

**AGENDA**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS**  
**7:00 P.M.**  
**WEDNESDAY, JULY 5, 2023**  
**FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG**
- IV. PUBLIC HEARING**
- V. PRESENTATIONS AND SPECIAL REPORTS**
- VI. PUBLIC COMMENT**
  - A. Public Comments
  - B. Requests for Removal of Items from the Consent Agenda
- VII. CONSENT AGENDA**
  - A. Approval of Minutes
    - 1. Regular Meeting – June 19, 2023
  - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
- XVI. ZONING AND CODE ENFORCEMENT OFFICER**
  - A. AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-10-2 OF THE MORTON MUNICIPAL CODE REGARDING ZONING CERTIFICATES OF OCCUPANCY
  - B. PRELIMINARY PLAT RESUBDIVISION OF LOT 2 OF JEFF GREEN MEMORIAL SUBDIVISION
  - C. FINAL PLAT RESUBDIVISION OF LOT 2 OF JEFF GREEN MEMORIAL SUBDIVISION
- 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**
- XX. ADJOURNMENT**



**VILLAGE BOARD OF TRUSTEES  
REGULAR MEETING  
7:00 P.M., June 19, 2023**

After calling the meeting to order, the Pledge of Allegiance was recited and Clerk Evans called the roll, finding the following members present: Blunier, Leitch, Menold, Kaufman – 4.

**PUBLIC HEARING** – None.

**PRESENTATIONS** – None.

**PUBLIC COMMENT** – None.

**CONSENT AGENDA**

- A. Approval of Minutes.
  - 1. Regular Meeting – June 5, 2023
- 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, Leitch, Menold, Kaufman – 4.  
No: None – 0.  
Absent: Hilliard, Newman, Parrott – 3.  
Abstain: None – 0.

**VILLAGE PRESIDENT** – None.

**VILLAGE CLERK** – None.

**VILLAGE ADMINISTRATOR** – None.

**CHIEF OF POLICE** – Chief Miller presented Resolution 04-24: Resolution Retiring K-9 Service Animal “Shadow” Pursuant to the Police Dog Retirement Act and listed career statistics for Shadow. Trustee Blunier moved to approve and Trustee Leitch seconded the motion before approval by the following roll call vote:

Yes: Blunier, Leitch, Menold, Kaufman – 4.  
No: None – 0.  
Absent: Hilliard, Newman, Parrott – 3.  
Abstain: None – 0.

**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 – questioned the process for K-9 units joining the police force in Morton and was answered by Chief Miller. Trustee Menold then thanked Sergeant Foster for his family’s commitment to caring for the service dog.

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 Leitch moved to adjourn. The motion was seconded by Trustee Menold and followed by unanimous voice vote of all present board members.

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PRESIDENT

ATTEST:

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VILLAGE CLERK

**VILLAGE OF MORTON**  
**ORDINANCE 24-11**

**AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-10-2 OF THE  
MORTON MUNICIPAL CODE REGARDING ZONING CERTIFICATES OF  
OCCUPANCY**

**NOW THEREFORE**, be it ordained by the President and Board of Trustees of the Village of Morton, in the State of Illinois, as follows:

**SECTION 1:**            **AMENDMENT** "10-10-2: Procedures For Zoning Administration" of the Morton Municipal Code is hereby *amended* as follows:

AMENDMENT

10-10-2: Procedures For Zoning Administration

**A. A. Zoning Permit ~~Procedure~~ Required:**

1. A zoning permit is intended to certify that a use conducted within specified premises is in conformity with applicable provisions of this Title. The Village of Morton ZEO shall have discretion to determine whether a building has been divided into multiple units, and in making such a determination he may consider factors including whether a portion of a building has been assigned a separate suite number, unit number, or mailing address.
2. For purposes of zoning permits, "premises" shall an entire building, if not divided into separate units or suites,. If a building has been divided into separate units or suites, each separate unit or suite shall be "premises" for the purposes of zoning permits.
3. To ensure that each new or expanded use of a structure or site, and each new structure or alteration of an existing structure complies with applicable provisions of this Title, and in order that the Village may have a record of each use of a structure or site, a zoning permit shall be required for all premises except single family or two-family dwellings within the R-1 and R-2 zoning district.
4. A zoning permit, once issued, shall remain valid until the first to occur of the following events, upon the occurrence of which the zoning permit shall automatically expire without further notice to the owner or occupant of the premises:
  - a. A change in use of an existing building
  - b. A change in use of vacant land
  - c. A change in zoning to a different zoning district
  - d. A change in the party in possession of premises
  - e. The expansion of any premises

5. No final certificate of occupancy shall be issued under Title 4 of this Code without a premises having first been awarded a zoning permit.
6. Such zoning permit, once issued, shall be maintained in a prominent location at the premises for which it is issued.
7. The Village of Morton shall not begin providing gas, water or sewer service for any premises until a valid zoning permit has been issued to the premises.  
 Applications for zoning permits shall be filed in written form with the ZEO on forms prescribed by the ZEO indicating: For all uses, except one (1) and two (2) family residential structures on platted regular shaped lots, the applications for a zoning permit shall be accompanied by a drawing to scale showing the actual dimensions as certified by a land surveyor or civil engineer as a true copy of the lot on which the improvement or use is to be placed, accompanied by a drawing to scale of the location on such lot of the proposed building, structure or use, and accessory buildings; and location and height of any fences or landscape screening proposed to be installed. For one (1) and two (2) family structures on platted regular shaped lots, the application for a zoning permit shall be accompanied by a dimensioned sketch drawing showing the proposed building, structure or use, nearest distances to lot lines, height of buildings or portions of buildings, and location and height of fences or landscape screening proposed to be installed. (amd. Ord. 04-53, 3-7-05) The ZEO shall approve or deny the issuance of a zoning permit within seven (7) days of the date of filing for such permit. If not approved within time limit, the zoning permit shall be deemed to be denied. Legal description of the property; Name and address of applicant, owner, and contractor; Uses to be established or expanded; Other information deemed appropriate by the ZEO to clearly denote the nature and character of the intended improvement and use.

