACH: Okay. Call roll.

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1 MR. MARKS: Keach.
 2 MR. KEACH: Yes.
 3 MR. MARKS: Ritterbusch.
 4 MR. RITTERBUSCH: Yes.
 5 MR. MARKS: Smock.
 6 MR. SMOCK: Yes.
 7 MR. MARKS: Deweese.
 8 MR. DEWEESE: Yes.
 9 MR. MARKS: Aupperle.
 10 MR. AUPPERLE: Yes.
 11 MR. MARKS: Knepp.
 12 MS. KNEPP: Yes.
 13 MR. MARKS: Approved.
 14 MR. KEACH: Okay. So we have now -- this is
 15 still in the public hearing -- an ordinance making
 16 amendments to Section 10-15-12 of the Morton Municipal
 17 Code regarding the mixed-use overlay district map.
 18 So, Brad, do you want to explain it quickly?
 19 MR. MARKS: This is the same ordinance I
 20 brought in October that changes the mixed use
 21 district, and it reflects on this map with the
 22 rezoning -- of the proposed rezoning on First Avenue
 23 that would reflect the need to take those out of the

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1 mixed-use district because that would no longer make
 2 them eligible as mixed use. So that makes this map
 3 reflect that zoning, so this would be on the condition
 4 that that is approved, the rezoning is approved.
 5 MR. KEACH: Makes sense. Any questions?
 6 MS. KNEPP: Well, so any of those properties
 7 that did remain business, do they --
 8 MR. KEACH: They would fall outside of the
 9 mixed use.
 10 MS. KNEPP: No longer being allowed to have
 11 mixed use.
 12 MR. KEACH: The mixed-use ordinance map is
 13 difficult to meet on a lot like that anyway. I've
 14 looked into that a little bit. It's difficult to
 15 actually meet all the requirements that we have for
 16 mixed use.
 17 MR. SMOCK: It's almost got to be two
 18 stories, doesn't it?
 19 MR. KEACH: Yes, and there's certain parking
 20 requirements.
 21 MR. SMOCK: Parking, yep. Yeah, it's not
 22 easy.
 23 MR. KEACH: It doesn't work very well there

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1 anyway as a mixed use neighborhood. Is there a
 2 motion?
 3 MR. AUPPERLE: I'll make a motion to
 4 approve.
 5 MR. KEACH: Motion to approve.
 6 MR. GEIL: I'll second.
 7 MR. KEACH: And a second. Roll call.
 8 MR. MARKS: Ritterbusch.
 9 MR. RITTERBUSCH: Yes.
 10 MR. MARKS: Smock.
 11 MR. SMOCK: Yes.
 12 MR. MARKS: Geil.
 13 MR. GEIL: Yes.
 14 MR. MARKS: Deweese.
 15 MR. DEWEESE: Yes.
 16 MR. MARKS: Keach.
 17 MR. KEACH: Yes.
 18 MR. MARKS: Knepp.
 19 MS. KNEPP: Yes.
 20 MR. MARKS: Aupperle.
 21 MR. AUPPERLE: Yes.
 22 MR. MARKS: Approved.
 23 MR. KEACH: We have no other business, but I

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1 see Brad Marks is pointing to something here.
 2 MS. KNEPP: I do have a question too, and I
 3 don't know when it's appropriate in the meeting forum
 4 to ask it.
 5 MR. KEACH: Okay. That would be other
 6 business.
 7 MS. KNEPP: So go now. So previously
 8 Mr. Lehman has brought a couple different PRDs,
 9 planned residential developments, to the board, and I
 10 know when we met in October there was significant
 11 discussion about how majority of the board did not
 12 necessarily feel comfortable with the obligations that
 13 seemed to be outlined for planned residential as far
 14 as improvement -- or approval of traffic flow, water
 15 retention, all that kind of stuff that usually Craig
 16 Loudermilk does.
 17 I have no -- like what -- what do other
 18 communities do for planned residential? Are our
 19 requirements more restrictive because I do feel like
 20 the sketches and the drawings that Mr. Lehman brought
 21 would be a good fit for Morton, and I'm just concerned
 22 that we have made the process cumbersome to the point
 23 where we're not going to allow things like that to

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1 happen in Morton because we've maybe structured it in
 2 a negative way or whatever, in a prohibitive way. I
 3 don't know whether anyone else had any thoughts on
 4 that.
 5 MR. KEACH: My thought on that is that the
 6 planned residential development ordinance that we have
 7 is rather -- what's the right word?
 8 MS. KNEPP: Cumbersome, restrictive.
 9 MR. KEACH: I almost had it. It was right
 10 on the tip of my tongue. Rigorous. Rigorous. And
 11 for a good reason because there's so many things about
 12 a planned residential development that could go wrong
 13 if you don't do it right having to do with traffic and
 14 public space. And I don't see any need to change or
 15 talk about any -- I mean, Mr. Lehman didn't quite have
 16 it quite figured out yet, according to the village,
 17 for that particular case.
 18 And I think in the future, we would probably
 19 appreciate it if somebody comes before us with a
 20 planned residential development that they would have a
 21 lot more information to share with us, you know, and
 22 have some of that rigor taken care of.
 23 MR. McGRATH: From an administrative

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1 standpoint, I would say it's a fair statement that
 2 discouraging not encouraging planned residential
 3 developments would be the overall consensus of -- I
 4 don't want to speak for others, but those who I work
 5 with regularly on issues like this within the village.
 6 The primary concerns with a planned
 7 residential development is failure of the developer,
 8 and then you have these private roads that don't meet
 9 normal village specifications. You have private water
 10 mains that don't meet the village specifications. The
 11 developer fails, and then the village has to step in
 12 and rescue things.
 13 So I think it's the fact that our existing
 14 ordinance is rigorous reflects a preference to steer
 15 developers toward more conventional means of building
 16 out their infrastructure, whether that's putting in
 17 roads and dedicating them to the village that meet
 18 village specifications, or, in this case, single
 19 ownership of the entirety of the development by one
 20 owner for the entire parcel so that we have a few
 21 planned residential developments in town.
 22 Some of the EPA rules for private water
 23 mains complicate things. The EPA really doesn't

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1 acknowledge there is such a thing as a private water
 2 main, and you get into developers having to have
 3 operators to manage their own infrastructure past
 4 where the village lines drop off. So there's
 5 complexities to it that do require an abundance of
 6 caution and an abundance of planning.
 7 And so while I don't anticipate any changes
 8 are forthcoming, imminently I would say from my
 9 conversations with, you know, the director of public
 10 works, Loudermilk and others, we'd be less likely to
 11 bring forward suggestions to loosen those restrictions
 12 and to tighten them.
 13 MS. KNEPP: And that makes sense. I guess I
 14 was forgetting the component of those aren't village
 15 entities after that. I guess I just liked the vision
 16 of having an area with the different residential mixes
 17 and not necessarily being so constricted to the
 18 different lots, you know, like squared lots. I just
 19 thought -- I did think that that had a nice aesthetic,
 20 and it would fit well in Morton, and yeah. I don't
 21 know how you go about accomplishing that while still
 22 maintaining, you know, the integrity of the roadways
 23 and the waterways and all that kind of stuff, so it's

