

CITY OF OLNEY  
PLAN COMMISSION  
JUNE 16, 2020

AGENDA #1 “CALL TO ORDER” The meeting of the Plan Commission was called to order at 7:30 p.m. in the Council Chambers of the Olney City Hall, 300 S. Whittle Avenue, Olney, Illinois, with Vice Chair David Abell presiding.

AGENDA #2 “ROLL CALL” The following Plan Commission members were physically present: David Abell, Elliot Brazil, Scott Jones, Wesley Tolliver, Brandy McKinney, and Pat Everette. Barb Roberts and Steve Eichhorst were absent. Also present were City Manager Allen Barker, Code Enforcement Officer Dallas Colwell, City Engineer Mike Bridges, and City Clerk Kelsie Sterchi. Section 6 of Governor Pritzker’s COVID-19 Executive Order No. 5 allows for attendance to take place via video, audio, and/or telephonic means. Attending by audio and video was Vicki Lobacz.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON JANUARY 6, 2020” Mr. Tolliver moved to approve the minutes of the Plan Commission meeting on January 6, 2020, seconded by Mrs. McKinney. Mr. Abell, Mr. Brazil, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, Mrs. McKinney, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Abell asked that anyone wishing to testify on behalf of the items being discussed to stand and be sworn in. Via Zoom, City Clerk Sterchi asked those standing to raise their right hand and “swear to tell the truth, the whole truth and nothing but the truth so help me God.” RCDC Executive Director Courtney Yockey was sworn in.

AGENDA #5 “REZONING: A PORTION OF VACANT LAND AT 1810 S. WHITTLE AVENUE FROM R-5 (TRAILER OR MOBILEHOME DISTRICT) TO M-2 (HEAVY INDUSTRIAL DISTRICT)” Representatives of the City of Olney came before the Plan Commission to request rezoning of a portion of vacant land at 1810 S. Whittle Avenue from R-5 (Trailer or Mobilehome District) to M-2 (Heavy Industrial District). The petitioners were requesting the rezoning so that the portion of vacant land could become industrial property in order to be included in a newly proposed TIF district. No comments in support or opposition of the rezoning request had been received.

Mr. Abell asked for an overview of the purpose behind the rezoning request. Code Enforcement Officer Dallas Colwell replied that the property was just north of Pacific Cycle and for an unknown reason, had a small portion of the parcel zoned as R-5 (Trailer or Mobilehome District). The rezoning to M-2 (Heavy Industrial District) would be needed because no residential property could be included in the newly proposed South Olney Redevelopment Project Area (TIF district), and this particular parcel was proposed for inclusion.

Regarding Agenda Items 6-9, Mr. Bridges told the Commission that the subdivision plats were a requirement of TIF law, so the final plat approval requests were ultimately needed in

order to satisfy TIF requirements for the newly proposed South Olney Redevelopment Project Area. Any agricultural land could not be included in a TIF district unless subdivided.

Mr. Tolliver moved to approve recommendations for rezoning a portion of vacant land at 1810 S. Whittle Avenue from R-5 (Trailer or Mobilehome District) to M-2 (Heavy Industrial District), and for approval of the final plats of the Scherer, Whittle Avenue, Radio Tower Lane, and Herman Drive Subdivisions seconded by Mr. Jones.

Mrs. Lobacz indicated that she had some trouble hearing Mr. Colwell and Mr. Bridges. Mrs. Sterchi gave Mrs. Lobacz a recap of their statements.

Mr. Abell, Mr. Brazil, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, Mrs. McKinney, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

The recommendations for rezoning and approval of the final plats would be heard by the City Council on June 22, 2020, at 7:00 p.m. for a final decision.

AGENDA #6 “FINAL PLAT: SCHERER SUBDIVISION” Brian Scherer submitted a final plat for Scherer Subdivision. Action on this item was taken under Agenda #5.

AGENDA #7 “FINAL PLAT: WHITTLE AVENUE SUBDIVISION” The City of Olney submitted a final plat for the Whittle Avenue Subdivision. Action on this item was taken under Agenda #5.

AGENDA #8 “FINAL PLAT: RADIO TOWER LANE SUBDIVISION” The City of Olney submitted a final plat for the Radio Tower Lane Subdivision. Action on this item was taken under Agenda #5.

AGENDA #9 “FINAL PLAT: HERMAN DRIVE SUBDIVISION” The City of Olney submitted a final plat for the Herman Drive Subdivision. Action on this item was taken under Agenda #5.

AGENDA #10 “PUBLIC COMMENTS/PRESENTATIONS” No one from the public wished to speak.

AGENDA #11 “ADJOURN” Mr. Tolliver moved to adjourn, seconded by Mr. Everette. Mr. Abell, Mr. Brazil, Mrs. Lobacz, Mr. Jones, Mr. Tolliver, Mrs. McKinney, and Mr. Everette voted yes. There were no opposing votes. The motion carried. The Plan Commission meeting adjourned at 7:36 p.m.

Kelsie J. Sterchi  
City Clerk