

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, NOVEMBER 6, 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 – October 16, 2023
 - 2. Closed Session – October 16, 2023
 - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
 - A. An Ordinance Amending Title 3, Chapter 8, Section 6 of the Morton Municipal Code Regarding Number of Liquor Licenses
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
 - A. Property & Casualty Insurance Renewal for December 1, 2023, through December 1, 2024
 - B. Presentation of Audited Financials Statements for Fiscal Year Ending April 30, 2023
- XII. CHIEF OF POLICE**
 - A. Approval for purchase of (3) Ford Explorers at State bid price of \$40,985 from Morrow Brothers Ford, Inc.
- XIII. CORPORATION COUNSEL**
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Resolution Authorizing Joint PPUATS Funding Agreement for 2024 Fiscal Year
 - B. Petition No. 23-07 SP: Subject property is located at 139 E. Ashland St. A petition has been filed requesting a special use at this property. The current zoning is B-3. The proposed change would be B-3 with a special use to permit a food processing business.
 - C. An Ordinance Making Amendments to Title 10 of the Morton Municipal Code Regarding Old Morton District Provisions for B-3 Zoned Properties
- 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

XX. ADJOURNMENT

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., October 16, 2023**

After President Kaufman called the meeting to order, the Pledge of Allegiance was recited and Clerk Evans called the roll, finding the following members present: Blunier, Hilliard, Menold, Newman, Parrott – 5.

PUBLIC HEARING – None.

PRESENTATIONS – None.

PUBLIC COMMENT – None.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – October 2, 2023
- B. Approval of Bills

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

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

VILLAGE PRESIDENT – None.

VILLAGE CLERK – Clerk Evans congratulated the Girls and Boys Junior High Cross Country teams on their trip to the State Tournament with multiple athletes placing in top spots.

VILLAGE ADMINISTRATOR – None.

CHIEF OF POLICE – Chief Miller presented updated 2023 Pumpkin Festival Expenses and requested approval to move Tourism Funds to cover the cost. Trustee Blunier moved to approve and it was seconded by Trustee Hilliard before unanimous consent via the following roll call vote:

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

CORPORATION COUNSEL – None.

DIRECTOR OF FIRE AND EMERGENCY SERVICES – None.

DIRECTOR OF PUBLIC WORKS – DPW Loudermilk presented a Resolution accepting dedication of easement from Toledo, Peoria & Western Railway Corp. for Flint Avenue Extension Project. Trustee Parrott moved to approve and it was seconded by Trustee Hilliard before approval by the following roll call vote:

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

DPW Loudermilk then presented a Resolution appropriating funds and authorizing matching agreement with IDOT for Flint and Erie improvements. Trustee Newman moved to approve and it was seconded by Trustee Menold before approval by the following roll call vote:

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

After that, DPW Loudermilk requested approval of an MFT Salt Resolution. Trustee Newman moved to approve with the appropriate year of 2024 corrected on the document and it was seconded by Trustee Menold before unanimous consent via the following roll call vote:

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

Finally, DPW Loudermilk announced the Fall 2023 Yard Waste Disposal Program.

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 SESSIONS – Trustee Newman moved to enter into 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), and the purchase or lease of real property for the use of

the Village of Morton pursuant to 5 ILCS 120/2(c)(5). The motion was seconded by Trustee Parrott and approved by the following roll call vote:

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

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 Parrott and followed by unanimous voice vote of all present board members.

PRESIDENT

ATTEST:

VILLAGE CLERK

**VILLAGE OF MORTON
ORDINANCE 24-20**

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 8, SECTION 6 OF THE
MORTON MUNICIPAL CODE REGARDING NUMBER OF LIQUOR LICENSES**

WHEREAS, Title 3, Chapter 8, Section 6 contains a limitation on the number of liquor licenses and the President and Board of Trustees desire to amend same.

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** “3-8-6: Limitation On Number” of the Morton Municipal Code is hereby *amended* as follows:

AMENDMENT

3-8-6: Limitation On Number

In order that the health, safety, and welfare of the people of the Village be protected, and in order that minors shall be prevented from the purchase of alcoholic liquors, and in order that temperance in the consumption of liquors be fostered and promoted, there shall be a limit upon the number of liquor licenses issued and in effect, which is as follows:

Class	Brief Description	Maximum Number of Licenses Allowed
Class A-1	Sale of beer & wine only at retail, consumption off premises	Zero (0)
Class A-2	Sale of beer & wine only at retail, consumption on premises	Three (3)
Class A-3	Sale of beer & wine only at retail, consumption off or on premises	Zero (0)
Class A-4	Sale of wine only at retail, consumption off premises, allows unlimited wine tasting on premises	Zero (0)
Class B-1	Sale of alcohol at retail, consumption off premises	Three (3)
Class B-2	Sale of alcohol at retail, consumption on premises	Ten (10)
	Sale of alcohol at retail, consumption on or off	

Class B-3	premises	Four (4) Five (5)
Class C	Sale of alcohol at a club, consumption on premises	One (1)
Class D	Sale of beer & wine at retail in a grocery store, consumption off premises	Four (4)
Class E	Addition to Class A-2, A-3, B-2, B-3 or G to all sales of alcohol consumption in an outdoor area on a permanent basis	Nine (9) Ten(10)
Class F	Addition to Class A-2, A-3, B-2, B-3 or G license holder for sale of alcohol in an outdoor area adjacent to business on temporary basis	Zero (0)
Class G	Allows patrons to bring their own beer or wine into premises for consumption on premises	One (1)
Class H	Sale of beer & wine only on a temporary basis for not-for profit organizations up to 2 times per year	Zero (0)
Class I	Addition to Class A-2, A-3, B-2, or B-3 for consumption of adjacent public right of way	One (1) Zero (0)
Class J-1	Sale of alcohol by a catering business for one year	Zero (0)
Class J-2	Sales of alcohol by a catering business for one public/private event	Zero(0)

