

**AGENDA**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS**  
**7:00 P.M.**  
**MONDAY, MAY 16, 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**
  - A. Case No. 22-03
- V. PRESENTATIONS AND SPECIAL REPORTS**
  - A. Police Officer Awards
- 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 – May 2, 2022
  - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
  - A. Additional Morton Spring Tourism Grant Recommendation
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
- XVI. ZONING AND CODE ENFORCEMENT OFFICER**
- XVII. VILLAGE TRUSTEES**
  - A. Trustee Blunier
  - B. Trustee Hilliard
  - C. Trustee Leitch
  - D. Trustee Menold
  - E. Trustee Newman
  - F. Trustee Parrott
- XVIII. CLOSED SESSIONS**
- XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS**
- XXIII. ADJOURNMENT**



## NOTICE OF PUBLIC HEARING

The Morton Village Board of Trustees will conduct a Public Hearing on Monday, May 16, 2022, at 7:00 P.M., at the Freedom Hall, 349 W. Birchwood St., to consider the following request for a variance, and to hear any objection to or protests the granting of same:

**Case No. 22-03:** Core Construction Services of Illinois Inc. is seeking a variance for the property located at 915 N. Main St. The petitioner seeks a variance from Ordinance #78-31 relative to the placement of an industrial security fence in the I-2 zoning district. The Morton Municipal Code allows an industrial security fence to be in the side and rear yard property lines only. The petitioner is requesting that a security fence be allowed in the front yard of this property.

## Application for Variance

### For Office Use Only

Case Number: 22-03

Building Permit Number: 22126

Date: 4/21/2022

A variance is sought under Sec. 10-10-2-C of the Village of Morton Municipal Code (Ord. #78-31), due to the practical difficulties or hardships that deny the carrying out of the strict letter of the Zoning Ordinance.

A building permit for a security fence has been denied because security fences are not permissible in the front yard in the I-2 zoning district.

Name of Petitioner: Core Construction Services of Illinois Inc.

Address of Petitioner: 601 SW Water Street, Peoria, IL 61602

Phone #: 309 266-9768 Email Address: robbaum@coreconstruction.com

Property Owner (if different from petitioner): \_\_\_\_\_

Variance Location Address: 915 N. Main St., Morton, IL

Subdivision: NA Lot #: NA ¼ Sec.: SW 16

Zoning District: I-2 Present Use: Construction Yard

1. How long have you owned the property in question? 20 years

2. Check the applicable areas which, if modified, would allow you reasonable use of your property:

Setback requirements

Size limitations

Allowable height

Expansion of a non-conforming building/use

Other (explain in detail): Fence in front yard. A variance from 10-7-3 C 4

3. State the exact variation requested, specifying distances, dimensions, etc.:

The code only allows Industrial security fences to be in the side or rear property lines.

Core is requesting a variance that would allow a security fence in the front yard.

See attached drawing for location of the proposed fence.

4. State, in detail, the reasons for the request:

To secure and expand existing construction yard.

5. Who is the contractor for this project? Core Construction

6. Has a variance previously been granted on this property? No

If so, when was it, and what were the circumstances? \_\_\_\_\_

7. Following are the names and addresses of property owners within a distance of 250 feet of the subject property. Each individual listed will be notified of the variance request and the scheduled Public Hearing.

Caterpillar, Inc.

Millenia Development Group

500 N Morton, Ave.

850 N Main Street

Morton, IL 61550

Morton, IL 61550

Baum Investments, LLC

900 N Main St.

Morton, IL 61550


8. **PETITIONER'S AGREEMENT**

I, the undersigned, understand that my application for a building permit has been denied due to non-compliance with the Village of Morton Zoning Ordinance. I also understand that the fee for the variance application is one hundred seventy-five dollars (\$175), which includes the cost of the required legal publication, and that said amount must be filed with the Village of Morton before the variance application may be processed.

I further acknowledge that, should the Zoning Board of Appeals grant my request, it will be necessary for me to obtain a building permit from the Village Zoning Officer prior to initiating the building project. I am also aware that it is necessary to begin construction on the project within ninety (90) days of the granting of the variance. **Failure to comply shall result in automatic revocation of the variance.** In the event said project is completed at the time the variance is granted, it will be necessary, nonetheless, for me to obtain a building permit from the Zoning Officer.

I affirm that all the preceding information, including that contained in the plans submitted herewith, is, to the best of my knowledge, true.

4/21/22  
Date

  
Petitioner/Property Owner

**NOTE:** With the completed forms, please submit dimensioned drawings "to scale", consisting of plot plan and elevation views (preferably on 8 ½" x 11" sheets), identifying existing and proposed structures, streets, and property lines, along with a north directional arrow.