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1 just a thought.
 2 MR. KEACH: Okay. Thank you. Brad, are we
 3 going to be getting transcripts now?
 4 MR. MARKS: For the planning commission,
 5 yes.
 6 MR. KEACH: From now on?
 7 MR. MARKS: Yes.
 8 MR. KEACH: I was just wondering.
 9 MR. MARKS: Leigh does a great job of
 10 providing those for us. I do put those in with the
 11 village board, so in the next village board meeting,
 12 when they get the recommendations, the village board
 13 also sees the transcript.
 14 MR. KEACH: Okay. Very good. Did you want
 15 to say anything about your agenda item?
 16 MR. MARKS: Yes. I just wanted to mention
 17 that the new zoning map with all the updates, the
 18 Village of Morton official map and the land use map
 19 have all been updated and reflect all the changes that
 20 came through the planning commission last year, so
 21 everything is now updated on the website. If you go
 22 to the website, you can see everything is up to date
 23 and current.

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1 MR. KEACH: Okay.
 2 MR. MARKS: That's all I have.
 3 MR. KEACH: Very good. I'll entertain a
 4 motion adjourn.
 5 MR. GEIL: I'll make a motion to adjourn.
 6 MR. AUPPERLE: Second.
 7 MR. KEACH: All in favor.
 8 ALL IN UNISON: Aye.
 9 (Meeting adjourned at 8:23 p.m.)
 10
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 23

1 CERTIFIED SHORTHAND REPORTER'S CERTIFICATE.

2

3 I, Leigh C. Stephens, 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 2nd day of March, A.D. 2022.

12

13

14

LEIGH C. STEPHENS

15

CSR, RPR,

16

(License #084-004985)

17

18

19

20

21

22

23

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 22-01 ZA

Date: 1/3/2022

1. Legal Description: SEE ATTACHED LIST OF PROPERTIES

Street Address: _____

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

3. Present land use: _____

Proposed land use or special use: _____

Requested zoning change: from B-1 AND B-2 District to R-1 AND B-1 District

4. Surrounding zoning districts:

North _____ East _____ South _____ West _____

5. Subject property is owned by:

Name: SEE ATTACHED LIST OF PROPERTIES

Address: _____

(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:

ZONING MAP OF CURRENT ZONING AND PROPOSED ZONING

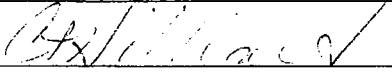
9. Petitioners' Signature:

Name: TRUSTEE CRAIG HILLIARD

Address: 120 N. MAIN ST. MORTON

Phone No.: 309 266-5361

Email Address: CHILLIARD@MORTON-IL.GOV

Signature: 

Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

7. The proposed zoning changes would be beneficial because this would align zoning with the original intended uses in this area. Most of the properties affected are currently non-conforming. The R-1 zoning would make the affected properties conforming as they are currently being used as single-family dwellings. The 3 properties that are currently being used as a business would be rezoned from B-2 to B-1. This would allow them to continue to be used as a conforming use.

NOTICE OF PUBLIC HEARING

The Morton Plan Commission will conduct a Public Hearing on Monday, February 28, 2022, at 7:00 P.M., at the Freedom Hall, 349 W. Birchwood St., to consider a Zoning Amendment for the following described premises:

Petition No. 22-01 ZA: Subject properties are located at the following locations.

Parcel ID	Parcel Address	Proposed Zoning Change
06-06-21-101-001	320 N. First Ave.	B-1 to R-1
06-06-21-101-002	316 N. First Ave.	B-2 to R-1
06-06-21-101-003	312 N. First Ave.	B-2 to R-1
06-06-21-101-004	308 N. First Ave.	B-2 to R-1
06-06-21-106-001	228 N. First Ave.	B-2 to R-1
06-06-21-106-002	224 N. First Ave.	B-2 to R-1
06-06-21-106-003	220 N. First Ave.	B-2 to R-1
06-06-21-106-004	216 N. First Ave.	B-2 to B-1
06-06-21-106-005	212 N. First Ave.	B-2 to R-1
06-06-21-106-007	208 N. First Ave.	B-2 to R-1
06-06-21-106-008	125 E. Madison St.	B-2 to R-1
06-06-20-232-001	116 N. First Ave.	B-2 to R-1
06-06-20-232-031	112 N. First Ave.	B-2 to R-1
06-06-20-232-032	104 N. First Ave.	B-2 to R-1
06-06-20-231-008	109 N. First Ave.	B-2 to R-1
06-06-20-231-007	113 N. First Ave.	B-2 to R-1
06-06-20-231-006	117 N. First Ave.	B-2 to R-1
06-06-20-230-020	205 N. First Ave.	B-2 to B-1
06-06-20-230-017	209 N. First Ave.	B-2 to R-1
06-06-20-230-016	213 N. First Ave.	B-2 to R-1
06-06-20-230-015	217 N. First Ave.	B-2 to R-1
06-06-20-230-014	221 & 225 N. First Ave.	B-2 to B-1
06-06-20-230-013	229 N. First Ave.	B-2 to R-1
06-06-21-100-012	301 N. First Ave.	B-2 to R-1
06-06-21-100-011	300 N. Main St.	B-1 to R-1
06-06-21-100-002	313 N. First Ave.	B-2 to R-1

Current Zoning



Proposed Zoning



Morton, Illinois
 North First Avenue
 Proposed Zoning Changes

- Parcel Identified for Zoning Change
- R-1 One-Family
- R-2 Two-Family
- R-3 Multi-Family
- B-1
- B-2
- B-3

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 22-02 SP Date: 1/20/2022

1. Legal Description: 06-06-16-201-006 and 06-06-16-201-007

Street Address: 651+641 Harding Rd, Morton IL 61550

2. Area of subject property: _____ sq. ft. or 7.81 Ac.

3. Present land use: R4-multi family

Proposed land use or special use: Same as above with 3-story to match adjacent building levels

Requested zoning change: from R4 District to R4 District

4. Surrounding zoning districts:

North R4-3-story East Res 3-story South B3 West Bus/SpecUse

5. Subject property is owned by:

Name: Peoria Sand and Gravel

Address: 190 E. Washington St, 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:

property overview package

9. Petitioners' Signature:

Name: Steve Lehman

Address: 414 Wolf Crossing Dr.