**B. Zoning**

- Certificate Of Occupancy Permit Procedure & Enforcement:
1. No building or building addition constructed after the effective date of this Title, and no land vacant on the effective date of this Title, shall be used for any purpose until a zoning certificate of occupancy has been issued by the ZEO. No change in use shall be made until such zoning certificate of occupancy shall state that the use or occupancy complies with the provisions of this Title. Every application for a zoning permit shall be deemed to be an application for an occupancy permit. No zoning certificate of occupancy for the use of a premises for which a zoning permit has been issued shall be issued until construction has been completed, a final inspection made, and the premises certified to be in compliance with the plans and specifications for which the zoning permit was issued. No zoning certificate of occupancy shall be issued to any applicant so long as that applicant is indebted to the Village for any prior fees of any type. The zoning certificate of occupancy shall be issued or denied within seven (7) days after the ZEO is notified that the building or premises is ready for occupancy. Applications for zoning permits shall be submitted to the ZEO in such form prescribed by the ZEO. An application may be submitted by the owner of the premises for which the permit is sought, or by the person or entity in possession of the premises.

2. No zoning permit shall be issued unless the premises has passed a life safety and fire safety inspection conducted by the Village of Morton. The applicant for the zoning permit shall be required to provide the Fire Chief or his designee such information as may be required for the Village of Morton to complete the life safety and fire safety inspection.
3. The ZEO shall approve or deny the issuance of a zoning permit within seven (7) days of the date of filing for such permit. If not approved within the time limit, the zoning permit shall be deemed to be denied. The zoning permit may be denied by the ZEO if the premises or the use are not in compliance with any applicable provision of this Title, if the premises has not passed a life safety and fire safety inspection conducted by the Village of Morton, if the applicant has failed to fully complete the application for a zoning permit or has provided materially false information in the application, if the applicant has failed to pay any applicable fee for the award of the zoning permit, or if the owner of the premises has any outstanding indebtedness to the Village of Morton related to the .any prior violation of this Section.
4. A permit fee of \$25 shall be due for the issuance of any zoning permit.
5. In the event any person uses premises in a manner not authorized by a valid and unexpired zoning permit, he or she shall be in violation of this Section.

C. Variation Procedure:

1. The Zoning Board of Appeals, after a public hearing, may determine and vary the regulations of this Title in harmony with their general purpose and intent only in the specific instances hereinafter set forth, where the Zoning Board of Appeals makes finding of fact in accordance with the standards hereinafter prescribed and further, finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this Title.
2. An application for a variation shall be filed in writing with the ZEO. The application shall contain such information as the Zoning Board of Appeals may, by rule, require. Notice of such public hearing shall be published at least once not more than thirty (30) days nor less than fifteen (15) days before the hearing in a newspaper of general circulation. The published notice may be supplemented by such additional form of notice as the Zoning Board of Appeals, by rule, may require.
3. The Zoning Board of Appeals shall not vary the regulations of this Title, as authorized by this Section, unless it shall first make findings of fact based upon the evidence presented to it in each specific case that:
  - a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;
  - b. The conditions upon which a petition for a variation is based are unique to the property for which the variance is sought and are not

applicable, generally, to other property within the same zoning classification;

- c. The purpose of the variation is not based exclusively upon a desire for financial gain;
- d. The alleged difficulty or hardship is caused by this Title and has not been created by any persons presently having an interest in the property;
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. 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.

The Zoning Board of Appeals may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the 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 this Title.

- 4. The following situations, and only those situations, are permissible areas in which variations from the regulations of this Title are allowed to be granted by the Zoning Board of Appeals when in accordance with the standards established in this Section:
  - a. To permit reconstruction of a building accommodating a nonconforming use, when the building was specifically designed for such use and destroyed to an extent exceeding twenty five percent (25%) of its fair market value.
  - b. To permit any yard or open space requirement less than the yard or open space requirement, except a variation shall not be granted outside of the Mixed Use Overlay District to permit any yard or open space requirement of less than 12 feet on any side of a parcel abutting a public road, street, or alleyway or of less than 6 feet on any side of a parcel abutting any property other than a public road, street, or alleyway, unless such property at the time of the application for a variation contains a yard or open space less than the applicable requirement, and in that instance no variation shall be granted to permit a yard or open space requirement less than the actual yard or open space existing on the property at the time of the application for variation. (amd. Ord. 19-02, 5-7-18)
  - c. To permit a reduction of the parking or loading requirements for a specific use whenever the character or use of the building or property is such as to make unnecessary the full provision of such facilities.
  - d. To permit an increase by not more than twenty five percent (25%) to



- the distance required parking spaces are to be from the use served.
- e. To permit a variation of these regulations to secure an appropriate development of a lot where adjacent to such lot on two (2) or more sides there are structures not conforming to the regulations of the district.
  - f. To permit the extension of a zoning district line in a specific instance where the rules of this Title for interpreting the zoning district line are unclear in relation to a single property.
  - g. To vary the sign regulations, except height, of free-standing signs, where because of unique conditions of the property on which the sign is to be placed, the regulations contained herein would be inappropriate<sup>1</sup>. Variances for the height of a sign may only be granted in the Interstate Corridor District. Variances for the height of a sign may not be granted in any other zoning district. (Ord. 78-31, 3-5-79; amd. Ord. 01-41, 3-18-02; amd. Ord. 04-42, 12-6-04; amd. Ord. 11-30, 1-3-12; amd. Ord. 13-22, 11-4-13; amd. Ord. 15-04, 7-6-15; amd. Ord 17-27, 12-4-17)
  - h. To permit more than one (1) driveway per residential lot.
  - i. To permit a nonconforming building to be structurally altered or reconstructed within its bounding walls to an extent exceeding in aggregate cost twenty five percent (25%) of its fair market value including land value. (Ord. 81-28, 11-16-81)
  - j. Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change the zoning classifications of the District Map or to permit a use not otherwise permitted; such power and authority being reserved to the Board of Trustees. (Ord. 78-31, 3-5-79; Ord. 81-28, 11-16-81)
  - k. To permit a variance in number, size, or location of accessory use, accessory area, accessory buildings, or structures, except solar water systems. (Ord. 81-35, 1-18-82, amd. Ord. 10-20 10-4-10)
  - l. To permit a variation of the regulations pertaining to satellite antenna dishes. (Ord. 84-22, 3-4-85)
  - m. To permit only the following types of variances for property located in an interstate corridor:
    - (1) Sign regulations;
    - (2) Side, rear, and front yard setbacks for lots of record (less than one acre) existing at the time of adoption of Ordinance 94-31; and
    - (3) Side, rear, and front yard setbacks for structures as described in Title 10, Chapter 4, Subsection 7(H)2. (Ord. 94-32, 5-15-95)
    - (4) Required lot size and/or minimum frontage width as set forth in Title 10, Chapter, 4, Subsection 7(H)(B).
5. The concurring vote of four (4) members of the Board of Appeals shall be

necessary to grant a variation. (Ord. 78-31, 3-5-79)