**FOR OFFICE USE ONLY:**

Legal Publication Date: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

Property Owners Notified: \_\_\_\_\_

Application Fee Paid: \_\_\_\_\_

The Zoning Board of Appeals shall not grant a variance unless it shall first make findings of fact based on the evidence presented to it in each specific case. You, the applicant, therefore, are required to and are responsible for providing evidence in your specific case that the following conditions are met:

- A. That you will suffer a particular hardship (as distinguished from a mere inconvenience) if the strict letter of the zoning regulations was to be carried out.
- B. That your particular hardship is caused because of the particular physical surrounding, shape or topographical condition of your property.
- C. That the particular physical surrounding, shape or topographic conditions of your property which you cite as a basis for being awarded a variance are unique attributes to your property and are not generally found in other properties within the same zoning classification.
- D. That your request for a variance is not based exclusively upon a desire for financial gain.
- E. That your alleged hardship is caused by the zoning regulations and not caused by any person presently having an interest in the property.
- F. That granting you a variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which your property is located.
- G. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public street, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood.

Please be further advised that the Zoning Board of Appeals can impose such conditions and restrictions upon your property if a variance is awarded as may be necessary to comply with these standards, to reduce or minimize the effect of such variation upon other properties in the neighborhood, and to better carry out the general intent of the Zoning Code.

**Please answer the following questions:**

1. What particular hardship to you would result if the strict letter of the zoning regulations was to be carried out?

The size of the construction yard would be limited.

---

---

---

---

2. Explain how the particular surrounding shape or topographical conditions of your property creates that particular hardship.

Adjacent paroperties have fences at the front property line.

---

---

---

---

3. Explain how the conditions upon which your variance is based are unique to the property for which the variance is sought and not generally applicable to other property similarly zoned within the Village.

The property is located in an area where all adjacent propertys have fences that are

closer than what we are proposing. Other areas of the Village do not have existing front

yard fences.

---

---



4. Explain the purpose of the variance and explain how it is not based exclusively upon a desire for financial gain.

The purpose of the variance is to secure and expand the construction yard.

No additional revenue will be realized from granting the variance.

5. Explain how granting the variance will not be detrimental to the public welfare nor injurious to other property or improvements in the neighborhood.

All adjacent properties have front yard fences at the front property line.

6. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property nor substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within your neighborhood.

We will be removing an entrance onto Main which will increase safety.

This will have no impact on adjacent properties

7. Explain how granting the variance is the minimum adjustment necessary to correct the particular hardship that you will suffer.

We are asking for the fence to be located to maximize the construction yard while

still maintaining adequate front yard for landscape screening and detention.







**VILLAGE BOARD OF TRUSTEES  
REGULAR MEETING  
7:00 P.M., May 2, 2022**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. Clerk Evans called the roll and found the following Trustees present: Blunier, Hilliard, Leitch, Menold, Newman – 5.

**PUBLIC HEARING** – None.

**PRESENTATIONS** – None.

**PUBLIC COMMENT** – Leigh Ann Brown announced upcoming events and important dates for the Morton Chamber of Commerce and Economic Development Council.

**CONSENT AGENDA**

- A. Approval of Minutes.
  - 1. Regular Meeting – April 18, 2022
- B. Approval of Bills

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

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

**VILLAGE PRESIDENT** – None.

**VILLAGE CLERK** – None.

**VILLAGE ADMINISTRATOR** – Administrator Smick presented 2022 Spring Tourism Grant Recommendations. Trustee Newman questioned the seemingly higher number of grants this year compared to last year and Administrator Smick noted that the dollar amount of recommended grants listed about the same, but that organizations had split up individual events instead of listing all under one entity. Trustee Newman motioned to approve the grants and Trustee Leitch seconded the motion. The grants were approved by the following roll call vote:

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

**CHIEF OF POLICE** – None.

**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 -None.
- Trustee Menold – None.
- Trustee Newman – None.
- Trustee Parrott – None.

**CLOSED SESSION** – None.

**CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS** – None.

**ADJOURNMENT**

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

ATTEST:

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK







# Memo

**To:** President & Board of Trustees

**From:** Julie Smick

**Date:** May 9, 2022

**Re:** Additional Morton Spring Tourism Grant Round Recommendation

We approved the bulk of the Tourism Grant applications for the Spring 2022 grant round at the Board of Trustees meeting on May 2, 2022. We had received one additional application that wasn't included in the previous approvals. This is a new event to Morton, but has been in existence since 1969, excluding 2020 and 2021 due to COVID.

The hosting group has applied for the Community Grant, as they do not have overnight hotel stays at the present time.

The application was reviewed, and the recommendation is below.

Event	Hosting Organization	Requested Grant Amount	Recommended Grant Amount	Comments
Tri-Co. Tennis Tournament	MHS Boys Tennis	\$3,000	\$2,500	Event proceeds not used to benefit general public

If you have any questions, please feel free to contact me.