Phone No.: 309.339.7270

Email Address: stev@ethos.build

Signature: 

Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

Name: _____

Address: _____

Phone No.: _____



Email Address: _____



Signature: _____

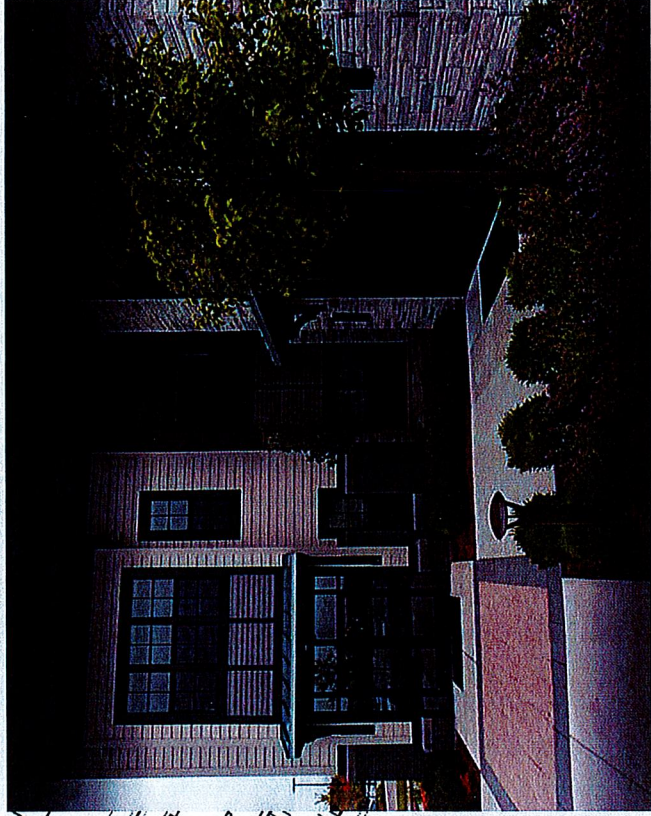
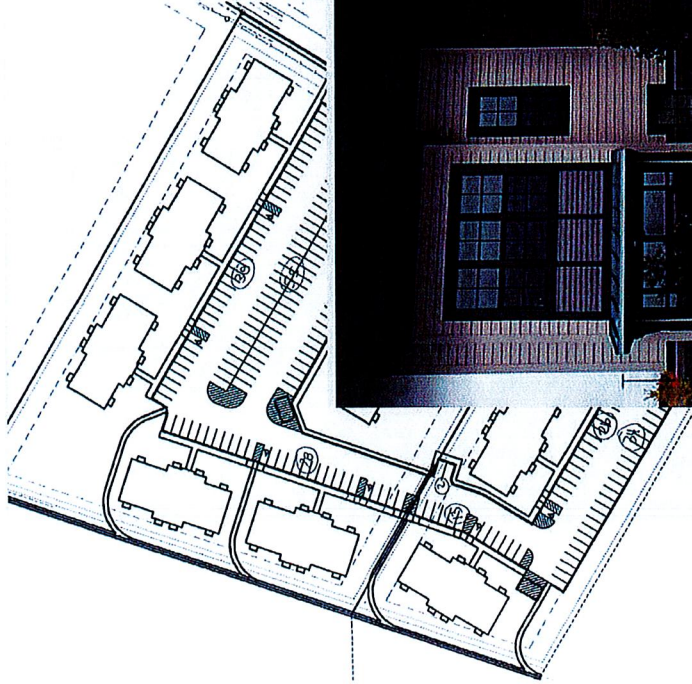


Zoning Districts
 Morton, Illinois
 Harding Rd & E. Courtland St.



-  Building
-  Parcel

-  B-3 Highway and Service Commercial District
-  I-2 General Industrial District



Harding Luxury Living

Upscale, Modern, Luxury Living
651+641 Harding Rd.



ETHOS
design + build

Harding Rd. Luxury Living - Morton

Upscale, Modern, Luxury Living Community – 651 + 641 Harding Rd.

Amenities & Features

- Entrance on Harding Rd
- Close access to
 - Gold's Gym
 - New childcare facility
- Outdoor pergola & patio spaces

Amenities & Features

- Clubhouse with social gathering/event space, workstations, games and more.
- Community recreational outdoor features
- Great green space and landscaping.

651 + 641 Harding Rd.

Request does not Change Current zoning (already zoned R4).

Request does not change the number of units or density.

Request is simply to allow 3-story to match neighbors.

Benefits of 3-story

Benefits:

- Allows for more green space (lawns, trees, etc)
- Enhanced exterior cladding of buildings with masonry, etc.
- More interesting and appealing aesthetics.
- Fits the location of our project well
- Neighboring buildings are all either 3-story and/or commercial and industrial.
- Match height of neighboring buildings
- More environmentally friendly and energy efficient
- Less surface area to heat & cool
- Less heat loss through roof/ceilings
- Better for storm water management
- Less impervious surface with better impact of rainfall/storm water for community.
- Ample green space absorbs rainfall and reduces impact to VoM Storm Sewer systems.

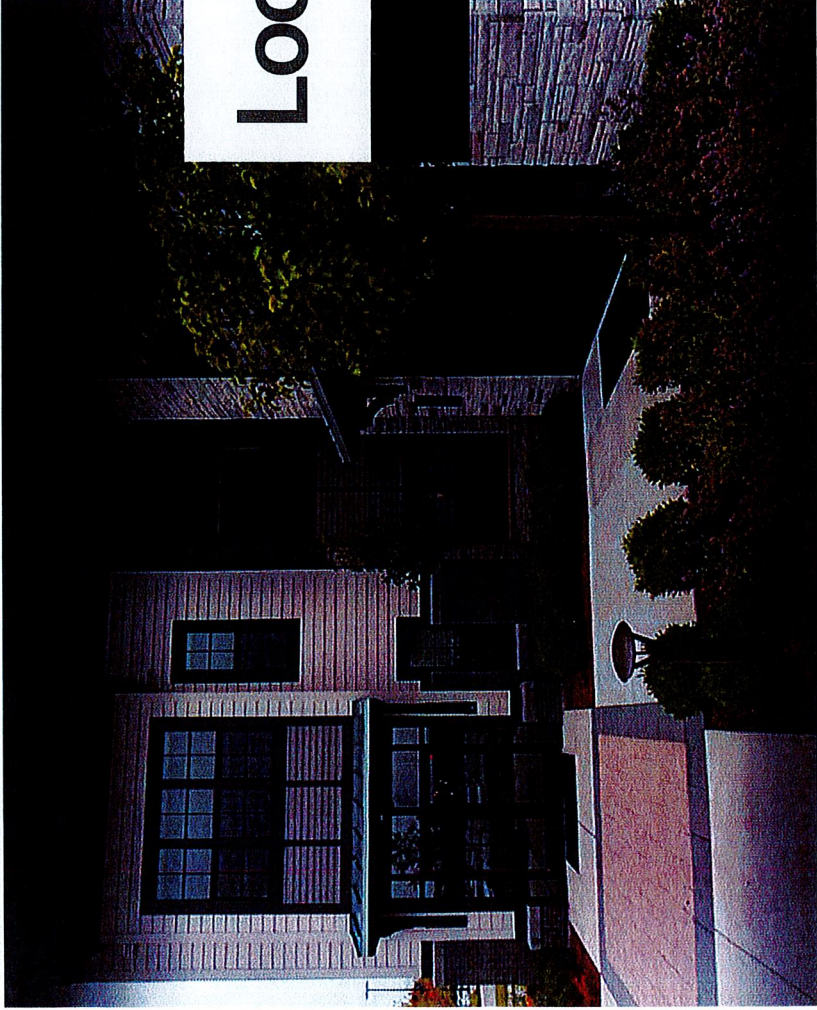
Context

Proposed height limit of 39'

Match height of the direct neighbors

Neighboring buildings are 3-story, and commercial/industrial.





