

Minutes of Planning Commission, Zoning Board of Appeals

Village of Mt. Morris, Village Board Room

105 W. Lincoln St.

April 7, 2025

Meeting called to order at 6:45pm by Board Chair, Jeff Bold.

7 members answered present. Chm. Jeff Bold, Sec. Sylvia Saunders, Jon Murray, Melissa Bauer, Sterling Taylor, Kris Wachs, Salley Wessels

Minutes: March 3, 2025, Minutes approved as written. Will be filed.

ADMINISTRATION

Chrm. Bold shared photos and drawings of the Hill Street addition. Plan to begin in late summer or fall.

BUSINESS

1. Annexation request for Parcel No. 08-27-326-006, 2 N. Hannah. Ave.

No action required from Planning Commission. To Village Board and Attorney.

2. Zoning Light Industrial to Residential, 08-27-0278-004, 303 N. Wesley Ave.

No zoning change required. Chairman Bold to contact property owner.

Member Murray moved, Member Bauer 2nd that owner of 303 N. Wesley property be advised a zoning change is not required. Members voted "Aye."

3. Storage Buildings in C-2 Zoning, add a Special Use "self-service storage facilities" to be allowed by special use permit. Working changes to include "self-service vehicle storage" addition requested by Village Board.

No action.

4. Zoning review Commercial C-4 modifications from C-1 based on previous discussions, regarding commercial re-zoning in residential areas.

No action.

5. 'Stakeholder' status in Comprehensive Plan 2035

No action.

NEW BUSINESS

No new business.

Next Meeting: April 7th, 2025

Motion to adjourn. Sterling moved, Kris 2nd. Approved. 7pm.

Sylvia Saunders, Sec.

Jeff Bold, Chmn.