6. If a variance is granted, work or construction shall commence within ninety (90) days of the granting of the variance for residential property; and shall be completed according to the guidelines outlined in Title 4, Chapter 1, Subsection 6 (Completion of Work). For all commercial and industrial properties, work or construction shall commence within one hundred eighty (180) days of the granting of the variance; and shall be completed according to the guidelines outlined in Title 4, Chapter 1, Subsection 6. Completion means the completion of the exterior of the building(s) and/or all other improvements as specified in the building permit issued for the work or construction. Failure to comply with either time requirement shall mean automatic revocation of the variance upon the expiration of the time limit. The variance may only be reinstated upon reapplication, public hearing, and approval of the Zoning Board of Appeals. In the alternative, the Zoning Board of Appeals may reject the reapplication.

This paragraph shall be effective August 1, 1987; and all variances that have been granted prior to said date shall be subject to the provisions of same. For purposes of applying the time limit provisions, the date of August 1, 1987, shall be the commencement point for all variances granted prior to said date. (Ord. 87-8, 7-20-87; amd. Ord. 11-22, 10-3-11)

#### D. Appeals Procedure:

1. An appeal may be taken to the Zoning Board of Appeals by any person or by any officer, department, board, or bureau aggrieved by a decision of the ZEO or his authorized agent. Such an appeal shall be taken within forty five (45) days of the action complained of, by filing with the ZEO a notice of appeal specifying the grounds thereof. The ZEO shall forthwith transmit to the Zoning Board of Appeals all of the papers constituting a record upon which the action appealed from was taken.
2. An appeal shall stay all proceedings in furtherance of the action appealed unless the ZEO certifies to the Zoning Board of Appeals, after notice of the appeal has been filed, that by reason of facts stated in the appeal a stay would, in his opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed unless by a restraining order which may be granted by the Zoning Board of Appeals or by a court of record on application of the ZEO and on due cause shown. (Ord. 04-53, 3-7-05)
3. The Zoning Board of Appeals shall select a reasonable time and place for the hearing of the appeal and give notice thereof to the parties, and shall render a written decision on the appeal without unreasonable delay. The Zoning Board of Appeals may affirm or may, upon concurring vote of four (4) members, reverse, wholly or in part, or modify the order, requirement, decision, or determination that, in its opinion, ought to be done; and to that end, shall have all the powers of the officer from whom the appeal is taken. The ZEO shall

maintain records of all actions of the Zoning Board of Appeals relative to appeals.

E. Zoning Amendment Procedure:

1. Amendments may be proposed by the Village Board of Trustees, the Plan Commission, the Zoning Board of Appeals, or any person, firm, corporation, or organization, provided that any person, firm, corporation, or organization shall have a freehold interest, a possessory interest entitled to exclusive possession, a contractual interest which may become a freehold interest, or any exclusive possessory interest (with the concurrence of the person holding the freehold interest) which is specifically enforceable in the land which is described in the application for amendment. Any proposal shall set forth names of owners of all benefiting interests in any land trusts wherein a land trust is proposing such amendment, and there shall be provided changes in beneficial ownership from time to time through amendment process.
2. An application for an amendment shall be obtained from and filed with the ZEO. Such applications for zoning amendments shall be in a form so that the application, when complete, including required accompanying material, shall provide such information as required by the Commission for its review. Applications for amendments initiated by the Plan Commission, Board of Appeals, or Village Board of Trustees shall include a copy of the minutes of that body approving the filing of an application for zoning amendment.

Applications for zoning amendments initiated by any person, firm, corporation, or organization described above as eligible to petition for a zoning amendment, shall not be considered nor scheduled for public hearing until the zoning amendment fee has been deposited with the Village Treasurer to partially cover the cost of this procedure, and under no condition shall such sum or any part thereof be refunded for failure of said amendment to be enacted into law.<sup>2</sup>

3. Once the Zoning Ordinance amendment has been filed with the ZEO, the ZEO shall arrange proper legal notice, as required by law, and schedule the public hearing for the next regular Plan Commission meeting which fulfills the minimum public notice requirements.
4. The Plan Commission shall hold a public hearing on each application for zoning amendment at the time and place scheduled in the public notice. The hearing shall be conducted and a record of proceedings preserved in the manner as from time to time prescribed by the Commission. Where additional information is required for the Plan Commission's review, the Plan Commission, by official action, may continue the hearing to the time and place of the next Plan Commission meeting.
5. Within forty five (45) days after the close of the hearing on a proposed amendment, the Plan Commission shall make its recommendations to the Village Board. On applications for zoning amendments which would change the zoning classification of a particular property, the recommendation shall