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

	AYE	NAY	ABSENT	ABSTAIN
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

Village Of Morton						
12/01/2023 - 12/01/2024 Renewal Proposal/Comparison						
Line of Business	2022-23 Renewal			2023-24 Renewal		
	Exposure	Premium		Exposure	Premium	
Package						
Property Coverage			\$103,759			\$112,758
Building	\$79,912,432			\$87,054,730	Increase Bldg Values 10%	
Personal Property - Blanket	\$3,251,747			\$3,251,747		
Business Income/Extra Expense	\$1,000,000			\$1,000,000		
Equipment Breakdown	\$83,164,179			\$90,306,477		
Deductible	\$5,000			\$5,000		
Earthquake (incl Mine Subsidence)	\$5,000,000 Ea			\$5,000,000 Ea		
Deductible (2% if greater)	\$2,500,000 Agg			\$2,500,000 Agg		
	\$50,000			\$50,000		
Flood	\$5,000,000 Ea			\$5,000,000 Ea		
Deductible	\$250,000,000 Agg			\$250,000,000 Agg		
	\$50,000			\$50,000		
Inland Marine			\$7,207			\$6,238
Mobile Equipment >\$10,000	\$2,442,290			\$2,357,694		
Mobile Equipment <\$10,000	\$513,507			\$532,807		
Cameras, Radios & Communication	\$193,500			\$193,500		
EDP Equipment/Media	\$164,400			\$168,900		
Animal -Mortality	\$10,000			\$10,000		
Total	\$3,323,697			\$3,262,901		
Deductible	\$1,000			\$1,000		
General Liability			\$25,599			\$28,226
Limit of Insurance	\$1,000,000 Occ			\$1,000,000 Occ		
	\$3,000,000 Agg			\$3,000,000 Agg		
Property Damage Deductible:	\$1,000			\$1,000		
Sexual Abuse Liability			\$2,016			\$1,680
Limit of Insurance -claims made	\$1,000,000 Occ			\$1,000,000 Occ		
	\$1,000,000 Agg			\$1,000,000 Agg		
Deductible	\$5,000			\$5,000		
Retro Date	12/31/2013			12/31/2013		
Violent Event Response Coverage						
Limit of Insurance	\$500,000 Event			\$500,000 Event		
	\$500,000 Agg			\$500,000 Agg		
Deductible	\$1,000			\$1,000		
Law Enforcement Liability			\$34,546			\$43,524
Limit of Insurance	\$1,000,000 Occ			\$1,000,000 Occ		
	\$3,000,000 Agg			\$3,000,000 Agg		
Deductible	\$5,000			\$5,000		
Public Officials Liability			\$7,742			\$6,987
Limit of Insurance	\$1,000,000 Occ			\$1,000,000 Occ		
	\$1,000,000 Agg			\$1,000,000 Agg		
Employment Practices Liability	Included		\$8,437	Included		\$7,998
Employee Benefits Liability	Included			Included		
Deductible	\$5,000			\$5,000		
Retro Date	12/31/2013			12/31/2013		
Cyber Liability			\$16,500			\$17,325
Limit of Insurance	\$1,000,000 Ea			\$1,000,000 Ea		
	\$1,000,000 Agg			\$1,000,000 Agg		
Deductible	\$5,000			\$5,000		
Retro Date	12/1/2010			12/1/2010		
Crime Coverage			\$1,008			\$1,008
Employee Theft - Blanket	\$500,000			\$500,000		
Money & Securities-Inside	\$500,000			\$500,000		
Money & Securities-Outside	\$500,000			\$500,000		
Forgery or Alteration	\$500,000			\$500,000		
Money Orders & Counterfiet Currency	\$500,000			\$500,000		
Funds Transfer Fraud	\$500,000			\$500,000		
Computer Fraud	\$500,000			\$500,000		
Social Engineering/False Pretenses	\$50,000			\$50,000		
Deductible	\$1,000			\$1,000		
Auto			\$36,037			\$45,595
Limit of Insurance	\$1,000,000 Occ			\$1,000,000 Occ		
Number of Autos	102			111		
Total Schedule Value	\$6,165,286			\$7,494,032		
Physical Damage Deductibles	\$1,000 Comp			\$1,000 Comp		
	\$1,000 Coll			\$1,000 Coll		
Workers Compensation			\$130,144			\$133,438
Employers Liability Limit						
	Class	Rate	Payroll	Class	Rate	Payroll
Farm: Animal Raised & Driver	170	3.44	\$0	170	3.44	\$0
Street & Road	5506	9.06	\$426,429	5506	8.70	\$486,675
Gas Company	7502	2.04	\$387,879	7502	1.86	\$401,616
Waterworks Operation	7520	4.62	694,873	7520	4.92	656,631
Sewage Disposal Plat	7580	3.29	\$555,245	7580	2.98	\$641,370
Ambulance/EMT	7705	5.75	\$875,904	7705	5.47	\$914,254
Firefighter- Paid	7710	7.53	\$128,997	7710	7.66	\$135,079
Firefighter- Volunteer	7711	14.34	\$97,264	7711	15.63	\$92,284
Law Enforcement	7720	7.29	\$1,912,623	7720	6.72	\$1,991,573
Auto Repair	8380	4.54	\$72,489	8380	4.69	\$73,742
Clerical	8810	0.44	\$531,614	8810	0.42	\$530,516
Animal Control	8831	3.71	\$955	8831	3.61	\$68
Street Cleaning	9402		\$0	9402		\$0
Municipal NOC	9410	2.27	\$382,200	9410	2.19	\$360,124
Toal Payroll Exposure			\$6,066,472			\$6,283,932
Experience Modification Factor	0.68			0.70		
Schedule Modification Factor	0.65			0.65		
Umbrella			\$67,104			\$95,367
Limit of Insurance	\$7,000,000			\$7,000,000		
Retention	None			None		
Total Annual Premium			\$440,099			\$500,144

23-Oct-23

Price Quotes for 2023/4 Police Vehicles

Dealership	2019 Price	2020 Price	2021 Price	2022 Price	2023 Price
State of Illinois Bid Morrow Brothers' Ford-Greenfield	No Bid (SUV)	\$33770 (SUV)	\$34455 (SUV)	\$36485 (SUV)	\$40985 (SUV)
Mike Murphy Ford-Morton	Can Not Compete	Can Not Compete	Can Not Compete	Can Not Compete	Can Not Compete
State of Illinois Bid Thomas Dodge -Highland, IN.	N/A	\$28297 (SUV)	\$34367 (SUV)	\$34367(SUV) No Stock	\$41,827(SUV)

Bid awarded to Morrow Brothers' Ford in 2023 (State Bid) SUV x 3

Ford Warranty-- Standard 5 Years 100,000 miles No Deductible

Dodge Warranty 5 years or 100,000 Mile Power Train Warranty

JOINT FUNDING AGREEMENT – UNIFIED PLANNING WORK PROGRAM FY 2024

This agreement is hereby entered into by the members of the participating agencies of the metropolitan planning organization (MPO) of the Peoria-Pekin Urbanized Area, recognized under Section 134 of the *Infrastructure Investment and Jobs Act (IIJA)*. It is intended to set forth the procedures and methods agreed upon to ensure sufficient local matching funds enabling the Peoria-Pekin Urbanized Area to receive **\$935,262.92** in Federal Highway Administration and Federal Transit Administration planning funds. The funding requires a 20% local match, requiring a total local match of **\$233,815.73** for Fiscal Year 2024. It is further agreed that the Greater Peoria Mass Transit District provides **\$3,800** as a pass-through membership fee for participation in the planning process.

The Federal Planning funds, FTA funds, and local dollars will be utilized for the work and services performed in accordance with the Unified Planning Work Program (UPWP) for Fiscal Year 2024. The work and services and their associated costs as contained in the UPWP were adopted by the Tri-County Regional Planning Commission. If state funds can be utilized to offset local match for FY 2024, local dollars will be programmed by the Tri-County Regional Planning Commission in a separate work program.

Each participating agency identified herein hereby agrees to pay its entire share to the MPO not later than November 1, 2023. The MPO is hereby designated to deposit local funds into a special bank account. Withdrawals from this account shall be for reimbursement for work accomplished on the appropriate designated work tasks. The MPO shall make a monthly report to the Tri-County Regional Planning Commission accounting for the expenses incurred on the work tasks identified in the UPWP. Federal and State funds shall be requested by and dispersed directly to the MPO in accordance with agreements of the State of Illinois and the Greater Peoria Mass Transit District.

The local money for FY 2024 shall be provided by each of the participating agencies noted herein by the contributing percentage of MFT funds each such agency received in Calendar Year 2022.

Community	2022 MFT Allotment	2022 MFT %	FY2024 Contribution
Peoria County	\$2,181,694	21.98%	\$50,550
Tazewell County	\$1,742,692	17.55%	\$40,379
Woodford County	\$604,102	6.09%	\$13,997
Bartonville, Village of	\$144,961	1.46%	\$3,359
Chillicothe, City of	\$139,693	1.41%	\$3,237
Creve Coeur, Village of	\$121,675	1.23%	\$2,819
East Peoria, City of	\$530,057	5.34%	\$12,282
Germantown Hills, Village of	\$78,514	0.79%	\$1,819
Morton, Village of	\$377,237	3.80%	\$8,741
Pekin, City of	\$766,175	7.72%	\$17,752
Peoria Heights, Village of	\$139,395	1.40%	\$3,230
Peoria, City of	\$2,620,595	26.40%	\$60,720
Washington, City of	\$376,136	3.79%	\$8,715
West Peoria, City of	\$104,267	1.05%	\$2,416
Greater Peoria Mass Transit District	N/A	N/A	\$3,800
TOTAL			\$233,816

Any surplus of local matching money with accumulated interest will remain on deposit in the special bank account managed by the MPO with any excess from previous years and may be used for such purposes and projects as designated by the Tri-County Regional Planning Commission.

