

CITY OF OLNEY  
PLAN COMMISSION  
AUGUST 4, 2014

AGENDA #1 “CALL TO ORDER” The meeting of the Plan Commission was called to order at 7:33 p.m. in the Council Chambers of the Olney City Hall, 300 S. Whittle Ave., Olney, Illinois, with Steve Eichhorst presiding.

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

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON JUNE 2, 2014 AND SPECIAL PLAN COMMISSION MEETING ON JUNE 20, 2014” Mrs. Henton suggested an amendment to the swearing in section to list the multiple members that were sworn in: Dale Smith, Terry Fehrenbacher, Scott Billingsley, Jim Mowrey, Jim Gibson, Courtney Yockey, Brandon and Chelsea Ochs. Steve Eichhorst would also like his name spelled correctly throughout the minutes. Mrs. Henton moved to approve the minutes of the Plan Commission meeting on June 2, 2014, subject to the changes, seconded by Mike Winter. Mr. Abell, Mr. Winter, Mrs. Henton, Mr. Eichhorst and Mr. Everette voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Eichhorst asked that anyone wishing to testify on behalf of the item being discussed to stand and be sworn in. Billing Clerk Zimmerle asked them to stand and raise their right hands and “swear to tell the truth, the whole truth and nothing but the truth, so help me God”. Shawn Taylor was sworn in.

AGENDA #5 “REZONING: 401 N. EAST ST. FROM R-2 (SINGLE-FAMILY RESIDENCE DISTRICT) TO C-1 (NEIGHBORHOOD SHOPPING DISTRICT)” Shawn W. Taylor submitted a Petition for Rezoning at 401 N. East St. If the request for rezoning is granted, the property will be used to construct a building for office space.

Mr. Eichhorst stated that he had heard that Mr. Taylor was using the existing slab for his new building. Mr. Taylor informed Mr. Eichhorst that the variance was denied. There will have to be a part of the foundation that will be new and use part of the current foundation as long as it is structurally sound and meets code requirements. Mr. Eichhorst also noted that the parking will be on the south side of the building. Mr. Eichhorst asked what kind of setback he will have to have. Mr. Taylor responded that it would be a 25' setback. The north side setback is 5'. The N. East St. right-of-way is 60' and 50' on the E. Laurel St. side.

Mr. Winter asked how many offices would be in the location. Mr. Taylor answered seven rooms that would accommodate 2 offices.

Mr. Eichhorst asked the size of sign they would put up. Mr. Taylor answered that it would be attached to the building and meet all requirements, probably smaller than required.

Mr. Winter asked if there would be any beautification. Mr. Taylor said that he was not sure at this time, because they were planning on being up next to the sidewalk, so there is no plan at this time.

Mr. Eichhorst asked if he had changed his plan to have parking on the East St. side. He said that he could look into the cost, but would rather keep it on the Laurel St. side. Since Mr. Eichhorst had lived diagonally from this lot before, he did not recommend the parking there for safety. School traffic could be an issue also, but Mr. Everette added that at least the bus traffic would not be on that side.

Mrs. Henton noted that it would be spot zoning as there are no other commercial around it, except for one block north and two blocks south. Mr. Taylor said it was always commercial, but Mr. Eichhorst said no that it was always residential with Mrs. Henton saying that it was a non-conforming use.

Mr. Eichhorst said that one of the Plan Commission objectives is not to create spot zoning, which is what Mr. Taylor is requesting. Mr. Eichhorst feels that this area will become commercial due to the hospital being to the north and owning several properties in this area already.

Mr. Everette confirmed with Mr. Taylor that he had asked all the neighbors around this property and that nobody had a problem with this plan. Yes he had spoken to them and did not receive any objections.

The members discussed Mrs. Skelton's (from the Board of Appeal's meeting) concerns about the alley use, as it is her entrance and exit, but this rezoning does not affect her alley. She is on the east side, in the middle of the block to the south.

Mrs. Henton asked if it was the intent to make East St. commercial. The Plan Commission did it with the eye clinic and all the neighbors that were in favor of it were the same people who called the next week to complain about it. Mr. Everette said most of the complaints were traffic and that will not be the issue with this office. Mrs. Henton stated it could be as Mr. Taylor had not said what type of offices would be located in the building, and it could be a doctor's office.

Mr. Winter asked if he had prospective tenants at this time and Mr. Taylor answered that he did but could not tell at this time. He said they would be professional businesses like the ones they were talking about.

Mr. Eichhorst stated that it would be better than the eye sore it is now. Mr. Taylor also said that it would possibly getting businesses from out of town.

Mr. Winter moved to approve the rezoning, seconded by Mr. Everette. Mr. Abell, Mr. Winter, sand Mr. Everette voted yes. Mrs. Henton voted no. Mr. Eichhorst voted present. The motion carried.

Mr. Eichhorst said the recommendation will be a 3 to 1 vote from the Plan Commission to the City Council, and they will have the final determination to either approve or disapprove it.

AGENDA #6 “ADJOURN” Mrs. Henton moved to adjourn, seconded by Mr. Everette. A majority affirmative voice vote was received. The Plan Commission meeting adjourned at 7:49 p.m.

Lori Zimmerle  
Billing Clerk