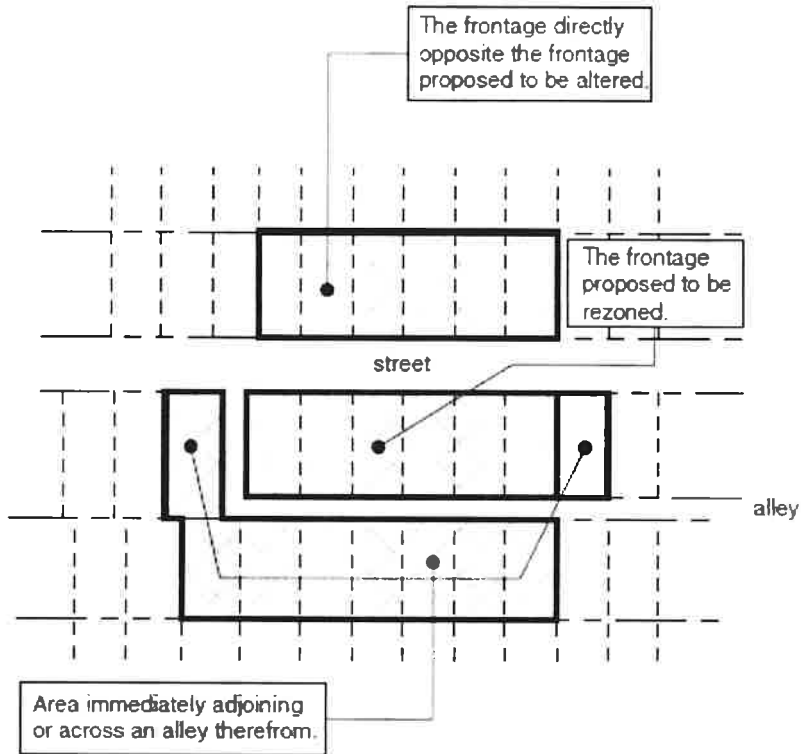
include findings of fact bearing on the decision. Such findings of fact shall relate to matters such as:

- a. Existing uses of other property within the general area of the subject property;
- b. Evidenced recent trends in land use development of the general area;
- c. Any conditions which renders the property less desirable or inappropriate for the uses to which it is presently zoned; and
- d. The zoning amendment, if granted, serves the public interest and does not solely benefit the property of the applicant alone.

In its findings of fact and recommendation to the Village Board, the Plan Commission may recommend approval or disapproval, or recommend the change of zoning classification of the subject property to any other more restrictive zoning classification than specified in the public notice.

6. The Village Board shall not act upon a proposed amendment to this Title until it shall have received a written report and recommendation from the Plan Commission except, however, that no action by the Plan Commission within forty five (45) days of the public hearing of the matter shall be deemed to be a favorable recommendation.
7. In case of a written protest against any proposed zoning amendment signed and acknowledged by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjoining or across an alley therefrom, or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered, as to regulations or district, filed with the ZEO, such amendment shall not be passed except by the favorable vote of two-thirds (2/3) of the Trustees then holding office. (Ord. 04-53, 3-7-05)
8. The Village Board shall cause to be published, no later than March 31 of each year, a map<sup>3</sup> clearly showing the existing zoning uses, divisions, restrictions, regulations, and classifications for the preceding calendar year. If, in any calendar year, there are no changes in the zoning uses, divisions, restrictions, regulations, and classifications, no map need be published for such calendar year.

The Village Board may establish a fee to be charged each person desiring a copy of such map. Such fee shall be paid to the ZEO who shall account for such moneys. Such fees shall be applied to defray the cost of publishing the zoning map.



## Zoning

### Amendment Protest Areas

(20% written protest of property owners in any one of the three indicated areas requires a 2/3 vote of the Village Board for passage.)

### F. Special Use Procedure:

1. Applications for special use may be filed by any person having a freehold interest in land or a possessory interest entitled to exclusive possession (with the concurrence of the person holding the freehold interest), or a contractual interest which may become a freehold interest, or an exclusive possessory interest which is specifically enforceable.
2. An application for a special use permit shall be obtained from and filed with the ZEO. Such application for a special use permit shall be in a form so that the application, when complete, including required accompanying material, shall provide such information as required by the Plan Commission for its review. The accompanying material shall include a written statement signed by the applicant as to how the standards for the granting of the special use permit are met. These standards shall include:
  - a. That the proposed use will not adversely affect other property

- developed or able to be developed to the uses already permitted;
- b. That adequate utilities, access roads, drainage, and other necessary supporting facilities have been or are being provided;
  - c. That adequate measures have been provided to accommodate ingress and egress so as to avoid congestion, not unduly impede surrounding traffic flows, or create hazardous or unsafe conditions;
  - d. That the standards for site development, including landscaping, will be such as to enhance the proposed use and its setting, screen or so locate parking, loading, storage, and less attractive accessory uses away from public view, and to otherwise complement the visual appearance of the area in which the proposed project is to be located. The applicant may offer or the Plan Commission may require a site development and landscape and screening plan as part of the applicant's written statement; and
  - e. That the proposed special use, if permitted, will conform to all other requirements of the district in which it is to be located or if not conforming, a listing of necessary variations which will be required subsequent to the granting of the special use permit by the Village Board.
3. Once the special use application has been filed with the ZEO, the ZEO shall arrange proper legal notice as required by law and schedule the public hearing for the next regular Plan Commission meeting which fulfills the minimum public notice requirements.
  4. The Plan Commission shall hold a public hearing on the proposed special use at the time and place scheduled in the public notice. The hearing shall be conducted and a record of the proceedings preserved in the manner as from time to time prescribed by the Commission.
  5. The Plan Commission, in its recommendation to the Village Board for the granting of a special use permit, may attach any conditions to its recommendation it feels appropriate to better meet the above standards specified for its review and recommendation relative to the granting of a special use permit.
  6. Within forty five (45) days of the close of the hearing on the proposed special use, the Plan Commission shall make its recommendation to the Village Board attaching the applicant's signed statement and any other conditions suggested by the Plan Commission. The Village Board may grant or deny the special use permit and may modify or attach any additional conditions to which the proposed special use would be subject.
  7. The granting of a special use by the Village Board shall constitute authorization for the ZEO to issue zoning permit(s) for the proposed use subject to any conditions imposed in the granting.
  8. Special uses approved by the Village Board shall be designated on the Zoning Map by a symbol. Failure of the applicant or other subsequent person, individual, firm, or corporation continuing the special use, from continually maintaining the use in a manner complying with the conditions under which

the use was granted, shall constitute a zoning violation subject to the penalties of this Title.<sup>4</sup>

In the event of termination of a special use, permitted uses under the applicable zoning classification shall be the only uses allowed and for which subsequent building permits or use permits may be issued. (Ord. 78-31, 3-5-79)