This agreement is approved as indicated by signature of an agent of the undersigned participating agency represented on the Tri-County Regional Planning Commission:

Bartonville	_____	Date	_____
Chillicothe	_____	Date	_____
Creve Coeur	_____	Date	_____
East Peoria	_____	Date	_____
Germantown Hills	_____	Date	_____
GPMTD	_____	Date	_____
Morton	_____	Date	_____
Pekin	_____	Date	_____
Peoria	_____	Date	_____
Peoria Heights	_____	Date	_____
Washington	_____	Date	_____
West Peoria	_____	Date	_____
Peoria County	_____	Date	_____
Tazewell County	_____	Date	_____
Woodford County	_____	Date	_____

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number: 23-07 SP Date: 9/29/2023

1. Legal Description: A PART OF COUNTRY KITCHEN SUBDIVISION, A SUBDIVISION OF PART OF THE
NORTHEASTQUARTER OF SECTION 17, TOWNSHIP 25 NORTH RANGE 3 WEST OF THE THIRD PRINCIPAL

Street Address: 139 Ashland Morton, IL 61550

2. Area of subject property: _____ sq. ft. or .925 Ac.

3. Present land use: B3 (restaruant)

Proposed land use or special use: SP - Food preparation/packaging

Requested zoning change: from B3 District to B3 SP District

4. Surrounding zoning districts:

North B3 East B3 South B3 West B3

5. Subject property is owned by:

Name: Hillside Development Partners, LLC

Address: 919 Detroit Ct. A 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:

Proposed lot plan including updated parking, and future use for Suite A

Village of Morton Zoning & Code Enforcement Department

120 N. Main St., Morton, IL 61550

Phone: (309)266-5361 Fax: (309)266-5508 Email: bmarks@morton-il.gov

ZONING PERMIT APPLICATION

APPLICANT NAME: Hillside Development Partners c/o Art's Tomales

Email: curtheimer@gmail.com

Address: 919 Detroit Ct. A Morton, IL 61550

Phone: 309-838-5817

PROPERTY OWNER: Hillside Development LLC

Email: curtheimer@gmail.com

Address: 919 Detroit Ct. A Morton, IL 61550

Phone: 309-838-5817

BUSINESS INFORMATION

Business Name: Art's Tomale's

Address of Proposed Business Location: 139 Ashland - Morton, IL 61550

Type of Business (Please be specific): Food preparation and packaging

Is this a new business at this property? Yes No

If this is an established business, how long has this business been at this location? _____

What was the previous business/use at this property? Restaurant

How many employees' maximum on one shift will there be? 2

Will there be any changes or renovations to the property? Yes No

Is there any off-street parking provided for this business? Yes No

If so, how many parking places are being provided? 6

How many ADA parking spots are provided? 1

I do hereby certify that the information contained herein is true and correct.

Printed Name of Applicant: Jerry Kaiser / J Kaiser

Signature of Applicant: [Handwritten Signature]

Date: 10-2-23

9. Petitioners' Signature:

Name (printed)

Jerry Kaiser

Address (printed)

919 Detroit Ct. A Morton, IL 615

Signature

ANCE PRES. FOR JERRY KAISER

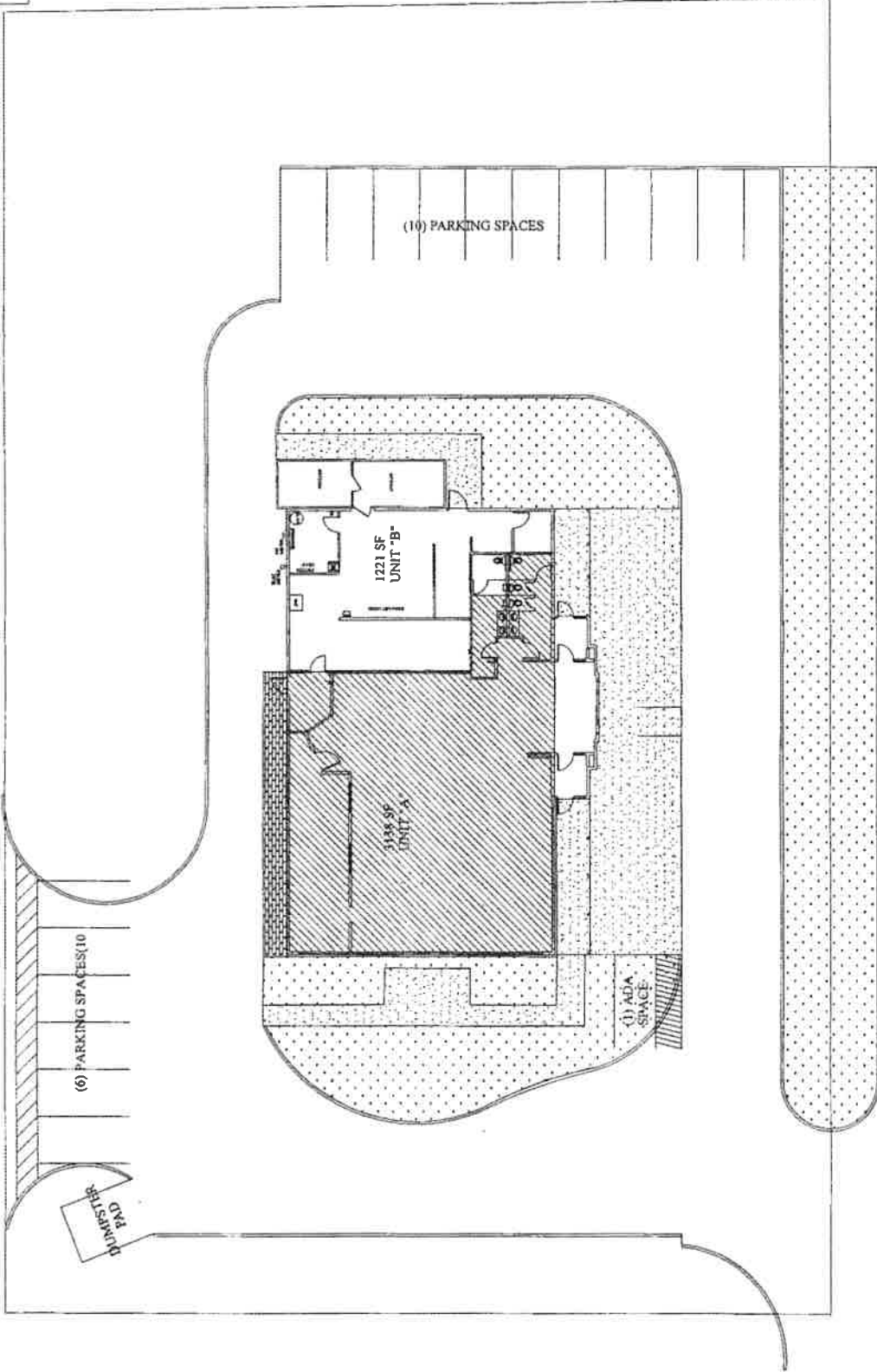
A handwritten signature in black ink, appearing to read "ANCE PRES. FOR JERRY KAISER", with a large, stylized flourish extending upwards and to the right.

SITE PLAN

139 E. ASHLAND

J. Katsen, Inc
919 Detroit Court
Morton, IL 61550
Office: 309.266.9694

NOTES:
1. All dimensions are to the centerline of the driveway.
2. All parking spaces are to be paved with asphalt.
3. All parking spaces are to be marked with white lines.
4. All parking spaces are to be marked with white lines.
5. All parking spaces are to be marked with white lines.
6. All parking spaces are to be marked with white lines.