Local Benefits to Morton

- Increase appeal to live in Morton
- Increase customer base for local businesses to thrive
- Improves local economy by providing new jobs
- Sales tax revenue
- Income tax revenue
- Property tax revenue

Disclaimer: All images and representations in this package are accurate to the best of our ability but are also preliminary and conceptual. All items are subject to change as necessary throughout the planning, design and construction process.

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 22-03 SP Date: 2-7-2022

1. Legal Description: 700 S. Fourth Ave, Morton, IL 61550

Street Address: 700 S. Fourth Ave

2. Area of subject property: 8,000 sq. ft. or 1.01 Ac.

3. Present land use: _____

Proposed land use or special use: private school

Requested zoning change: from R4 District to R4 with special use District

4. Surrounding zoning districts:
North R-4 East R-4 South R-4 AND R-2 West R-5

5. Subject property is owned by:
Name: MORTON MASONIC LODGE 352
Address: 700 S. FOURTH AVE, MORTON, IL

(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:

9. Petitioners' Signature:

Name: Mana Leman

Address: 63 Shiloh St.

Phone No.: 309-648-2457

Email Address: marialeman@gmail.com

Signature: M Leman

Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Signature: _____

Name: _____

Address: _____

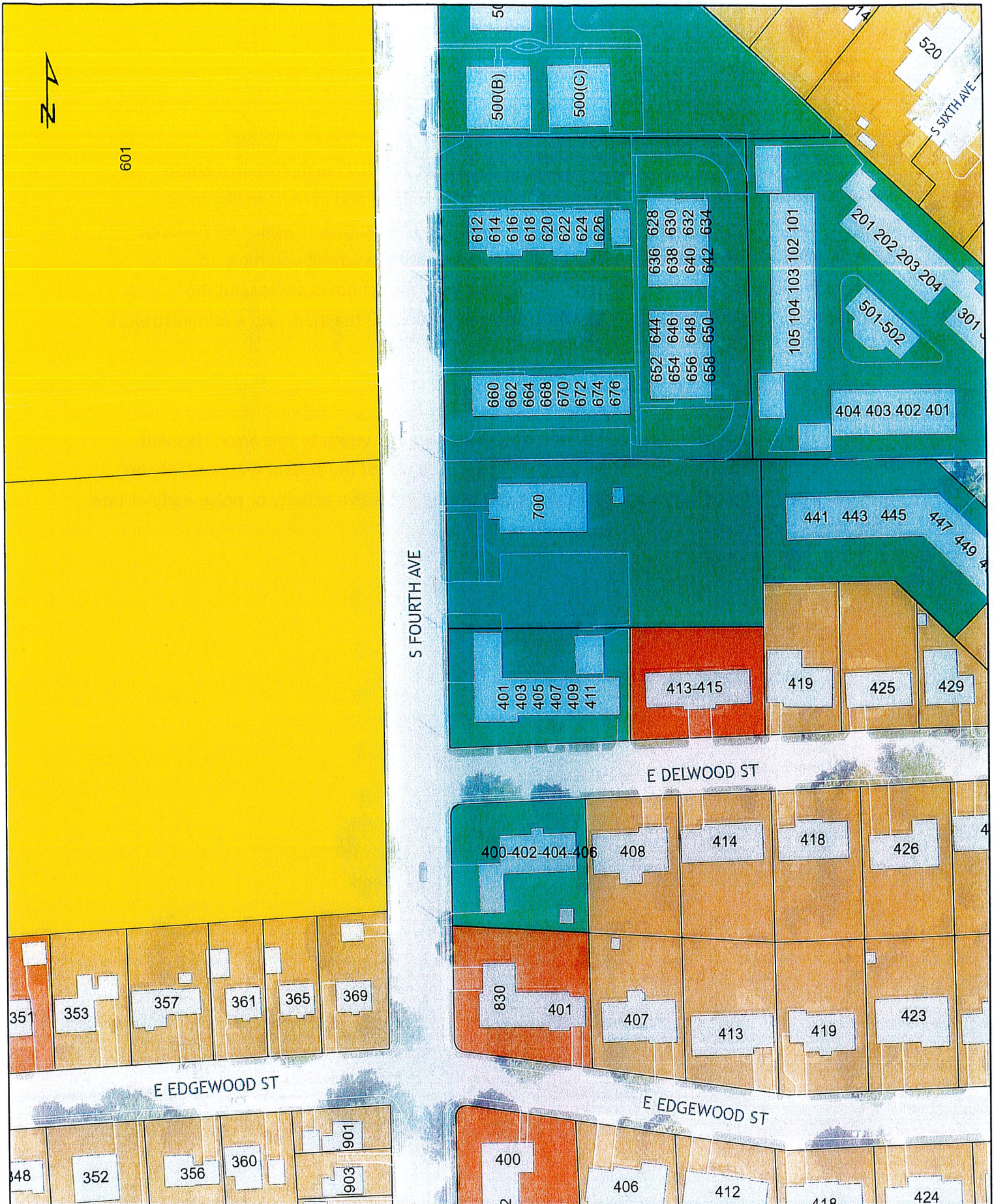
Phone No.: _____

Email Address: _____

Signature: _____

We are requesting a special use zoning change at 700 S. Fourth Ave, to include property use of a school. Schools are a vital part of any village and in Morton like most villages, all schools are in residential areas. This property has sufficient space for parking, outdoor activities, and future growth. Initially we anticipate the school will have 15 students/families, one teacher and two administrators. If the school is successful the attendance could potentially grow to 100 students/families, 12 teachers and 4 administrators or more.

A school in this location will bring positive activity and youth to this area. This will benefit neighbors, the neighborhood and the village. The use of the school will primarily be from 9am-4pm on weekdays, therefore there will not be excessive activity or noise early or late in the day.



