

CITY OF OLNEY
BOARD OF APPEALS
JUNE 5, 2017

AGENDA #1 “CALL TO ORDER” The June 5, 2017, meeting of the Board of Appeals was called to order at 7:00 p.m. in the Council Chambers of the Olney City Hall, 300 S. Whittle Avenue, Olney, Illinois, with Tony Zuber presiding.

AGENDA #2 “ROLL CALL” The following Board of Appeals members were present: Scott Jones, Belinda Henton, David Abell, Pat Everette, and Tony Zuber. Kurt Ginder and Barb Roberts were absent. Also present were City Manager Allen Barker, Councilwoman Morgan Fehrenbacher, Code Enforcement Officer Mike Mitchell, and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE BOARD OF APPEALS MEETING ON FEBRUARY 6, 2017” Mr. Jones moved to approve the minutes of the Board of Appeals meeting on February 6, 2017, seconded by Mr. Everette. Mr. Jones, Mrs. Henton, Mr. Zuber, Mr. Abell, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Zuber asked that anyone wishing to testify on behalf of the items being discussed to stand and be sworn in. City Clerk Sterchi asked the individuals to stand, raise his right hand, and “swear to tell the truth, the whole truth and nothing but the truth so help me God.” Eric Seals, Karen Seals, and RCDC Executive Director Courtney Yockey were sworn in.

AGENDA #5 “VARIANCES: 367 N. WEST STREET” Eric and Karen Seals/Parkside Plaza submitted a Request for Variance for the property located at 367 N. West Street. Mr. and Mrs. Seals were requesting variances in the front yard, side yard, and rear yard setbacks to allow 0-foot setbacks rather than the 15-foot front yard setback, 25-foot rear yard setback, and 5-foot side yard setback required in Title 17 (Zoning) of the City of Olney Municipal Code. If the variances are approved, it will allow the petitioner to continue development of a retail plaza.

Mrs. Henton asked for the current zoning of the proposed Parkside Plaza. Mr. Yockey indicated that the area was currently zoned C-2 (Commercial District).

Mrs. Henton then asked if the Sealses had a map of how proposed buildings would be placed on the site. Mr. Seals did not have such a map with him. Mr. Yockey provided such a map that showed proposed placement of the hotel and parking.

Because the map Mr. Yockey provided did not show all proposed buildings, Mrs. Henton wondered how the Sealses were sure that they would need variances. Mr. Seals replied that the variances would accommodate all proposed development.

Mrs. Henton asked if the variances were needed because the surrounding area was not zoned as commercial. Mr. Zuber asked Mr. Mitchell if setbacks were required if the Sealses owned all lots. Mr. Mitchell replied that 367 N. West Street adjoined properties that were zoned

as residential. This was the reason that the front, side, and rear yard required setbacks were set as such.

Mr. Zuber noted that to the Olney Central College property was zoned as residential, which may be confusing to some because it would most likely never be developed that way. Mr. Everette asked if Olney Central College had any issues with the proposed project. Mr. Yockey replied that he did not believe so. He had been in touch with Terry Bruce who was to communicate with the school's Board of Directors. Mr. Yockey had not heard back from Mr. Bruce, so to his knowledge, there were no issues.

Mr. Everette moved to approve the variance request for 0-foot front yard setbacks rather than the 15-foot front yard setback, 25-foot rear yard setback, and 5-foot side yard setback at 367 N. West Street for the purpose of continuing development of a retail plaza, seconded by Mr. Jones. Mr. Jones, Mrs. Henton, Mr. Zuber, Mr. Abell, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

AGENDA #6 "PUBLIC COMMENTS/PRESENTATIONS" No one from the public wished to speak.

AGENDA #7 "ADJOURN" Mrs. Henton moved to adjourn, seconded by Mr. Abell. Mr. Jones, Mrs. Henton, Mr. Zuber, Mr. Abell, and Mr. Everette voted yes. There were no opposing votes. The motion carried.

The meeting of the Board of Appeals adjourned at 7:09 p.m.

Kelsie J. Sterchi
City Clerk