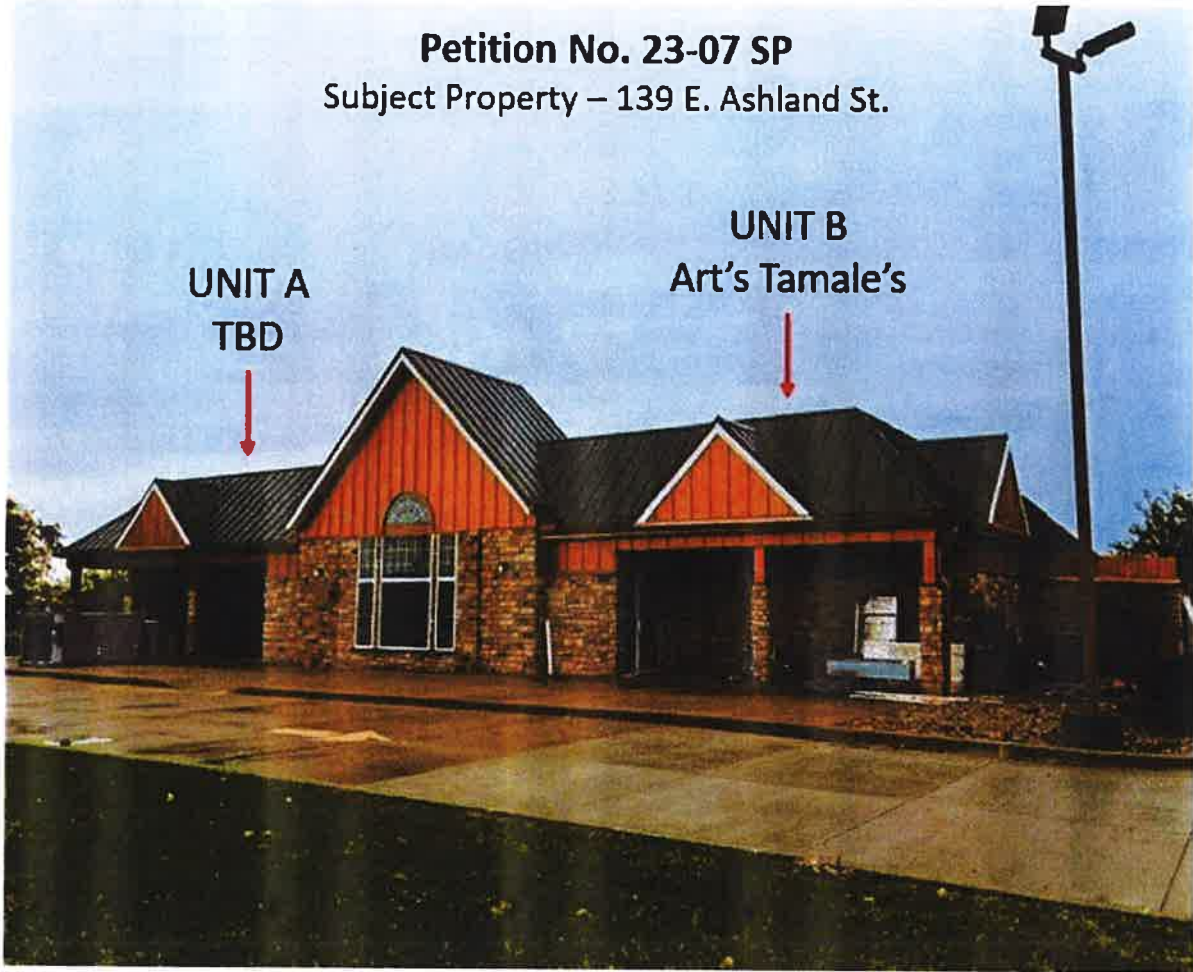
NO.	DATE	BY	DESCRIPTION
1			PLACED BY PRESENTATION ONLY
2			REVISION
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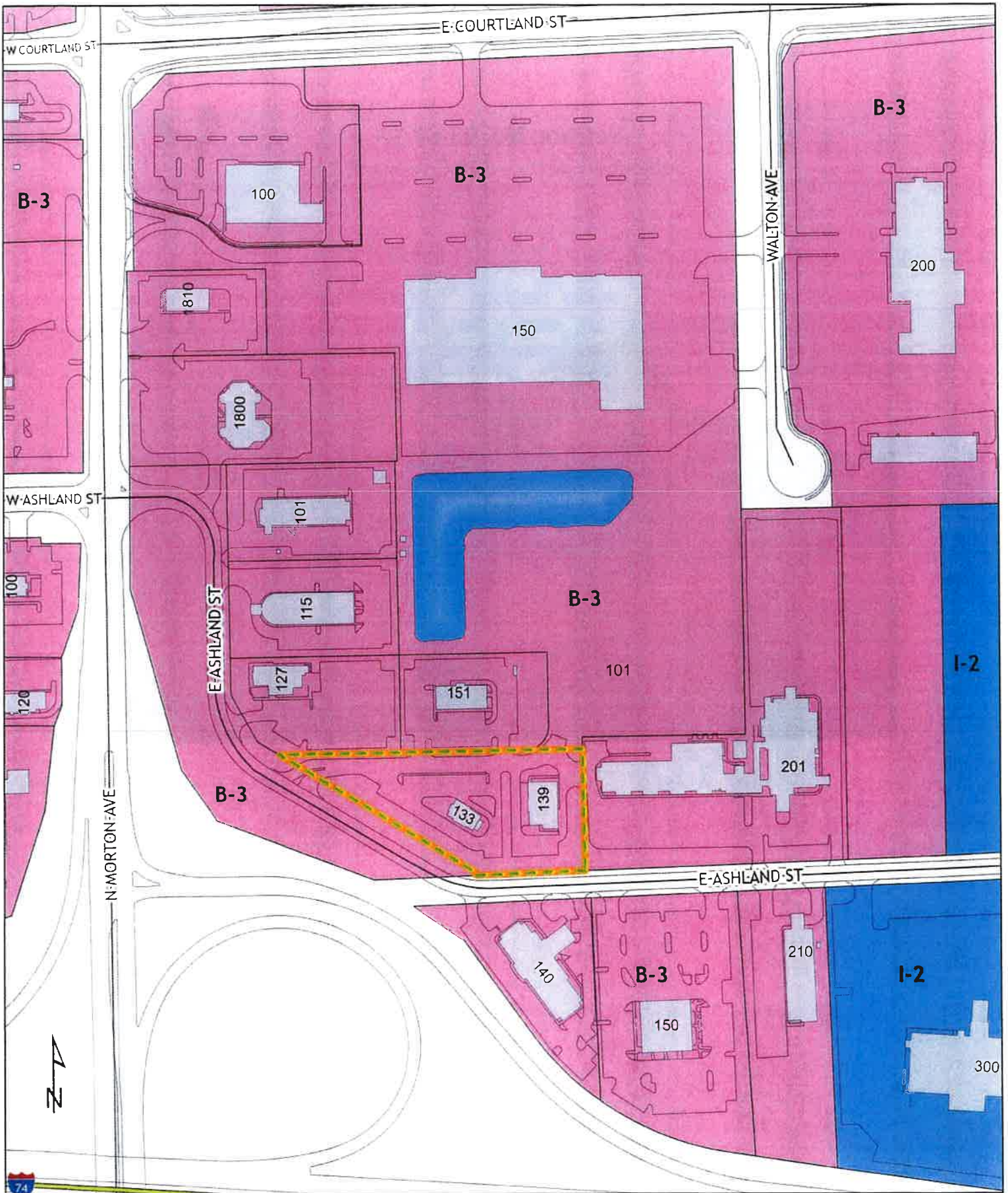
SP-1

Petition No. 23-07 SP
Subject Property – 139 E. Ashland St.