Zoning Districts
 Morton, Illinois
 700 S. Fourth Avenue

- Building
- Parcel
- Village Limits
- R-1 One-Family/Planned Residential Development District
- R-2 Two-Family/Planned Residential Development District
- R-4 Multi-Family/Planned Residential Development District

Map Created
 February 24th, 2022



Project

SOLID ROCK ACADEMY

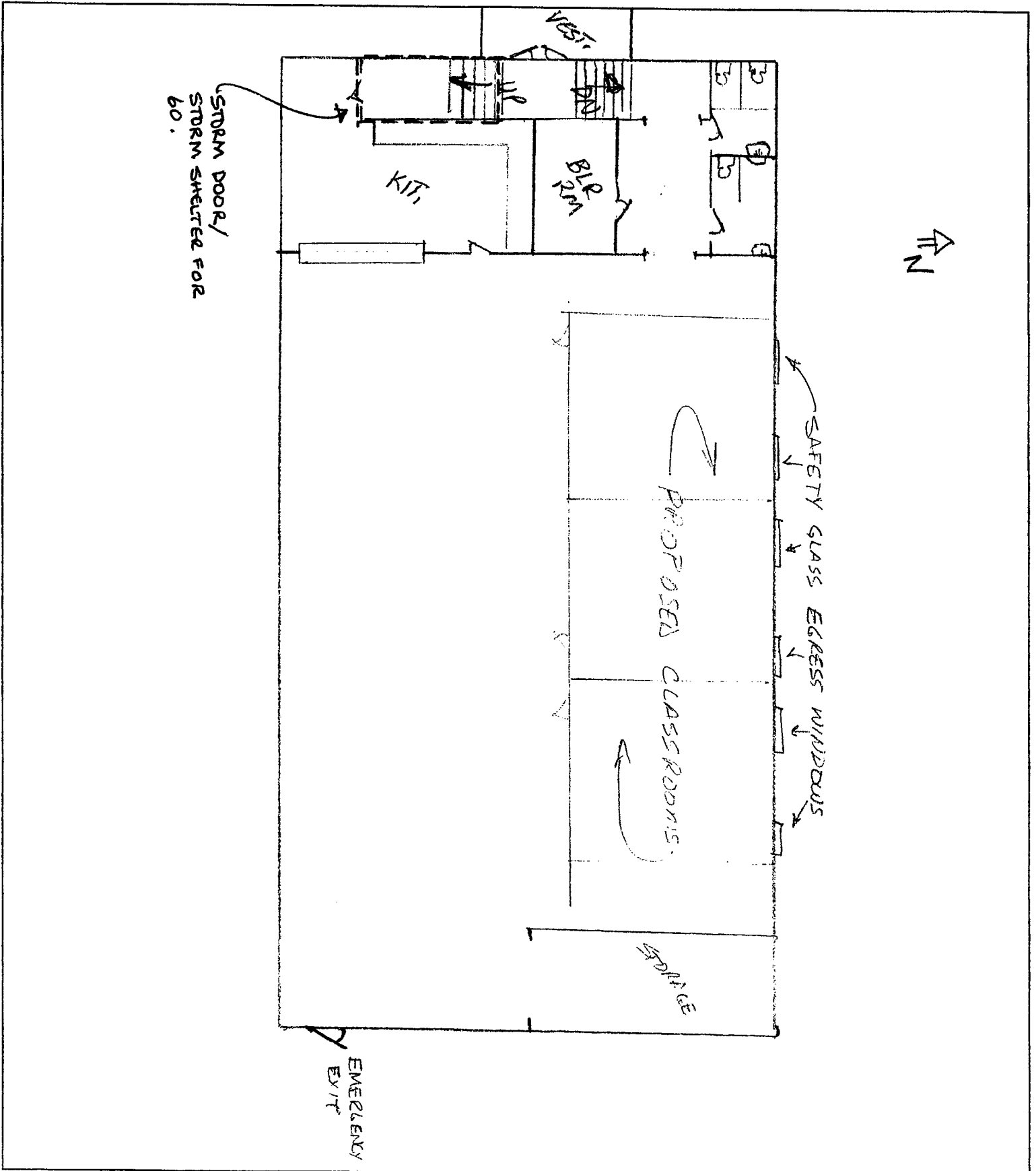
1st Floor

Sheet No. 1 of 2

SCALE: 3/32" = 1'-0"