9. If a special use is not initiated within three hundred sixty five (365) days from the time it is granted, it shall be deemed to be terminated, and in such case, permitted uses under the applicable zoning classification shall be the only uses allowed and for which subsequent building permits or use permits may be issued.
  - a. This Subsection shall be effective on April 19, 1993. All special uses granted subsequent to the aforesaid date shall be subject to the aforesaid three hundred sixty five (365) day limit. All special uses granted prior to April 19, 1993, shall be initiated by July 1, 1994, and they are not eligible for any extension. If they are not initiated by July 1, 1994, they shall be deemed terminated.
  - b. If, due to extenuating circumstances, and for good cause shown, a person, firm, or corporation who was previously granted a special use (except those granted prior to April 19, 1993) has failed to commence same within the applicable time limit, then the owner of the special use may petition the Village Board for an extension of up to an additional three hundred sixty five (365) days. Said petition must be filed within the original time limit, and the Village Board may in its sole discretion elect to extend the expiration date. (Ord. 92-36, 4-19-93)

<sup>1</sup> See Chapter 9 of this Title.

<sup>2</sup> Section 10-11-7 of this Title.

<sup>3</sup> Morton Zoning Map adopted in 10-3-2 of this Title.

<sup>4</sup> Section 10-10-5 of 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 from and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MORTON PRESIDENT AND BOARD OF TRUSTEES \_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Trustee Blunier	_____	_____	_____	_____
Trustee Hilliard	_____	_____	_____	_____
Trustee Leitch	_____	_____	_____	_____
Trustee Menold	_____	_____	_____	_____
Trustee Parrott	_____	_____	_____	_____
Trustee Newman	_____	_____	_____	_____
President Kaufman	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Jeffrey L. Kaufman, Village President,  
Village of Morton

\_\_\_\_\_  
Zo M. Evans, Village Clerk, Village  
of Morton











**AGENDA**  
**PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS**  
**7:00 P.M.**  
**MONDAY, JUNE 26, 2023**  
**FREEDOM HALL, 349 W. BIRCHWOOD ST., MORTON, ILLINOIS**

**I. Call to Order / Roll Call**

**II. Approval of Minutes** **Regular Meeting – February 27, 2023**

**III. Public Hearing(s):**

**AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-10-2 OF THE  
MORTON MUNICIPAL CODE REGARDING ZONING CERTIFICATES OF  
OCCUPANCY**

**IV. Other Business:**

**PRELIMINARY / FINAL PLAT OF “RESUBDIVISION OF LOT 2 OF JEFF  
GREEN MEMORIAL SUBDIVISION”**

**V. Brad Marks:**

**VI. Adjourn**



**MORTON PLAN COMMISSION  
MINUTES-JUNE 26, 2023**

The Plan Commission met on Monday, June 26, 2023, at 7:00 P.M., Chairman Keach presiding. Present: Geil, Ritterbusch, Keach, Zobrist, Aupperle, Barton. Absent: Knepp, and Yordy. Also, in attendance: Zoning Officer Brad Marks, and Attorney Pat McGrath.

Ritterbusch made a motion to approve the minutes from the February 27, 2023, meeting. Aupperle seconded the motion to approve. This was followed by a vote to approve.

**Yes**-Keach, Aupperle, Ritterbusch, Geil.

**No**-None

**Abstain**-Zobrist, Barton.

Zoning Officer Marks introduced Grant Barton as a new member of the Plan Commission, replacing Chad DeWeese.

**Public Hearing(s):**

**AN ORDINANCE MAKING AMENDMENTS TO SECTION 10-10-2 OF THE MORTON MUNICIPAL CODE REGARDING ZONING CERTIFICATES OF OCCUPANCY.**

Attorney McGrath gave a description of the contents of the ordinance revision (see transcripts). No one from the public spoke. Chairman Keach opened discussion to the Commission. After brief discussion, a motion to approve was made by Zobrist. A second motion to approve was made by Geil. This was followed by a vote to approve.

**Yes**-Keach, Aupperle, Ritterbusch, Geil, Barton, Zobrist.

**No**-None.

**Approved with a favorable recommendation.**

**Other Business:**

**PRELIMINARY / FINAL PLAT OF "RESUBDIVISION OF LOT 2 OF JEFF GREEN MEMORIAL SUBDIVISION"**. Zoning Officer Marks presented the Preliminary and Final Plats. ZEO Marks stated that the current owner does not need the entire 2.45 acres for his storage building so he wants to create another parcel. No one from the public spoke. After brief discussion, a motion to approve was made by Zobrist. A second motion to approve was made by Aupperle. This was followed by a vote to approve.

