

CITY OF OLNEY  
PLAN COMMISSION  
FEBRUARY 6, 2017

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: Barb Roberts, Greg Eyer, Scott Jones, Wesley Tolliver, Belinda Henton, and Steve Eichhorst. David Abell, Vicki Lobacz, and Pat Everette were absent. Also present were Code Enforcement Officer Mike Mitchell, City Attorney Bart Zuber and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE PLAN COMMISSION MEETING ON JANUARY 3, 2017” Mrs. Roberts told the Board that on page three of the minutes from January 3, 2017, she would like to have reflected that Kenneth Kuhn of Prairie Farms did not say that Prairie Farms would be at risk of a shut down if their rezoning requests were not approved. Mrs. Sterchi had provided Mrs. Roberts with a verbatim written copy of the section to explain the summary as reflected in the minutes. The Board noted that Mr. Kuhn did not provide a solid yes or no answer, so stating that Mr. Kuhn said that Prairie Farms would not shut down would not be accurate, and the summary detailed in the minutes seemed sufficient.

Mrs. Roberts hoped that when the minutes were presented to the City Council that they would be able to gather that Mr. Kuhn did not say that Prairie Farms would shut down as a result of not being granting the rezoning requests.

Mr. Eyer moved to approve the minutes of the Plan Commission meeting on January 3, 2017, as presented, seconded by Mr. Jones. Mr. Eyer, Mr. Jones, Mr. Tolliver, Mrs. Henton, and Mr. Eichhorst voted yes. Mrs. Roberts voted present. 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.” Dave Allen and Jacqueline Houchin were sworn in.

AGENDA #5 “REZONING: 800 E. LOCUST STREET FROM R-1 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-4 (MULTIPLE DWELLING DISTRICT)” Dave Allen, of Richland Memorial Hospital, came before the Plan Commission to request a rezoning for 800 E. Locust Street from R-1 (Single-Family Residence District) to R-4 (Multiple Dwelling District). Mr. Allen was requesting the change in zoning for healthcare and/or hospital uses.

Mr. Tolliver commented that the proposed use listed on the application was for healthcare and/or hospital uses. He felt that statement was fairly ambiguous. Mr. Eyer agreed. Mrs. Henton asked Mr. Allen for more detail on the proposed uses.

Mr. Allen replied that the hospital had recently integrated with the Carle Foundation and had since been doing its due diligence in reviewing their properties. During that review, it was found that 702 N. Silver Street was zoned as R-1 (Single-Family Residence District), but having the property zoned as R-4 (Multiple Dwelling District) would fall in line for potential hospital uses.

For clarification, Mr. Tolliver asked if Richland Memorial Hospital had any immediate plans for the properties, should the rezoning requests be granted. Mr. Allen indicated that there were no plans in place at the moment. He felt that in the future, additional offices or hospital expansion could be a possibility.

Mr. Tolliver felt that if the areas were developed by the hospital, that the addition of bright lighting could be of concern to local residents.

From the audience, a neighboring landowner who expressed a desire to remain anonymous, stated that she had concerns with potential water drainage problems if the hospital expanded in the area proposed at this evening's meeting. She also stated that she would anticipate a road with lighting to be placed on the hospital's property between N. East and N. Silver Streets. She then commented that she had no problem with the hospital, but felt it would be in her best interest to attend the meeting to gather more information.

Mr. Tolliver pointed out that if Richland Memorial Hospital did expand, they would be required to submit water drainage plans as part of their building permit applications. Code Enforcement Officer Mike Mitchell agreed.

In regards to the rezoning request for 702 N. Silver Street, Mrs. Henton asked if the area should instead be zoned as a C-2 (Commercial District) if offices or clinics were being considered by the hospital. Mr. Mitchell replied that the R-4 (Multiple Dwelling District) designation would allow for uses associated with the hospital.

Mr. Tolliver noted that the property at 800 E. Locust Street had also been applied for the same type of zoning change. Mr. Allen indicated that 800 E. Locust Street was the address of the present hospital. The hospital had been a location of non-conforming use since its inception. Mr. Mitchell explained that the hospital had once been owned by the County and could be used without any control by the City. Now that the hospital was privately owned, changing the zoning to R-4 (Multiple Dwelling District) would put them in compliance with the zoning requirements of today.

The neighboring landowner then told the Board that she appreciated being notified of the proposed rezoning requests. Mrs. Sterchi indicated that property owners within 200 feet of properties applying for a rezoning receive a notice in the mail.

Mr. Jones moved to approve the rezonings for 800 E. Locust Street and 702 N. Silver Street from R-1 (Single-Family Residence District) to R-4 (Multiple Dwelling District), seconded by Mr. Eyer. Mrs. Roberts, Mr. Eyer, Mr. Jones, Mr. Tolliver, Mrs. Henton, and Mr. Eichhorst voted yes. There were no opposing votes. The motion carried.

The recommendation would be presented to the City Council for final approval on Monday, February 13, 2017, at 7:00 p.m.

AGENDA #6 “REZONING: 702 N. SILVER STREET FROM R-1 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-4 (MULTIPLE DWELLING DISTRICT)” Dave Allen, of Richland Memorial Hospital, came before the Plan Commission to request a rezoning for 702 N. Silver Street from R-1 (Single-Family Residence District) to R-4 (Multiple Dwelling District). Mr. Allen was requesting the change in zoning for healthcare and/or hospital uses.

Action on this item was taken under Agenda #5.

AGENDA #8 “PUBLIC COMMENTS/PRESENTATIONS” No one from the public wished to speak under this item.

AGENDA #9 “ADJOURN” Mrs. Roberts moved to adjourn, seconded by Mr. Jones. A majority affirmative voice vote was received. The Plan Commission meeting adjourned at 7:47 p.m.

Kelsie J. Sterchi  
City Clerk