UNIT A
TBD

UNIT B
Art's Tamale's





Special-Use Request
 Morton, Illinois
 139 E Ashland St.
 06-06-17-201-008

- Parcels
- Parcel of Interest
- Parcels w/in 250' of POI
- B-3 Highway and Service Commercial District
- I-2 General Industrial District

VILLAGE OF MORTON
ORDINANCE 24-21

AN ORDINANCE MAKING AMENDMENTS TO TITLE 10 OF THE MORTON
MUNICIPAL CODE REGARDING OLD MORTON DISTRICT PROVISIONS FOR
B-3 ZONED PROPERTIES

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 "10-8-9: Special Parking Provisions For Old
Morton District" of the Morton Municipal Code is hereby *amended* as follows:

AMENDMENT

10-8-9: Special Parking Provisions For Old Morton District

- A. Old Morton District Area: See map below.
- B. All ~~business-zoned~~ B-1 or B-2 zoned properties in the Old Morton District are exempt from the parking requirements of 10-8-6. (amd. Ord. 10-14, 8-2-10)



SECTION 2: AMENDMENT “10-6-4: B-3 Highway And Service Commercial District” of the Morton Municipal Code is hereby *amended* as follows:

AMENDMENT

10-6-4: B-3 Highway And Service Commercial District

A. Permitted Uses:

1. All uses permitted as a “permitted use” in the B-1 Professional Office District and in the B-2 General Business District, except however the permitted use allowing “living quarters above or adjoining a business, not to exceed one (1) apartment” in the Old Morton District shall not be a permitted use in the B-3

District.

2. All other retail stores, shops, and service establishments not permitted in the B-1 or B-2 Districts, including those uses specifically mentioned below and providing within enclosed buildings except as noted below, not however, to include uses involving any manufacturing or processing except as expressly permitted below.
 3. Automobile supplies and auto parts.
 4. Auto washing establishments.
 5. Boat sales.
 6. Bowling alleys.
 7. Branch banks.
 8. Catering establishments.
 9. Clubs, lodges, fraternal and business organization meeting halls, and recreational facilities.
 10. Drive-in or drive-through food, refreshment, and other business establishments servicing customers in cars.
 11. Dry cleaning and laundry establishments.
 12. Earth moving and material handling indoor equipment displays and sales rooms.
 13. Exterminating shops.
 14. Farm supplies (not to include outdoor storage of farm equipment).
 15. Feed stores.
 16. Garages for repair and servicing of automobiles and trucks (but not to include outdoor storage other than vehicles awaiting repair or pick-up).
 17. Machinery sales (not to include outdoor storage of machinery).
 18. Motels and hotels.
 19. Printing and publishing having not more than twenty five (25) employees other than office and maintenance employees.
 20. Roller rinks and ice skating rinks.
 21. Service, cleaning, or repair shops for personal, household, or garden equipment.
 22. Storage, warehousing, and wholesale establishments provided carried out within enclosed buildings.
 23. Veterinarian or animal hospital without outdoor kennels or runways.
- B. Special Uses: The following uses are permitted subject to the public hearing and other special permit procedure requirements as outlined in Chapter 10 of this Title:
1. Any use permitted as a special use in the B-2 General Business District.
 2. Any of the foregoing uses where outdoor storage of products or goods used or sold on the premises is a necessary part of the operation.

In making its recommendation to the Village Board to permit special uses involving outdoor storage areas, the Plan Commission shall require such outdoor storage areas, except those for the display of sale items, be located at least seventy feet (70') from the nearest collector or major street, highway, or interstate highway, as defined on the "Official Map" of the Village, and to be so located on the site and screened from public view from such streets and highways to the fullest extent possible. Such screening shall be by landscape

screening or by a screening fence appropriately located, and as defined in Chapter 2 of this Title.

3. Automobile sales, including lots for the outdoor storage and display of new or used automobiles.
 4. Building material establishments for the sale of dimensioned lumber, millwork, cabinets, and other building materials, provided no milling, planing, jointing, or manufacturing of millwork shall be conducted on the premises.
 5. Cartage and express facilities, including the storage of goods, motor trucks, and other equipment.
 6. Contractor's or construction offices and shops, such as building, concrete, electrical, masonry, printing, plumbing, refrigeration, and roofing, including any related outdoor storage areas.
 7. Earthmoving and material handling equipment, including lots for the outdoor storage and display of such equipment.
 8. Farm machinery and supplies, including lots for the outdoor storage and display of new or used farm equipment.
 9. Mobile home and recreational vehicle sales and storage, not, however, to include the storage or parking of occupied mobile homes or recreational vehicles.
 10. Monument sales, including outdoor storage and display of monuments.
 11. Storage and warehousing involving outdoor storage.
 12. Outdoor recreation facilities.
 13. Fuel sales (not bulk plants) except where retail sales are incidental to another permitted use. (amd. Ord. 01-28, 11-5-01)
 14. Lumber yards. (amd. Ord. 02-34, 3-17-03)
 15. School bus storage yards and related buildings. (Ord. 13-07, 7-1-13)
- C. Required Yard Areas: Every building hereafter erected or structurally enlarged shall provide the following yard requirements, except for lots of record which shall meet the reduced requirements of Section 10-4-4 and except for those general exceptions to yard requirements as outlined in Section 10-4-3:
1. Front Yard: The front yard shall equal the building height but in no case shall it be less than forty five feet (45'), except that on the west side of Detroit Avenue.
 2. Side Yard: The side yard shall be a minimum of ten feet (10') unless an existing adjoining property provides no side yard, in which case the property need provide no side yard. Where adjoining structures are not attached, the side yard for a building of two and one-half (2 1/2) stories shall be a minimum of ten feet (10'). For each story or portion of story above two and one-half (2 1/2) stories, the side yard shall be increased by five feet (5').
 3. Rear Yard: The rear yard shall be a minimum of twenty feet (20').
 4. Fences: Ornamental and enclosure fences meeting the required conditions are exempt from the specific yard requirements as noted.
 - a. Ornamental fences not exceeding six feet (6') in height are permitted within the front yard. Enclosure fences are not permitted in front yards.
 - b. Ornamental and enclosure fences not exceeding six feet (6') in height are permitted in the side and rear yards. (amd. Ord. 08-30, 12-1-08)