Date 1/3/22

Writer





Project

SOLID ROCK ACADEMY

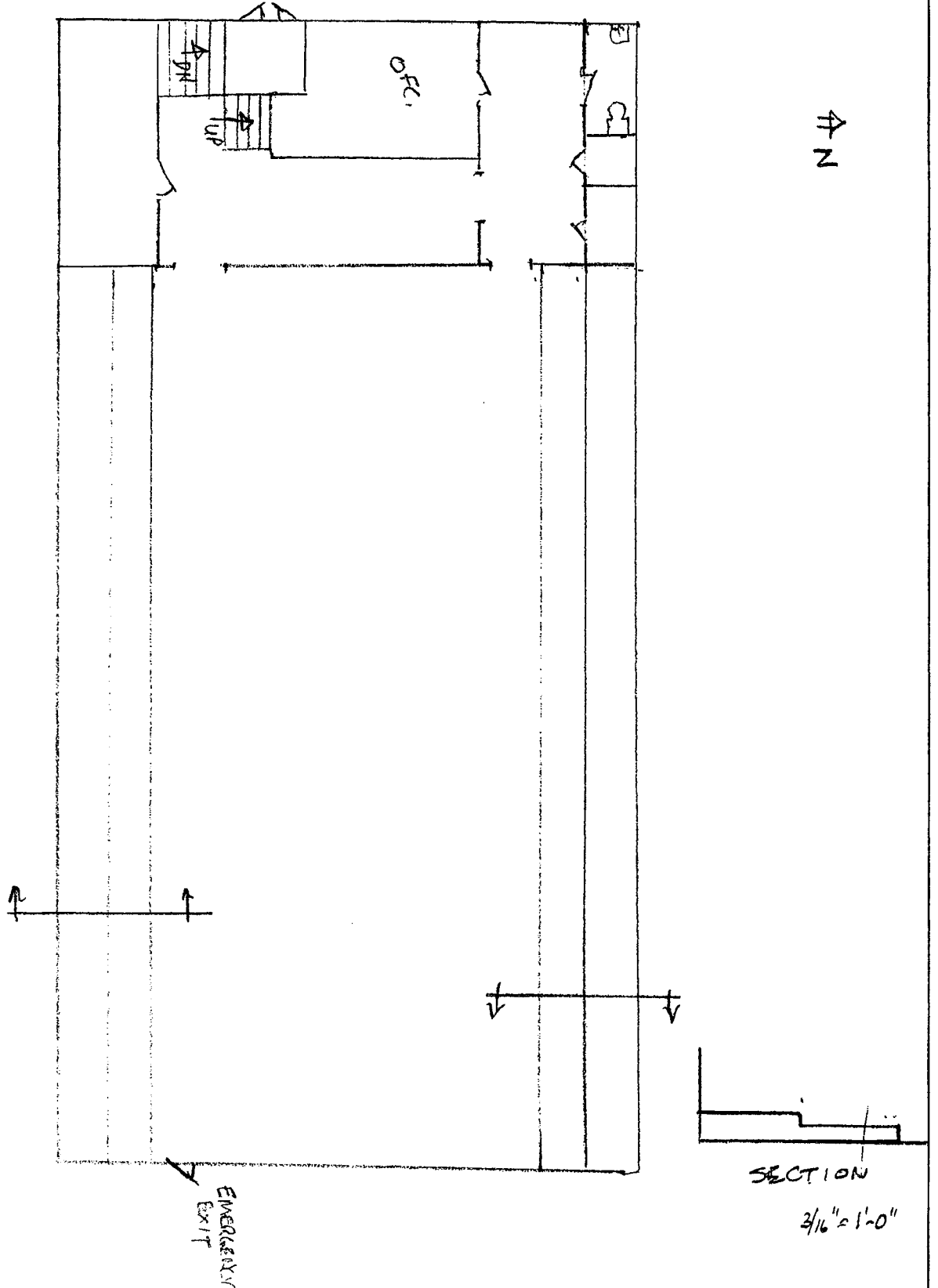
2ND FLOOR

Sheet No. 2 Of 2

SCALE: $\frac{3}{32}'' = 1'-0''$

Date 1/3/22

Writer _____





Project

SOLID ROCK ACADEMY

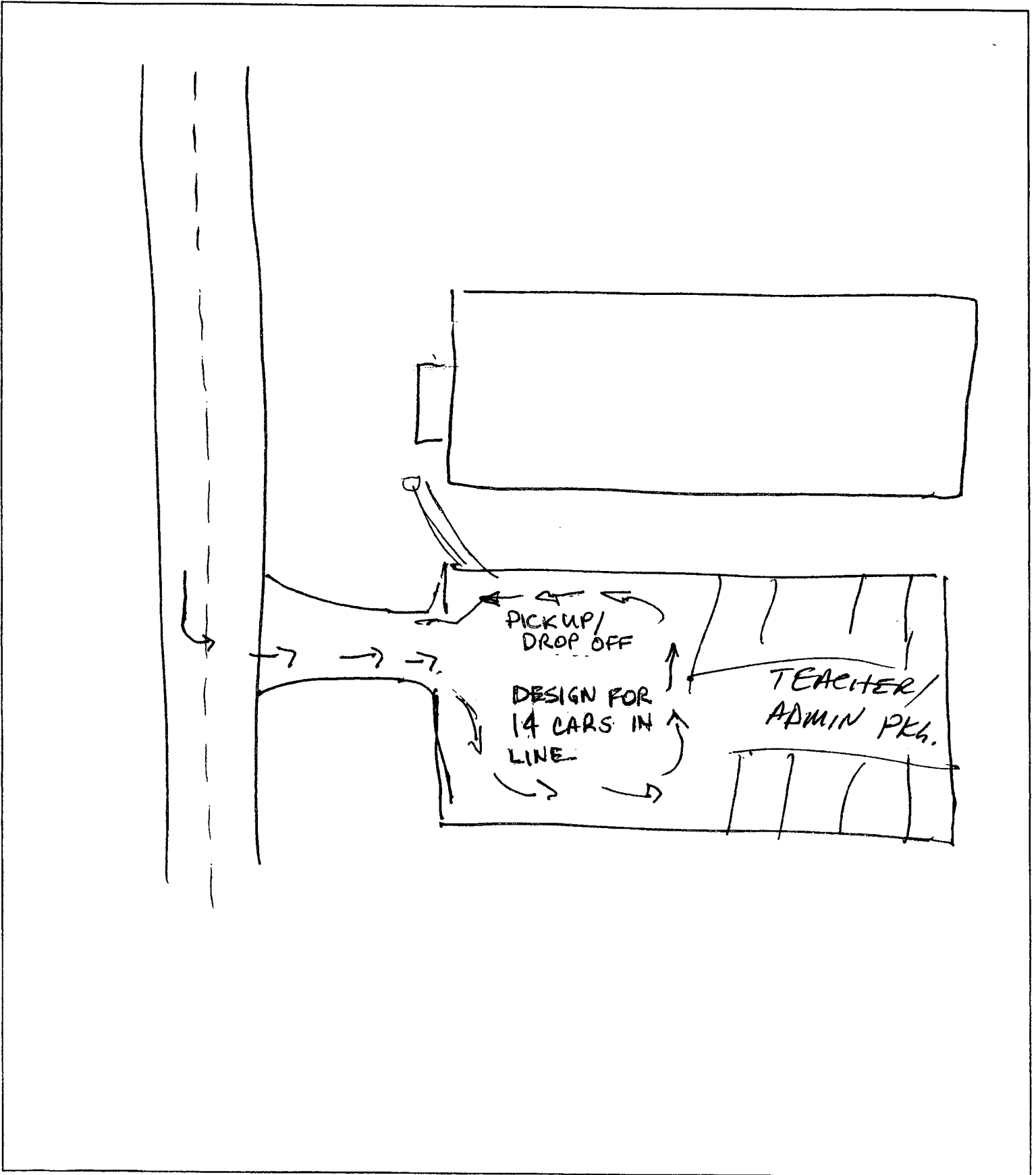
TRAFFIC / PARKING PLAN

Sheet No. 1 Of 1

Job No. _____

Date 1/22/22

Writer _____



VILLAGE OF MORTON
ORDINANCE 22-~~15~~ 16

AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-15-12 OF THE
MORTON MUNICIPAL CODE REGARDING THE MIXED USE OVERLAY
DISTRICT MAP

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

WHEREAS, the Board of Trustees requested consideration by the Plan Commission of certain zoning amendments along First Ave., which necessitate certain amendments to the mixed use overlay district map as set forth in Section 10-15-12 of the Morton Municipal Code

WHEREAS, the Plan Commission has held a public hearing after published notice in accordance with law, and has recommended the amendments set forth herein.