**Yes**-Keach, Aupperle, Ritterbusch, Geil, Barton, Zobrist.

**No**-None.

**Approved with a favorable recommendation.**

**Brad Marks:**

Nothing

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





<p style="text-align: right;">Page 1</p> <p>1 PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS</p> <p>2 DATE: June 26, 2023</p> <p>3 TIME: 7:00 p.m.</p> <p>4 PLACE: Freedom Hall 349 West Birchwood 5 Morton, Illinois 61550</p> <p>6</p> <p>7 COMMISSION MEMBERS PRESENT:</p> <p>8</p> <p>9 Mr. Jeff Keach</p> <p>10 Mr. Gerald Ritterbusch</p> <p>11 Mr. Grant Barton</p> <p>12 Mr. Bill Aupperle</p> <p>13 Mr. Pat McGrath</p> <p>14 Mr. Phil Zobrist</p> <p>15 Mr. Nathan Geil</p> <p>16 Mr. Brad Marks</p> <p>17</p> <p>18 MR. KEACH: Well, it is seven o'clock so</p> <p>19 we're going to start this meeting for the Plan</p> <p>20 Commission of the Village of Morton on this Monday,</p> <p>21 June 26th, 2023. So can you call the roll, Mr. Marks.</p> <p>22 MR. MARKS: Geil.</p> <p>23 MR. GEIL: Here.</p>	<p style="text-align: right;">Page 3</p> <p>1 MR. RITTERBUSCH: I'll make a motion that we</p> <p>2 approve the last meeting minutes.</p> <p>3 MR. AUPPERLE: Second.</p> <p>4 MR. KEACH: Can that just be a roll call?</p> <p>5 MR. MARKS: I'm going to do a roll call</p> <p>6 because I believe there's going to be an abstain.</p> <p>7 Zobrist.</p> <p>8 MR. ZOBRIST: Abstain.</p> <p>9 MR. MARKS: Keach.</p> <p>10 MR. KEACH: Yes.</p> <p>11 MR. MARKS: Aupperle.</p> <p>12 MR. AUPPERLE: Yes.</p> <p>13 MR. MARKS: Ritterbusch.</p> <p>14 MR. RITTERBUSCH: Yes.</p> <p>15 MR. MARKS: Geil.</p> <p>16 MR. GEIL: Yes.</p> <p>17 MR. MARKS: Barton.</p> <p>18 MR. BARTON: Abstain.</p> <p>19 MR. MARKS: Okay.</p> <p>20 MR. KEACH: So tonight we have a fairly</p> <p>21 light agenda. We've got a public hearing. Before we</p> <p>22 have our public hearing, we'll have a few words from</p> <p>23 our counsel.</p>
<p style="text-align: right;">Page 2</p> <p>1 MR. MARKS: Knepp. Absent.</p> <p>2 Ritterbusch.</p> <p>3 MR. RITTERBUSCH: Here.</p> <p>4 MR. MARKS: Keach.</p> <p>5 MR. KEACH: Here.</p> <p>6 MR. MARKS: Zobrist.</p> <p>7 MR. ZOBRIST: Here.</p> <p>8 MR. MARKS: Aupperle.</p> <p>9 MR. AUPPERLE: Here.</p> <p>10 MR. MARKS: Yordy. Absent. Barton.</p> <p>11 MR. BARTON: Here.</p> <p>12 MR. MARKS: We have a quorum.</p> <p>13 MR. KEACH: Okay. Brad, could you introduce</p> <p>14 our new board member.</p> <p>15 MR. MARKS: Yes, I'd be happy to. Grant</p> <p>16 Barton previously served on the Zoning Board of</p> <p>17 Appeals for I don't know how long but quite some time.</p> <p>18 He took a small retirement and decided he wanted to</p> <p>19 come back and serve again, and so he's a great</p> <p>20 addition. So this is Grant Barton, if you haven't met</p> <p>21 him. Happy to have you.</p> <p>22 MR. KEACH: Next we'd have a motion to</p> <p>23 approve the minutes from the last meeting.</p>	<p style="text-align: right;">Page 4</p> <p>1 MR. McGRATH: Thanks. A public hearing is</p> <p>2 being held tonight pursuant to published notice. Any</p> <p>3 person wishing to address the Plan Commission will be</p> <p>4 afforded the opportunity to do so and will give their</p> <p>5 testimony under oath or affirmation.</p> <p>6 At the conclusion of the public hearing the</p> <p>7 Plan Commission will make a recommendation. Plan</p> <p>8 Commission makes recommendations only. The Village</p> <p>9 Board is responsible for taking final action on this</p> <p>10 matter.</p> <p>11 MR. KEACH: Thank you. So tonight we have</p> <p>12 an ordinance making amendments to Section 10-10-2 of</p> <p>13 the Morton Municipal Code regarding zoning</p> <p>14 certificates of occupancy, and I think I'm just going</p> <p>15 to ask Brad to introduce this to us.</p> <p>16 MR. MARKS: This, actually, Mr. Chairman,</p> <p>17 I'm going to defer to counsel, Pat McGrath, and let</p> <p>18 him explain it. I'm happy to chime in wherever I can</p> <p>19 help.</p> <p>20 MR. KEACH: Okay.</p> <p>21 MR. McGRATH: So the ordinance before you</p> <p>22 tonight making amendments to 10-10-2 A and B reforms a</p> <p>23 procedure that's been present in your code but which</p>

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1 has not been followed at any point in time in the  
 2 recent past, recent being several decades, to the best  
 3 of my knowledge.

4 Our code presently calls for a zoning permit  
 5 to be issued essentially at the outset of construction  
 6 of a new space or building addition or remodel and  
 7 then, once completed, a zoning certificate of  
 8 occupancy issued, which is a different certificate of  
 9 occupancy than the certificate of occupancy set forth  
 10 under Title 4 of our code.

11 So the purpose of a zoning permit and zoning  
 12 certificate of occupancy is essentially to say zoning  
 13 is taking a look at what is intended here, and what is  
 14 intended here is good and sufficient under the zoning  
 15 regulations of the Village.

16 As the Village has experienced some growing  
 17 pains from its uses being established without any  
 18 contact or communication with staff, we've had  
 19 situations presented, some of which have come before  
 20 you after the problems have arisen, where people are  
 21 establishing uses and then after they establish use  
 22 and hold themselves out publicly in terms of what  
 23 they're doing, they only then become aware that that

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1 use was not permitted under Village code.

2 And so it creates a problem for the owner,  
 3 for the tenant. It creates a problem for the Village.

4 And in coordination with Trustee Hilliard, with Brad,  
 5 with others internally, kind of renewed focus on  
 6 implementing what's already in place to require zoning  
 7 approval before a new use is established, which is the  
 8 direction we decided to go to try to help citizens and  
 9 businesses end up in that predicament where they've,  
 10 you know, leased a space or bought a space and  
 11 attempted to commence use only to find out afterwards  
 12 that they shouldn't have done so because it's not  
 13 permitted under the code.

14 So as we set out to achieve that goal and as  
 15 I looked at the current language in the code, I did  
 16 not find value, based on the goals we've established  
 17 for this ordinance, to have both a zoning permit and a  
 18 zoning certificate of occupancy.

19 I also found it confusing to have a zoning  
 20 certificate of occupancy separate from the Title 4  
 21 certificate of occupancy for buildings. So what I  
 22 decided to do in drafting this is make the zoning  
 23 permit the label for the preapproval for a new use.

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1 So the ordinance, as drafted, would require  
 2 someone changing the use of the existing building,  
 3 establishing a new use with a building that's been  
 4 rezoned, changing the party in possession or expanding  
 5 the premises. Those all, once the certificates --  
 6 once a zoning permit is issued, would require new  
 7 permits. We'd plan an implementation to go about  
 8 requiring existing businesses to get permits. As a  
 9 part of that, we do a life safety inspection to insure  
 10 that the business premises are safe from a fire and  
 11 life safety code vantage point.