5. Pavement: Pavement shall be no closer than ten feet (10') to the side and rear property lines. In the event walks, drives, or parking areas were built in compliance with a lesser setback, but not as a result of a variance, then the setback for subsequent walks, drives, and parking areas may be the same as that in effect at the time of prior construction. Landscape screening shall be required whenever pavement is closer than the building setback line.
 6. Parking Lot Light Poles: Parking lot light poles may extend an additional three feet (3') into the required landscaped yard setback. All outdoor lighting in any business or industrial district shall be installed so that lighting throw does not fall beyond any property line.
 7. Noise-Emitting Mechanical Equipment. On properties adjacent to residential districts, mechanical equipment emitting noise such as air-conditioning compressors and similar equipment emitting noise such as air-conditioning compressors and similar equipment may be located in side or rear yards but in no case any closer than twelve feet (12') to the side yard property line of the adjacent property, and in all instances so installed and directed to be of minimum annoyance to the adjacent property. Back-up generators may be located in side or rear yards but in no case closer than six feet (6') to the side yard property line of the adjacent property
- D. Building Height: No building shall be erected or enlarged to exceed a height of two and one-half (2 1/2) stories or thirty five feet (35') except for those general exceptions to height limitations listed in Section 10-4-3. Buildings of up to five (5) stories or seventy feet (70') in height may be permitted as a special use subject to the public hearing and other special permit requirements as outlined in Chapter 10 of this Title.
 - E. Required Off-Street Parking And Loading: Off-street parking and loading shall be provided as outlined in Chapter 8 of this Title. (Ord. 78-31, 3-5-79)
 - F. Required Construction Area And Composition: A building which is erected or enlarged shall conform to the following:
 1. It shall rest upon footing or foundation. This shall not be construed to prohibit pole buildings or post frame buildings if set in concrete.
 2. It shall have sanitary facilities which comply with all other requirements of the Morton Municipal Code. This provision shall not apply to those buildings used exclusively for storage or warehousing.
 - G. Interstate Corridor: In the event the property is located within an interstate corridor, then the required lot size and required yard area size shall be as set forth in Title 10, Chapter 4, Subsection 7(B) and (C). The provisions of Title 10, Chapter 4, Subsection 7(G) shall also apply. (Ord. 94-31, 5-15-95)
 - H. Landscaped Buffers or Screening Required: Newly established business uses adjacent to or backing on property zoned in the residential districts shall provide and continuously maintain on that property line a dense hedge, tree row, or other similar landscape device suitable to visually screen the differing types of adjacent uses from one another.
 - I. Accessory Buildings: Accessory buildings or structures shall be permitted subject to the following
 1. They shall be located within the required rear yard.
 2. They shall maintain a side and rear setback of six feet (6') for all lots except corner lots. For corner lots the accessory building or structure shall maintain a

setback of twenty feet (20') for any side which abuts a street and six feet (6') for all other sides.

3. They shall not be established within the territory of an existing Village of Morton easement or other utility easement
4. There shall be no more than one accessory building or structure on any lot in this zoning district.
5. The height of any accessory building or structure shall not exceed thirteen feet (13') or the height of the primary structure, whichever is less. The area of any building or structure shall not exceed 1.6% of the lot area to a maximum of four hundred eighty (480) square feet
6. Any side(s) abutting a street shall be screened as follows: at the time of construction (or if weather requires, no later than six(6) months after construction) one row of evergreens shall be planted which shall be of a variety which, at maturity, shall grow together when planted ten feet (10') on center, and shall be at least five feet (5') in height when planted. If the rear yard is completely enclosed by a privacy fence six feet (6') in height, then the landscape screening requirement shall be waived. The landscape screening shall be continuously maintained continuously until such time as the accessory building or structure is removed from the premises.

SECTION 3: AMENDMENT “10-4-6: Site Plan Review” of the Morton Municipal Code is hereby *amended* as follows:

AMENDMENT

10-4-6: Site Plan Review

- A. Uses For Which Site Plan Review Is Required: In order to minimize adverse effects of any proposed development upon existing uses, to clarify the concept of a proposed development when seeking local building and zoning approvals, and to better conserve and enhance the visual environment of the Village, the following types of proposed uses or developments shall not be permitted without administrative site plan review and approval by the DPW.
 1. All R-3 and R-4 residential, commercial, or industrial uses indicated as “permitted use” in the district in which located, and mobile home districts. (amd. Ord. 05-46, 3-6-06)
 2. Any special use for any zoning category. (Ord. 78-31, 3-5-79)
 3. Any property except that located in a district zoned R-1 (single family) and R-2 (two-family) within an interstate corridor shall also be subject to the provisions of Title 10, Chapter 4, Section 7. (Ord. 94-31, 5-15-95)
 4. Any large scale developments shall also be subject to the provisions of Title 10, Chapter 4, Section 11. (amd. Ord. 02-26, 1-6-03)
 5. Any rezoning of property within the Old Morton District from the B-2 Zoning District to the B-3 Zoning District
- B. Site plans submitted for site plan review by the DPW shall include a hard paper copy.

as well as a digital media copy in an ESRI Shapefile, or other computer readable format compatible with the Village of Morton mapping software, and shall be drawn to the following scales and include the following data: (amd. Ord. 05-46, 3-6-06)

1. A scale of not smaller than one inch equals fifty feet (1" = 50') for areas of fifteen (15) acres or less or where the longest dimension does not exceed eight hundred feet (800'); for all larger projects, one inch equals one hundred feet (1" = 100'), plan to show date, north point, and scale.
2. Property lines of the subject and abutting properties.
3. Location of existing and proposed structures, drives, and parking areas on the subject property and existing structures within one hundred feet (100') of the subject property.
4. Location, right-of-way width, and street width of abutting streets and alleys.
5. Landscaping and screening
 - a. All landscape plans shall fully meet the following performance standards in order to receive approval from the Zoning Officer:
 - (1) Landscaping shall not hinder the vision of motorists and pedestrians necessary for safe movement into, out of, and within the site.
 - (2) Landscaping materials shall be selected and placed in such a manner so as not to interfere with or damage existing utilities.
 - (3) Landscaping materials shall be selected and placed so as not to inhibit the safe and enjoyable use of surrounding properties.
 - (4) Landscaping shall be selected and placed with a sensitivity toward the ultimate size to be achieved over time through growth of vegetation.
 - (5) Landscaping with thorns, berries, and other unsuitable characteristics shall be carefully placed to avoid potential harm to people or property on- and off-site.
 - (6) Weak wooded trees shall be used only where other species are not available.
 - b. The amount of landscaping required shall be calculated by the point system hereinafter described. The requirements for any zoning lot shall be the total of all front yards. In calculating any requirement, a fraction of one-half (0.5) or greater shall be rounded up to the next whole number.

The following point allocations shall apply for all required landscaping:

<u>Tree Classification</u>	<u>Base Value</u>
Shade Tree	15 points
Evergreen Tree	15 points
Intermediate Tree	10 points
<u>Shrub Classification</u>	<u>Base Value</u>
Evergreen Shrubs	2 points
Deciduous Shrubs	1 point

At the time of planting, shade trees and intermediate trees shall have a caliper size of not less than two inches (2"). Evergreen trees shall be a minimum of five feet (5') in height and evergreen shrubs shall be a minimum of two feet (2') in height at the time of planting. (amd. Ord. 05-44, 2-6-06)

- c. All developed zoning lots, other than those located within R-1 and R-2 zoning districts, shall have front yard landscaping installed, as provided for in this subsection. All yards, such as those on corner lots or irregularly shaped lots, which are adjacent to any street, road, or interstate highway, shall meet the landscaping requirements for front yards.
 - (1) The number of points required for landscaping of front yards shall be based on the overall lot frontage, as measured along the property line, divided by two (2). For example, if the front yard lot frontage is two hundred twenty feet (220') in length, then the landscaping must generate one hundred ten (110) points.
 - (2) Not less than fifty percent (50%) of the points required for landscaping of front yards shall be achieved by utilizing plants from tree classification.
 - (3) Front yard landscaping shall be planted in the required front yard. If there is an additional area between the required front yard and the closest on-site parking lot or building, all or some of the required landscaping may be planted within such additional area upon approval by the Zoning Officer.
- d. Screening requirements in accordance with Section 10-4-3-H of this Title shall meet the size requirements set forth in this section. The screening requirements shall be greater than landscaping requirements so as to achieve the desired visual barrier, as approved by the Zoning Officer.
- e. Any landscaping materials required in this section which may, for any reason, die or fail to thrive shall be replaced with other landscaping materials having an equal or greater point value and similar characteristics as soon as good horticultural practice permits, though not to exceed six (6) months.
- f. Landscaping shall be completed within one (1) year of the issue date

of the building permit. If landscaping is not completed within the required time frame, then the procedure outlined in Section 4-1-7 of this Code shall be applied. (amd. Ord. 00-51, 3-19-01)

6. Names and addresses of the architect, engineer, landscape architect, planner, or designer responsible for the site plan.
7. Location of utilities, existing and proposed, on the subject property and within one hundred feet (100') of the subject property.
8. Location of existing storm water drainage conduits and ditches on the subject property and within one hundred feet (100') of the subject property.
9. For the purposes of this section, decorative masonry shall consist of the following: brick, natural/native stone, split-faced block, ground-faced block, fluted block, glazed block, concrete mortarless veneer siding systems, exterior insulation and finish systems (EIFS), exposed aggregate concrete wall panels, pre-cast concrete wall panels that have been painted or stained, glass block, and simulated stone. Neither simulated panelized sheeting mechanically attached to the structure, nor painted and/or scored block, shall be considered decorative masonry.