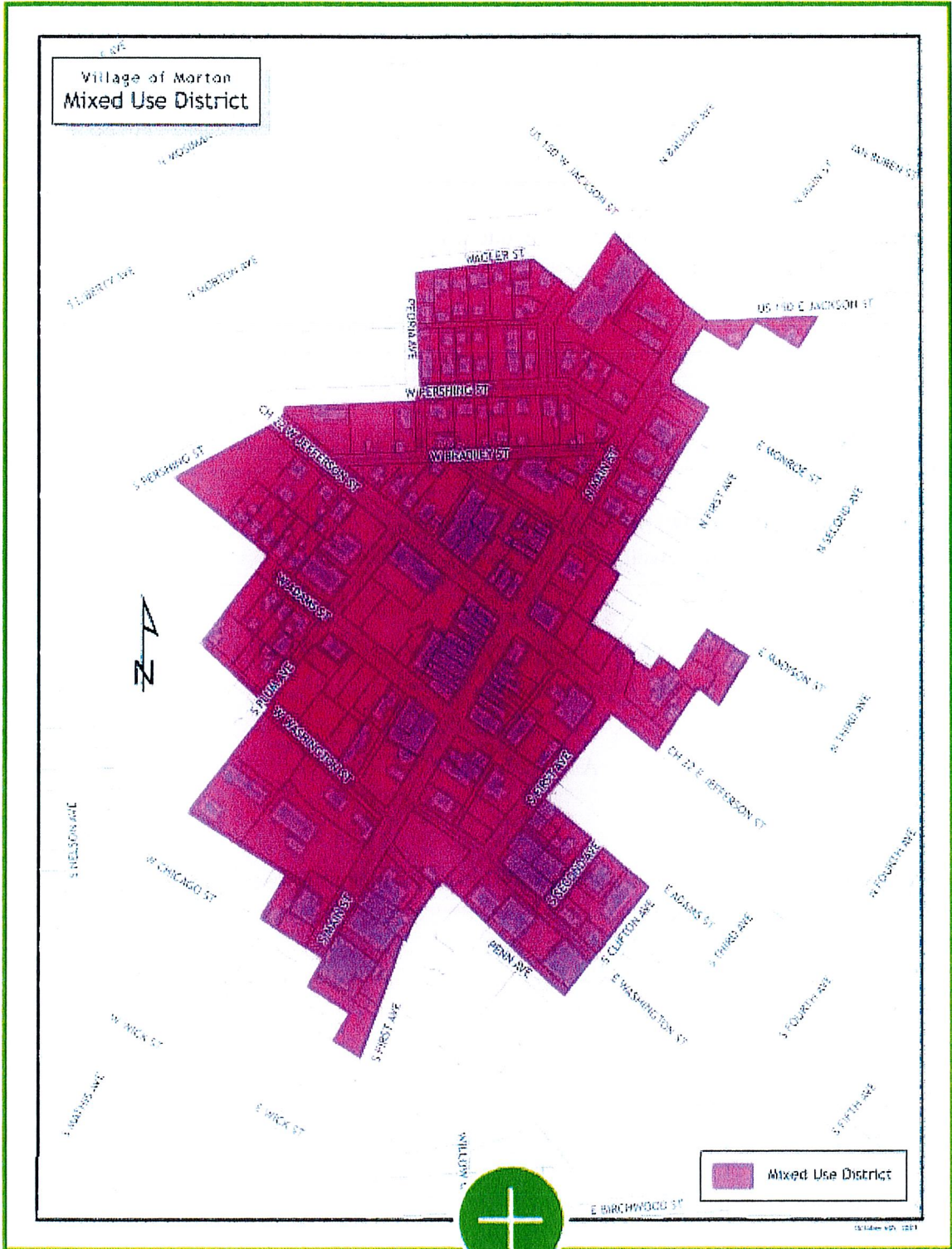
NOW THEREFORE, be it ordained by the Board of Trustees of the Village of Morton, in the County of Tazewell, State of Illinois, as follows:

SECTION 1: AMENDMENT "10-15-12: Applicability" of the Morton Municipal Code is hereby *amended* as follows:

AMENDMENT

10-15-12: Applicability

Any property which is zoned B-1 or B-2 and is located in the mixed-use area as reflected in the map set forth in this Section ~~at the end of this ordinance~~ is eligible for a special use as provided in this chapter. In the event at any time property shown on the following map is zoned other than B-1 or B-2, such property shall not be eligible for a special use as provided in this chapter.



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 immediately after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MORTON BOARD OF TRUSTEES

	AYE	NAY	ABSENT	ABSTAIN
Trustee Blunier	_____	_____	_____	_____
Trustee Hilliard	_____	_____	_____	_____
Trustee Leitch	_____	_____	_____	_____
Trustee Menold	_____	_____	_____	_____
Trustee Parrott	_____	_____	_____	_____
Trustee Newman	_____	_____	_____	_____