12 Exception to this would be one- and  
 13 two-family dwellings within our 1 and 2 zoning  
 14 districts. So we're focused primarily on larger  
 15 multifamily residential and commercial and industrial  
 16 uses.

17 MR. KEACH: So this signals a lot more  
 18 involvement early on in the projects by staff. Is  
 19 that going to possibly bring more people to us as well  
 20 before -- before too much capital is spent on the  
 21 project already?

22 MR. McGRATH: That's the whole -- in prior  
 23 conversations before this ordinance, we talked about

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1 the kind of points where the Village -- kind of  
 2 interdiction points where the Village can jump in and  
 3 make someone aware of the need to communicate with  
 4 staff and make sure the use is permitted under the  
 5 code. And we have a number of present interdiction  
 6 points, but you still don't catch everybody.

7 So right now, if you come in the utility  
 8 office and try to sign up for new utilities for a  
 9 business account, there's going to be some  
 10 coordination or information given and coordination  
 11 with Brad. If you have to get a building permit,  
 12 that's going to trigger it.

13 What we're trying to do is, once this  
 14 ordinance is in place, we communicate with  
 15 stakeholders like realtors and EDC and Chamber to try  
 16 to spread the word to make everybody become aware of  
 17 the need to engage sooner for the exact purpose you  
 18 said; before people have money to put in to leases or  
 19 new construction or buying property they need to know  
 20 the building requirements first.

21 One change, if I may, in communicating with  
 22 Brad in drafting the ordinance, I included in  
 23 Paragraph 4B, a permit fee of \$25. The Village does

<p style="text-align: right;">Page 9</p> <p>1 not intend to charge a permit fee, and so that would  2 be one item that would intend to be struck from the  3 ordinance as presented to the Village Board.  4 Certainly if the Commission has a different  5 recommendation, you can pass that along, but it's --  6 it's not intended to be revenue generating, and the  7 Village at this point does not intend to charge any  8 fee related to the issuance of a --  9 MR. KEACH: 4B?  10 MR. McGRATH: It's B4. Excuse me, Paragraph  11 B4.  12 MR. KEACH: B4, okay. Well, before we  13 discuss this as a board, I guess, because this is a  14 public hearing, I need to ask if there's anybody from  15 the public who would like to make comment on this  16 proposed amendment.  17 Seeing none, I will then pass it to the  18 Board if they have any discussion. I have a question.  19 I'll just go first.  20 It talks about how long these zoning permits  21 will remain valid in A4, and it says the change in the  22 party in possession of the premises. Is that even if  23 it's the same kind of business going back into the</p>	<p style="text-align: right;">Page 11</p> <p>1 allowed to be in a B3 or something, how does this get  2 in their hands any sooner than what we had before?  3 MR. McGRATH: Well, before they didn't have  4 any obligation to obtain a permit or confer with  5 Village staff before establishing the use. Now that  6 there's an affirmative duty for that permit to be  7 obtained, the Village has a number of approaches that  8 have been discussed internally about how to spread the  9 word about this ordinance, informing realtors, EDC,  10 Chamber, landlords within the Village with its intent  11 to make them aware.  12 Essentially we intend, once the ordinance is  13 updated, to begin issuing those permits and, in doing  14 so, with -- as a part of also just generally spreading  15 the word about its existence as well.  16 So if you -- if a hypothetical landlord owns  17 commercial property in the Village, we intend to  18 inform the landlord so that they can tell the tenant,  19 hey, you've got to get a zoning permit from the  20 Village before you can start up what you're doing.  21 We've got to tell the realtors, so if they're helping  22 place someone into a property, that they know to tell  23 the person go see the Village.</p>
<p style="text-align: right;">Page 10</p> <p>1 space or onto the property, you're just saying we want  2 to have a chance to review thoroughly what you're  3 planning to do? Is that the idea?  4 MR. McGRATH: Yes, and also to develop or  5 enhance our emergency contacts with all businesses.  6 If we have somebody new coming into possession, we  7 want them to get a new zoning permit, and that will  8 give us the opportunity beyond what you just stated  9 also, get an understanding for who emergency contacts  10 are, if we have a fire in the middle of the night, who  11 do we call, we need into your building to address it.  12 MR. KEACH: And so also what if it -- what  13 if the property changes ownership but the person  14 possessing it remains the same, the zoning remains the  15 same?  16 MR. McGRATH: So that would -- as drafted,  17 that would not require the issuance of a new permit.  18 MR. KEACH: Anybody else have questions  19 for --  20 MR. AUPPERLE: So how does this change --  21 you know, we talk about new businesses going into a  22 space and getting themselves in a predicament where  23 they're going into a B2 and, you know, they're only</p>	<p style="text-align: right;">Page 12</p> <p>1 So it still requires an affirmative active  2 party, but they have a clear and unequivocal duty now  3 to engage with the Village before they commence that  4 use.  5 MR. MARKS: So if I may, previously there  6 was really only two ways that I would find out about a  7 new business going in: Either, one, they were seeking  8 a building permit of some sort or, two, they came in  9 to change the utilities.  10 So there's instances where you may not need  11 a building permit, and there's instances where someone  12 owns a building and the owner is keeping utilities in  13 their name, so, therefore, we would never engage with  14 this new business, kind of like what Pat was speaking  15 of, and I think what maybe Bill's alluding to.  16 We are going to -- we are in the process of  17 creating an online application that I believe is going  18 to be very user friendly, you know, we'll have it on  19 the front page of our website and try to make it as  20 out there as much as possible, and we'll try to  21 communicate in other ways that this is the process,  22 that this needs to take place for businesses, new  23 businesses, we're going to seek this on current</p>