The following materials are acceptable as decorative finishes for exterior walls that front a street or highway: glass, prefinished steel or aluminum, decorative masonry finishes, and wood (cedar, redwood, or cypress). In addition to these materials, all other building walls may be of concrete block, prefabricated exterior materials, and other similar materials, excluding non-coated galvanized siding.

In commercially zoned areas and the interstate corridor, there shall be a minimum percentage of decorative masonry and/or decorative finish required for exterior walls, as follows:

Street frontage, or any elevation with public access or facing a public parking lot	A minimum of fifty percent (50%) decorative masonry with the remainder to be a decorative finish
Side or rear abutting an interstate	A minimum of fifty percent (50%) decorative masonry, which must run the length of the building to a minimum of three feet (3') from grade level up
Side or rear adjacent to a residential area	A minimum of fifty percent (50%) decorative finish
Side or rear not fronting a street or abutting a residential area	No requirements

On all other projects requiring site plan review, there shall be thirty five percent (35%) of brick stone work or decorative masonry on the portion of the building fronting a street or highway.

The Board of Trustees may alter or waive the requirements subject to the following: suitable landscaping and an alternative material of decorative wood which is stained or painted. In allowing an altering or waiving of the requirements, the Board of Trustees may impose such additional conditions as it may deem appropriate.

The Board of Trustees may alter or waive the requirements for additions to existing buildings that at the time of the addition do not have the required brick stone work or decorative masonry or any building that is being remodeled, and may impose such conditions as it may deem appropriate in granting such waiver.

Notwithstanding the foregoing provisions, there shall be no requirement for brick stone work or decorative masonry for a metal-clad and station-type cubical switchgear, which includes equipment for the control and protection of apparatus used for power generation, conversion, and transmission and distribution. (amd. Ord. 04-03, 5-3-04; amd. Ord. 09-34, 12-21-09; amd. Ord. 13-34, 4-7-14)

10. Storm water detention plans and calculations.
11. Erosion control plans.
12. EPA water and sewer permit applications, as required. (amd. Ord. 05-46, 3-6-06)

C. Review Of Site Plan: In reviewing site plans, the DPW shall consider:

1. Location of drives, ingress and egress points to public streets, and installation of sidewalks.
2. Traffic circulation and location of building, parking, loading, and storage areas within the site to ensure that use of the site creates minimum adverse effects on bounding streets and properties.
3. Less attractive or possible nuisance uses to be accommodated on the site which might require landscape screening or fencing. The DPW may require relocation of such uses to areas of the site where they will have less adverse visual or nuisance impact on surrounding properties and bounding roads.
4. Connection to Village utilities, storm water detention, and drainage.
5. Wall Length: Buildings should not exceed one hundred (100) lineal feet of wall length without providing architectural relief in the facade. Architectural relief as used herein shall mean using arcades, cornices, eaves, focal points, and offsets in elevation.

D. Director of Public Works' Action; Applicant's Petition To Village Board: Following the review, the DPW shall, by action, approve or disapprove the issuance of a zoning permit and shall notify the applicant and Zoning Enforcing Officer of his actions including, if disapproved, the reasons for disapproval. If approved, the Zoning Enforcing Officer shall issue the necessary permits providing the proposed structure or use is otherwise in compliance with regulations of the Village.

If the DPW disapproves the project or approves the project with conditions to which the applicant is not agreeable, the applicant may petition the Village Board for review of the project. The Village Board may concur or reverse the action of the DPW by a simple majority vote but shall take no action without receiving a written report from

the DPW of the findings and action unless such report is not received within forty five (45) days of his action on the matter.

Site plans upon which issuance of zoning permits have been based after site plan review shall be filed in the office of the Zoning Enforcing Officer. Substantial variance from that site plan without concurrence of the DPW in carrying forth the proposed project shall be deemed to be a violation of this Title, subject to the penalties prescribed herein. (Ord. 78-31, 3-5-79; amd. Ord. 79-42, 4-7-80; amd. Ord. 94-4, 5-2-94; amd. Ord. 98-31, 12-21-98; amd. Ord. 00-35, 10-16-00; amd. Ord. 00-46, 12-18-00; amd. Ord. 02-34, 3-17-03; amd. Ord. 03-31, 11-17-03; amd. Ord. 03-39, 1-19-04)

SECTION 4: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: 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 6: 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 _____.

	A YE	N AY	A BSENT	A BSTAIN
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

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1 PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS

2 DATE: October 23, 2023

3 TIME: 7:00 p.m.

4 PLACE: Freedom Hall
349 West Birchwood
5 Morton, Illinois 61550

6 COMMISSION MEMBERS PRESENT:

7 Mr. Gerald Ritterbusch
8 Ms. Kara Knepp
9 Mr. Nate Geil
10 Mr. Bill Aupperle
11 Mr. Michael Yordy
12 Mr. Pat McGrath
13 Mr. Grant Barton
14 Mr. Nick Armstrong

15 MR. AUPPERLE: It's seven o'clock. I'd like
16 to call this meeting to order. This is the Plan
17 Commission for -- the Plan Commission meeting for the
18 Village of Morton, October 23rd, 2023. Roll call,
19 please.

20 MR. ARMSTRONG: Auupperle.

21 MR. AUPPERLE: Here.

22 MR. ARMSTRONG: Barton.

23 MR. BARTON: Here.

24 MR. ARMSTRONG: Geil.

25 MR. GEIL: Here.

26 MR. ARMSTRONG: Keach.

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1 (No response.)

2 MR. ARMSTRONG: Knepp.

3 MS. KNEPP: Here.

4 MR. ARMSTRONG: Ritterbusch.

5 MR. RITTERBUSCH: Here.

6 MR. ARMSTRONG: Yordy.

7 MR. YORDY: Here.

8 MR. ARMSTRONG: Zobrist.

9 (No response.)

10 MR. AUPPERLE: We have a quorum. Thank you.
11 Did everyone have time to review last month's meeting
12 minutes? If so, I'd like to entertain a motion.

13 MR. GEIL: Motion to approve last month's
14 meeting minutes.

15 MR. BARTON: Second it.

16 MR. AUPPERLE: All in favor.

17 ALL IN UNISON: Aye.

18 MR. AUPPERLE: All opposed.

19 (No response.)

20 MR. AUPPERLE: Okay. Perfect. We've got
21 two public hearing meetings tonight on the agenda, and
22 before we get to those, we're going to have Pat here
23 give us a little information here on public hearings.

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1 MR. McGRATH: Thank you. Public hearings
2 are being held tonight pursuant to published notice.
3 Any person wishing to provide testimony regarding
4 these matters will be afforded an opportunity to do so
5 and will give their testimony under oath or
6 affirmation.

7 At the conclusion of the public hearing, the
8 Planning Commission will make a recommendation to the
9 Village Board. The Planning Commission makes
10 recommendations only. The Village Board is
11 responsible for taking final action on these matters.

12 MR. AUPPERLE: Terrific. Thank you, Pat.
13 So the first petition we have tonight is Petition
14 No. 23-07 SP: Subject property is located at 139 East
15 Ashland Street. Petition has been filed requesting a
16 special use at the property, and the current zoning is
17 B-3. Do we have anybody here tonight to attest to
18 that?