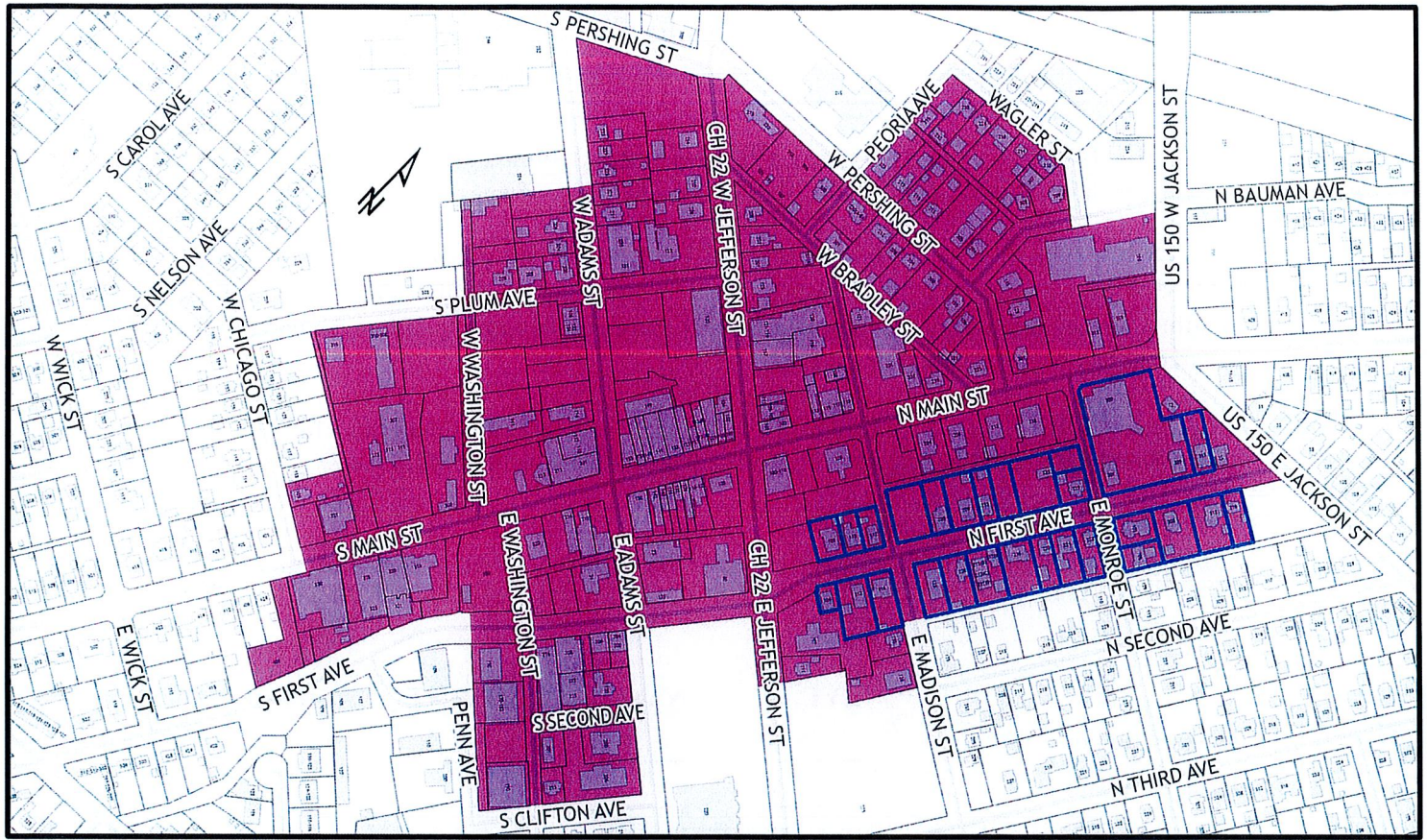
Presiding Officer

Attest

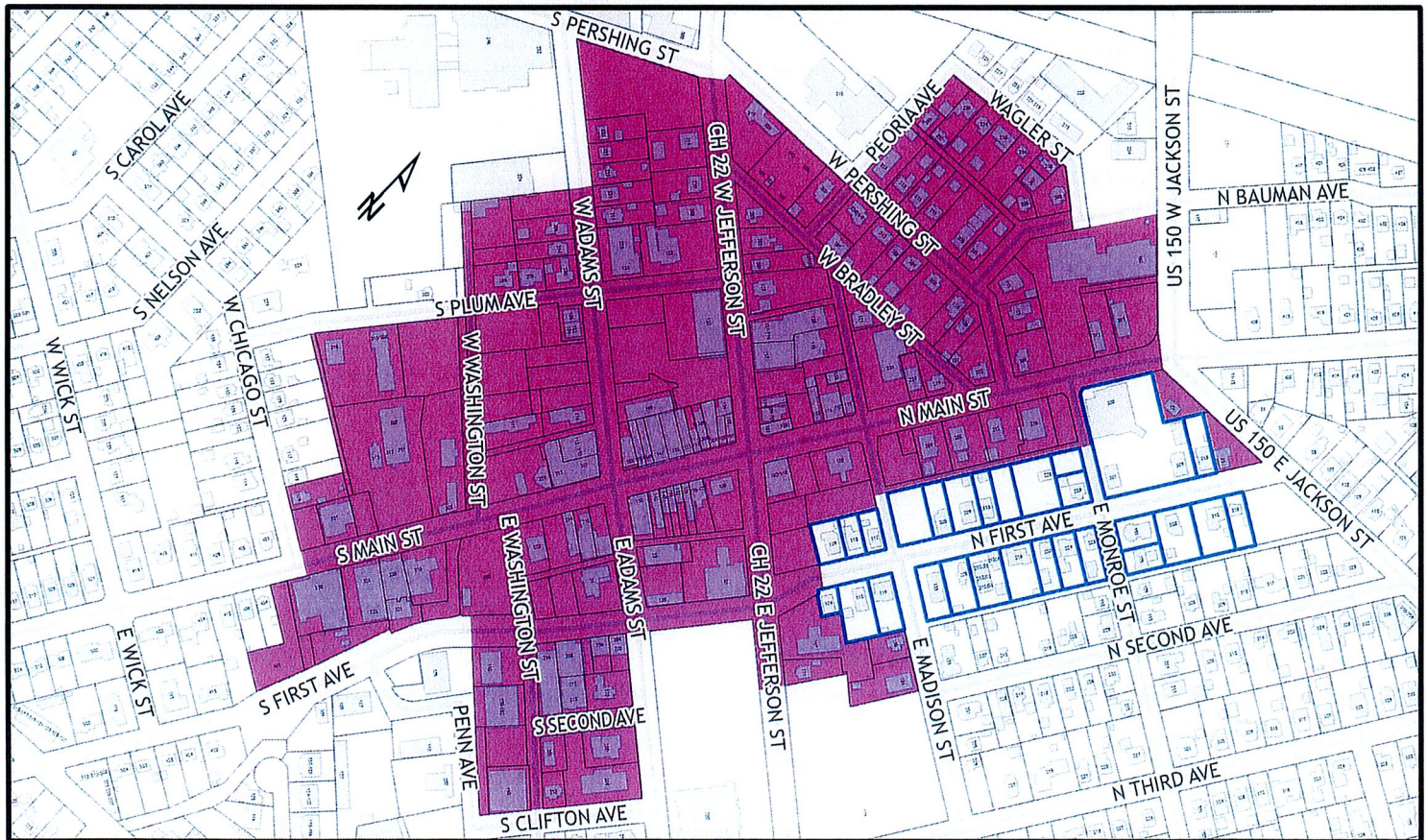
Jeffrey L. Kaufman, Village President,
Village of Morton

Zo M. Evans, Village Clerk Village of
Morton

Current Mixed Use District



Proposed Mixed Use District



Morton, Illinois

Proposed Mixed Use District Changes

 Parcel Identified for Mix Use District Change

 Building

 Mixed Use District

 Parcel

Software Purchase Agreement

Civic Systems, LLC
4807 Innovate Ln
P.O. Box 7398
Madison, WI 53707-7398

Village of Morton
120 North Main Street
Morton, IL 61550

You agree to purchase the software and services detailed below and Civic Systems, LLC agrees to provide them. **Payment is due upon execution of the contract unless other payment terms are negotiated.** The information provided in this proposal is valid for 90 days from issue date.

INVESTMENT SUMMARY

License Fee – Emailing of Utility Bills (Up to 3 Forms)	\$ 2,000
TOTAL INVESTMENT	\$ 2,000
Annual Support	\$ 400

*Training may occur online, at our facility or on-site, however the Town would have to cover trainer’s travel expenses (mileage, meals, lodging, etc).

SIGNATURE AGREEMENT

The signatures below indicate each party’s acceptance of this agreement.

VILLAGE OF MORTON, IL

Signature: _____
Title: _____
Date: _____

CIVIC SYSTEMS, LLC

Signature: _____
Title: _____
Date: _____



A SUBSIDIARY OF BAKER TILLY US, LLP

Software Purchase Agreement

Civic Systems, LLC
4807 Innovate Ln
P.O. Box 7398
Madison, WI 53707-7398

Village of Morton
120 North Main Street
Morton, IL 61550

You agree to purchase the software and services detailed below and Civic Systems, LLC agrees to provide them. **Full payment is due with this contract.** The information provided in this proposal is valid for 90 days after the date of issue.

INVESTMENT SUMMARY

License Fee - Business Tax Collection	\$ 2,500
License Fee – Business Tax and CR Web Services	1,000
Setup and Training (12 Hours @ \$150/HR)	<u>1,800</u>
Sub-total	<u>\$ 5,300</u>
Annual Support Increase	<u>\$ 875</u>

*Above amounts do not include travel expenses.

**Transaction fees may apply.

SIGNATURE AGREEMENT

The signatures below indicate each party's acceptance of this agreement.

VILLAGE OF MORTON, IL

Signature: _____

Title: _____

Date: _____

CIVIC SYSTEMS, LLC

Signature: _____

Title: _____

Date: _____



A SUBSIDIARY OF BAKER TILLY US, LLP

Optional Modules Not Included

Optional Product Descriptions (Not Selected)	License Fee Purchase Price	One-Time conversion / setup	Training Cost @ \$1,200/Day	Year one Total w/o Support	Annual Fees
Business Licenses	3,300	600	600	4,500	825