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1 businesses, and also the thought process of not having  
 2 a fee.  
 3 So we don't have a fee, and we try to make  
 4 the process of applying as simple as possible, and  
 5 that way we can at least get on the front end of  
 6 documenting and approving these uses before it becomes  
 7 a problem for zoning or for the tenant.  
 8 MR. KEACH: So it can be quick too.  
 9 MR. MARKS: Yes. We'll submit it right  
 10 online.  
 11 MR. KEACH: So it won't be a prolonged  
 12 process.  
 13 MR. MARKS: Submit it right online. I don't  
 14 know if we'll get, you know, inundated with a lot in  
 15 the beginning maybe, but it should be fairly quick  
 16 once we get going.  
 17 MR. KEACH: So there may be businesses in  
 18 Morton who do not meet the zoning ordinance. Are they  
 19 grandfathered in?  
 20 MR. MARKS: I think our code calls them  
 21 existing nonconforming uses.  
 22 MR. KEACH: Okay.  
 23 MR. McGRATH: Which is another kind of

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1 another attorney/lawyer, you know, same meaning  
 2 essentially just different way of saying it.  
 3 MR. MARKS: Yes. The intent is not to --  
 4 you know, let's say this business is existing  
 5 nonconforming, they apply for this, the intent is not  
 6 so that we can kick them out of what they're currently  
 7 doing; it's to prevent from that happening moving  
 8 forward. So eventually the ultimate goal when every  
 9 business meets the zoning that it's in.  
 10 MR. McGRATH: One of the things this will do  
 11 on the topic of nonconformities is we have a number of  
 12 existing nonconforming businesses that we have scant,  
 13 if any, documentation of when the use began.  
 14 So if the use was permitted in 2023 and in  
 15 2028 we change the ordinance, it starts to matter  
 16 whether that use began in 2023 or 2032. So by  
 17 documenting -- issuing a zoning permit, we attain a  
 18 paper record of when use is commenced, which will help  
 19 us enforce, for the protection of the property owner  
 20 as well or the business, where nonconformings exist  
 21 going forward.  
 22 MR. KEACH: Any other questions for the  
 23 Village? Discussion? Discussion that we need to have

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1 between ourselves here?  
 2 MR. ZOBRIST: I'll make a motion to approve.  
 3 MR. KEACH: We have a motion to approve.  
 4 Do we have a second?  
 5 MR. GEIL: I'll second.  
 6 MR. KEACH: We have a second. Any further  
 7 discussion? If not, let's call the question.  
 8 MR. MARKS: Keach.  
 9 MR. KEACH: Yes.  
 10 MR. MARKS: Aupperle.  
 11 MR. AUPPERLE: Yes.  
 12 MR. MARKS: Ritterbusch.  
 13 MR. RITTERBUSCH: Yes.  
 14 MR. MARKS: Geil.  
 15 MR. GEIL: Yes.  
 16 MR. MARKS: Barton.  
 17 MR. BARTON: Yes.  
 18 MR. MARKS: Zobrist.  
 19 MR. ZOBRIST: Yes.  
 20 MR. MARKS: Approved.  
 21 MR. KEACH: Okay. So this closes our public  
 22 hearing for today.  
 23 We have some other business, preliminary and

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1 final plot of resubdivision of Lot 2 of Jeff Green  
 2 Memorial Subdivision. Any comments on that?  
 3 MR. MARKS: I can comment. So this was one  
 4 lot, I believe it was the 2.45 acres Mr. Bunton put a  
 5 storage unit on the south side of it. I think, to  
 6 make a long story short, he doesn't have a need for  
 7 that, for that acre there, so he's subdividing it to  
 8 make another parcel.  
 9 MR. KEACH: Okay. Does that -- does that  
 10 about the park district property?  
 11 MR. MARKS: To the north, yes. Yes, it  
 12 does. So on that south where you see the curvature  
 13 there, that's where Mr. Bunton's current building is.  
 14 MR. KEACH: Are there any questions for  
 15 Mr. Marks?  
 16 So we would need to approve this. Right?  
 17 MR. MARKS: And we can do both a preliminary  
 18 and final at the same time.  
 19 MR. KEACH: So I would entertain a motion on  
 20 that.  
 21 MR. ZOBRIST: Make a motion to approve the  
 22 preliminary and final plat.  
 23 MR. AUPPERLE: Second.


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1 MR. KEACH: And a second.  
 2 MR. MARKS: Geil.  
 3 MR. GEIL: Yes.  
 4 MR. MARKS: Ritterbusch.  
 5 MR. RITTERBUSCH: Yes.  
 6 MR. MARKS: Aupperle.  
 7 MR. AUPPERLE: Yes.  
 8 MR. MARKS: Barton.  
 9 MR. BARTON: Yes.  
 10 MR. MARKS: Zobrist.  
 11 MR. ZOBRIST: Yes.  
 12 MR. MARKS: Keach.  
 13 MR. KEACH: Yes.  
 14 MR. MARKS: Approved.  
 15 MR. KEACH: Item 5 on the agenda, Brad, it  
 16 says Brad Marks.  
 17 MR. MARKS: I have nothing tonight,  
 18 Mr. Chairman, although I will mention this. At our  
 19 next meeting we will need to appoint a vice chairman,  
 20 so maybe keep that in mind, because Mr. DeWeese was  
 21 our vice chairman. So we will put that on our next  
 22 agenda, but we will need to do that.  
 23 MR. KEACH: Okay. I would be willing to be

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1 the vice chairman.  
 2 We need a motion to adjourn.  
 3 MR. RITTERBUSCH: So moved.  
 4 MR. ZOBRIST: Second.  
 5 MR. KEACH: And second. All in favor, say  
 6 aye.  
 7 ALL IN UNISON: Aye.  
 8 (Meeting adjourned at 7:20 p.m.)  
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1 CERTIFIED SHORTHAND REPORTER'S CERTIFICATE  
 2  
 3 I, Christie C. Stephens, CSR, RDR, CRR, a  
 4 Certified Shorthand Reporter in and for the State of  
 5 Illinois, and the Certified Shorthand Reporter who  
 6 reported the proceedings had on said day in this  
 7 cause, do hereby certify that the foregoing transcript  
 8 of proceedings is a true and complete transcript of  
 9 proceedings had on said day in this cause.  
 10 IN TESTIMONY WHEREOF, I have hereunto set my  
 11 hand this 28th day of June, A.D. 2023.  
 12  
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 14  
 15 CSR, RDR, CRC  
 16 (License #084-002435)  
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