

CITY OF OLNEY
PLAN COMMISSION
NOVEMBER 3, 2014

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 Wesley Tolliver presiding.

AGENDA #2 “ROLL CALL” The following Plan Commission members were present: Vicki Lobacz, Pat Everette, Steve Eichhorst, Belinda Henton, Mike Winter and Wesley Tolliver. David Abell and Scott Jones were absent. Also present were City Attorney Larry Taylor, Code Enforcement Officer Mike Mitchell and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON SEPTEMBER 2, 2014” Mr. Everette moved to approve the minutes of the Plan Commission meeting on September 2, 2014, seconded by Mr. Winter. Mr. Winter, Mrs. Lobacz, Mr. Tolliver, Mrs. Henton, Mr. Eichhorst and Mr. Everette voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Tolliver asked that anyone wishing to testify on behalf of the item being discussed to stand and be sworn in. 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.” Jane Graves was sworn in.

AGENDA #5 “REZONING: 401 N. EAST ST. FROM R-2 (SINGLE-FAMILY RESIDENCE DISTRICT) TO C-1 (NEIGHBORHOOD SHOPPING DISTRICT)” Dennis and Jane Graves submitted a Petition for Rezoning for 401 N. East Street. If the request was granted, the petitioner planned to use the property for the purpose of a business.

Mrs. Graves explained that the proposed business would be for a barber shop for her daughter.

Ruth Skelton, 316 N. East Street, had a question as to whether or not there was a grandfather clause after the Trading Post left stating that no more businesses were allowed in that area. Mr. Tolliver explained that the zoning ceased after the Trading Post and went back to a R-2 district. A request for rezoning the property could be submitted.

Ms. Skelton wondered if the traffic in the area could present a safety problem.

Mrs. Graves replied that she used to walk to school years ago. The schools were busier then than they are now. Mrs. Graves did not see traffic being a problem. Additionally, Mr. and Mrs. Graves would meet the setback requirements at the location. Parking would be available behind the proposed building and on the sides.

Additionally, one person would be working regularly at the barber shop. With that in mind, probably no more than two or three people would be inside of the business at one time. Mrs. Graves

also mentioned that there could be a possibility of a meeting room being constructed in the back portion of the building for people to use for parties and such after regular barber shop business hours.

Mr. Winter asked where the entrances and exits would be. Mrs. Graves indicated that there would be access points on the front and side of the building. A potential for a third access point could be necessary dependent upon code requirements.

Mr. Eichhorst asked Mrs. Graves if she had a site plan for the business. Mrs. Graves showed the members of the Plan Commission a rough sketch of what they were proposing. The current concrete on the property would be torn out. So would the tree. A porch may be added on to the front as long as it still met the setback.

Mr. Tolliver's brother was a neighbor to the property subject to rezoning. His understanding was that half of the drive going through was his brother's and the other half was for 401 N. East Street.

In regard to signage, a sign would probably be added onto the building. Mrs. Graves did not expect any additional lighting being needed on the sign itself as there were two street lights close enough to offer plenty of light. She may install motion lights on the back side of the proposed building.

Mr. and Mrs. Graves had toured available properties on Main Street, and the properties did not seem to be a good fit. Many had roofs that leaked. Additionally, there was so much concrete inside of the buildings, that adding or changing plumbing for the purpose of the barber shop would be burdensome. Mr. and Mrs. Graves had the opportunity to purchase 401 N. East Street pending the Plan Commission recommendation and City Council approval.

Mrs. Graves' daughter would be attending barber school in January. If all went well, they would begin construction in October or November of 2015. Due to the size of the proposed building, it could be built fairly fast.

Mr. Eichhorst moved to approve the rezoning of 401 N. East Street from R-2 (Single-Family Residence District) to C-1 (Neighborhood Shopping District), seconded by Mr. Everette. Mr. Winter, Mrs. Henton, Mr. Eichhorst and Mr. Everette voted yes. Mrs. Lobacz voted no. Mr. Tolliver abstained. The motion carried. The Plan Commission's recommendation would be heard at the City Council meeting on November 10, 2014. Mrs. Graves would be present.

AGENDA #6 "ADJOURN" Mr. Eichhorst moved to adjourn, seconded by Mr. Winter. Mr. Winter, Mrs. Lobacz, Mr. Tolliver, Mrs. Henton, Mr. Eichhorst and Mr. Everette voted yes. There were no opposing votes. The motion carried. The Plan Commission meeting adjourned at 7:49 p.m.

Kelsie J. Sterchi
City Clerk