19 MR. FERRILL: Indeed.
20 (Witness sworn.)

21 MR. FERRILL: Justin Ferrill with Coldwell
22 Banker Commercial, 101 West Jefferson in Morton,
23 Illinois, on behalf of the developer for 139 Ashland.

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1 Easy proposal. We've got an old building here, B-3
2 use. This was the former Pizza Ranch building, Golden
3 Corral, I think, in its original life.

4 The developer has acquired it and is going
5 to basically spec out two tenant spaces. They'll
6 individualize the tenant spaces; we'll call it Tenant
7 Space A and B. Tenant Space A consists of roughly
8 3200 square foot, what was the former dining area of
9 the facility.

10 What we're really needing the special use
11 for is Tenant B, which is really the only tenant we
12 have at this time. It is a local business, a food
13 producer, who has gotten some new contracts, and is
14 going to expand their business and move out of their
15 home business location.

16 So the special use is for food production.
17 This particular business will do tamales, and they
18 have a tamale machine that they'll build in the back
19 there in the former kitchen area and set it all up.

20 You probably have an exhibit that shows some
21 updated parking and things. What we did is we tried
22 to imagine what the Tenant A space could be, and we
23 chose the densest of the parking retirements so we

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<p>1 could make sure, in whatever iteration the future lies 2 there, we've got it covered. I will tell you, this 3 group, we've got two pretty strong leads, and both of 4 those are sports medicine and more of a therapy group. 5 So it would use a dramatically reduced amount of 6 parking, but, as we show on this drawing, we can 7 accommodate even up to an office if we needed to for 8 that space. 9 I think that's it for now. Again, Tenant B 10 is the only one we currently have in place, and I 11 think, pending this review and the city review, 12 they're getting ready to move forward with 13 construction and finalizing interior. 14 MR. AUPPERLE: Well, I think it's terrific 15 that there's some interest on that space out there. 16 It's been open and available for a while, so that's 17 great to see. 18 MR. FERRILL: For sure. Any questions from 19 anybody? All right. Thanks for your time, everyone. 20 MR. AUPPERLE: Seeing that there's no one in 21 the stands tonight from the public, any discussion on 22 this from the board? Okay. Seeing that, if I could 23 get a motion.</p>	<p>1 of the Morton Municipal Code regarding Old Morton 2 District provisions for B-3-zoned properties. Pat, 3 would you like to speak to this tonight? 4 MR. McGRATH: Sure. So a draft of the 5 ordinance was shared with you guys as part of your 6 packet. With any Old Morton District, there are 7 certain exceptions from normally applicable 8 restrictions. Parking is an easy example of those. 9 We've had some interest at times in the past in 10 converting existing B-1 or B-2 property within the Old 11 Morton District to B-3. 12 In speaking with the staff at the 13 administrative level, the -- if the property would be 14 rezoned to B-3, it would be staff preference that that 15 property go through site plan review to ensure that 16 things like parking requirements are met for those 17 sites that may be converted into B-3 uses. 18 B-3 uses are of the character that's, you 19 know, by label, less intended to be central commercial 20 uses, and the Old Morton District is a part of your 21 central commercial district. So the idea is that 22 since those uses are, in broad strokes, more suitable 23 for outlying commercial areas, if we're going to</p>
Page 6	Page 8
<p>1 MS. KNEPP: I'll make a motion to approve 2 Petition No. 23-07 special use. 3 MR. BARTON: I'll second. 4 MR. ARMSTRONG: Zobrist. 5 (No response.) 6 MR. ARMSTRONG: Keach. 7 (No response.) 8 MR. ARMSTRONG: Geil. 9 MR. GEIL: Yes. 10 MR. ARMSTRONG: Yordy. 11 MR. YORDY: Yes. 12 MR. ARMSTRONG: Knepp. 13 MS. KNEPP: Yes. 14 MR. ARMSTRONG: Ritterbusch. 15 MR. RITTERBUSCH: Yes. 16 MR. ARMSTRONG: Aupperle. 17 MR. AUPPERLE: Yes. 18 MR. ARMSTRONG: Barton. 19 MR. BARTON: Yes. 20 MR. ARMSTRONG: Approved. 21 MR. AUPPERLE: Okay. Perfect. Okay. The 22 second item for us today -- tonight is an ordinance to 23 Title X. So an ordinance making amendments to Title X</p>	<p>1 permit them in the Old Morton District, it's prudent 2 to ensure a site plan that will work and not cause 3 ancillary issues for other businesses or users in the 4 area. 5 MR. AUPPERLE: Yeah. I think this is -- you 6 know, to have these go through site plan review, I 7 think, kind of talks about some of the stuff we kind 8 of discussed in the past to try to catch some of these 9 items before a tenant gets too far down the road in a 10 lease, so I think this makes a lot of sense. I don't 11 know if anybody has any questions for Nick or Pat on 12 this. 13 MS. KNEPP: Are there currently any B-3 14 products -- or blocks in this Old Morton District, or 15 is everything B-1 and B-2 right now? 16 MR. YORDY: I think like Lighthouse is, 17 isn't it? That would be a B-3, and I think there's 18 one more on the south end of that. 19 MS. KNEPP: So existing locations, are they 20 exempt from the parking? 21 MR. McGRATH: Correct. They'd be considered 22 lawful nonconforming, so those would continue 23 unaffected by this ordinance. I think the other B-3</p>

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1 that's in the Old Morton District is where the tattoo
 2 shop is, which is at the far south end of the business
 3 district on South Main.
 4 MR. AUPPERLE: Okay. Any other discussion?
 5 Okay. Motion.
 6 MR. McGRATH: You should probably make sure
 7 Mr. Ferrill doesn't have any comment since he's in the
 8 public.
 9 MR. FERRILL: I'll stay out of this one.
 10 MR. AUPPERLE: I apologize. Yes.
 11 MR. YORDY: I'd move to approve making
 12 amendments to Title X of the Morton Municipal Code
 13 regarding the old downtown district provisions for
 14 B-3-zoned properties.
 15 MR. RITTERBUSCH: I'll second the motion.
 16 MR. AUPPERLE: Roll call.
 17 MR. ARMSTRONG: Knepp.
 18 MS. KNEPP: Yes.
 19 MR. ARMSTRONG: Yordy.
 20 MR. YORDY: Yes.
 21 MR. ARMSTRONG: Ritterbusch.
 22 MR. RITTERBUSCH: Yes.
 23 MR. ARMSTRONG: Keach.

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1 (No response.)
 2 MR. ARMSTRONG: Zobrist.
 3 (No response.)
 4 MR. ARMSTRONG: Geil.
 5 MR. GEIL: Yes.
 6 MR. ARMSTRONG: Barton.
 7 MR. BARTON: Yes.
 8 MR. ARMSTRONG: Aupperle.
 9 MR. AUPPERLE: Yes.
 10 MR. ARMSTRONG: Motion passes.
 11 MR. AUPPERLE: Okay. This ends the public
 12 hearing portion. Do we have any other business
 13 tonight? No critical reviews of my performance;
 14 that's terrific. Hearing nothing, I would like to get
 15 a motion for adjournment, please.
 16 MS. KNEPP: I'll make a motion to adjourn.
 17 MR. BARTON: I'll second.
 18 MR. AUPPERLE: All in favor.
 19 ALL IN UNISON: Aye.
 20 MR. AUPPERLE: All opposed.
 21 (No response.)
 22 MR. AUPPERLE: Closed.
 23 (Meeting adjourned at 7:09 p.m.)

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1 CERTIFIED SHORTHAND REPORTER'S CERTIFICATE.
 2
 3 I, Leigh C. Thompson, 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 30th day of October, A.D. 2023.
 12
 13
 14
 15 CSR, RPR,
 16 (License #084-004885)
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