

OGLESBY PLAN COMMISSION  
WEDNESDAY, DECEMBER 20, 2023

The Oglesby Plan Commission meeting was called to order at 7 p.m. on Wednesday, December 20, 2023 by Chairman Ficek:

ROLL CALL: PRESENT: Videgar, Young, Clinard, Mente, Greening, Arthur, Ficek, Attorney Barry and City Clerk Clinard. ABSENT: Watson, Vollmer, Repsel.

Ficek opened the discussion on the request by John Bellino that the city vacate an undeveloped portion of Watson Avenue. Bellino owns property on both sides of the street, and would like to combine the parcels into one and build a home there. Attorney Barry noted that all the postings and notifications had been made as required.

City Engineer Clinard told the board that there were no utilities on the property and that the end of street had never been developed. Clinard said he saw no reason to not vacate the portion of the street that divided lots 18-36-216-001 and 18-36-213-021. He did say that he felt the request to vacate the other portion would impede other property owners' ability to access their property.

John Bellino addressed the council, telling them that the property originally belonged to his in-laws and it was the attorney's suggestion to seek the vacation. He said they will ask the county to combine the parcels into one (they have no plans to subdivide) and they will eventually build a home on the parcels.

After some discussion, **A MOTION WAS MADE BY** Greening, **SECONDED BY** Mente to recommend the city vacate the portion of the street (up to the alley) that divides lots 18-36-216-001 and 18-36-213-021. **AYES:** Videgar, Young, Clinard, Greening, Arthur, Ficek. **MOTION CARRIED.**

The next request was from Illinois Valley Community College. The College was seeking the annexation of parcel 18-24-308-00; to change the zoning of the same parcel to M1, to rezone the adjacent parcel 18-18-27-309-000, which is already in the city to M1; and to allow a special use (college or university) on both parcels.

Attorney Barry verified that all of the required notifications had been made. Ficek said that the requested zoning change was compatible with the adjoining properties and that the annexation was in agreement with the goals stated in the Comprehensive Plan. He also noted that the special use requested was allowed in the M1 classification.

IVCC Attorney Walt Zukowski spoke on behalf of the college, introducing Dr. Tracy Morris, IVCC President; Kathy Ross, Vice President of Business and Affairs, and engineer James Armstrong of Chamlin and Associates. Zukowski talked about the college's plans, noting that the college had fulfilled the requirements for the requests before the commission and noted that the project was in keeping with the city's Comprehensive Plan.

Armstrong reviewed the proposed site plan with the commission, and answered questions from the board about various components of the plan. Clinard noted that a thorough review of the site plan would come in the near future, after all the plans are submitted to the city. For sake of transparency, Clinard noted that he and Armstrong are both employed by Chamlin and Associates, and that in his role

of city engineer, he had worked with Armstrong to ensure that the proposed plan met the city's Land Development Code requirements. Clinard noted that the plans would be reviewed by an independent firm as requested by Commissioner Tony Stefanelli to avoid any concerns of conflict of interest.

**A MOTION WAS MADE BY** Videgar, **SECONDED BY** Arthur to recommend the annexation of the property into the city; to rezone both parcels to M1 and to allow the special use of a college or university on both parcels. Clinard asked Attorney Barry if he should abstain from voting, Barry said that he did not think he needed to abstain. **AYES:** Videgar, Young, Clinard, Greening, Arthur, Ficek. **MOTION CARRIED.**

Bellino was told that his request would go before the council on January 2, 2024; the recommendations from the Plan Commission will be accepted and placed on file at the January 2, 2024, meeting; but no action will be taken until the city and the college come to an agreement on the IVCC annexation agreement, said Barry.

**A MOTION WAS MADE BY** Clinard, **SECONDED by** Mente to adjourn. Chairman Ficek called for a voice vote, there were no objections. **MEETING ADJOURNED AT 7:30 pm.**