



Village of Savoy

Savoy Municipal Center

611 North Dunlap Avenue, Savoy, IL 61874

<u>MINUTES OF</u> <u>PLANNING COMMISSION</u>

DATE: June 27, 2016

PLACE: Savoy Municipal Center
611 North Dunlap Avenue
Savoy, IL 61874

**PLANNING
COMMISSIONERS
PRESENT:**

Chairman Bob Bash
Larry Kienzler
Bill McNamara
Michelle Henderson
Bill Vavrik
Joshua Young

**PLANNING
COMMISSIONERS
ABSENT:**

Jackie Martin

**TRUSTEES, OFFICERS
AND STAFF PRESENT:**

Dan Davies, Zoning Administrator
Levi Kopmann, Director of Public Works/Engineer
Trustee Jan Carter Niccum, BOT Liaison to Plan Comm.
Trustee Joan Dykstra
Trustee Dee Shonkwiler
Trustee William Smith
Billie Jean Krueger, Village Clerk

GUESTS:

Julia Leatherwood, County Star
Dennis Thornton, Carr Health-Care Realty
Dr. Steve Jacobs, Sport Vet, Savoy

CONVENED:

7:00 p.m.

ADJOURNED:

7:35 p.m.

1. CALL TO ORDER, QUORUM DECLARED

Chairman Bash called the meeting of the Plan Commission to order at 7:00 p.m. Roll was called with all Plan Commissioners being present, except Plan Commissioner Jackie Martin was absent. Chairman Bash then declared a quorum present.

2. BUSINESS

A. APPROVAL OF PLANNING COMMISSION MINUTES OF 4-25-16

Plan Commissioner Vavrik moved to approve the Planning Commission Minutes of 4-25-16, as presented, seconded by Plan Commissioner Henderson. By Plan Commissioner vote: Kienzler, yes; McNamara, yes; Henderson yes; Vavrik, yes; Young, yes; Martin; absent; and Bash, yes. Motion carried.

B. INFORMAL DISCUSSION – DENNIS THORNTON, LOT 2 OF MARKETPLACE AT SAVOY SUBDIVISION

Dan Davies explained that when CVS was originally built on Lot 1 of Marketplace at Savoy Subdivision, the developer granted an additional 14 feet of Lot 2 to Lot 1 (CVS) which caused a planned fast food restaurant to locate elsewhere, since the restaurant determined the site was now too small to accommodate their facility, parking and circulation. Thus, Savoy has not had any interest shown on this Lot 2. Also, Staff would prefer to have a retail development on this Lot 2, however, without acquiring additional land to the south, the reality is that Lot 2 currently will not attract a retail store or restaurant due to its size. Now, Dr. Steve Jacobs of Sport Vet would like to relocate his practice from the Savoy Plaza to this Lot 2 continuing to stay in Savoy, but to accommodate this use, the Planning Commission would have to recommend to the Board of Trustees a rezoning and special use for this Lot 2. Also, Staff believes Savoy needs to look at the likelihood of a retail store's viability on this site along with trying to keep an existing business in Savoy, and the fact that Sport Vet does bring people to Savoy from out of town and out of state due to Dr. Jacobs specialty.

Dennis Thornton of Carr Health-Care Realty made a presentation on allowing a Vet Clinic to be located on Lot 2 of Marketplace at Savoy Subdivision. He stated that Dr. Steve Jacobs has had his Sport Med business in the Animal Outfitters building at the Savoy Plaza for approximately twelve years and would like to expand his business and stay in Savoy.

Dr. Steve Jacobs explained that his veterinary practice was in canine orthopedic therapy and he has some 5 to 7 clients a day coming from Chicago, Bloomington, Decatur, Mattoon, and even Indiana, and most the vet clinics in the area do not offer his expertise. Also, he would like to add professional grooming. He stated he does have a location in Champaign picked out, but would really like to stay in Savoy. Dr Jacobs also stated that he believed the lot in Savoy would be a real attraction with curb appeal and a good fit for everybody. Also, he believed that the Animal Outfitters building will expand, where he is located now, and would stay in Savoy at the same location

Chairman Bash asked if any of the Plan Commissioners had a strong objection to the proposal submitted by Dennis Thornton and Dr. Steve Jacobs. There were no objections heard from any of the Plan Commissioners. Plan Commissioner Young specifically stated he would not want Dr. Jacobs to move to Champaign and asked Dr. Jacobs if he would be selling any retail products. Dr. Jacobs stated there was a possibility for him to sell prescription dog food at retail.

Dan Davies stated that the next step for Dennis Thornton to take was to advise the owners of Lot 2 of Marketplace at Savoy Subdivision, who would be the applicant, to request a rezoning of this Lot 2 and request a Special Use Permit for a vet clinic on this Lot 2 of Marketplace at Savoy Subdivision and to work with Levi Kopmann, Savoy engineer, and Dr. Jacob's engineer. Davies said it would possibly take 45-50 days before the rezoning and special use permit request is submitted to present to the Plan Commission and the Board of Trustees.

Plan Commission McNamara asked if Village Staff had any negative feelings about Dr. Jacobs relocating his business on Lot 2 of Marketplace at Savoy Subdivision. Dan Davies stated that Staff would prefer to have a retail development on this lot, but without acquiring additional land to the south, the reality is that the lot currently will not attract a retail store or restaurant due to its size.

3. ADJOURN

There being no further business to come before the Planning Commission, on motion to adjourn by Plan Commissioner Young, seconded by Plan Commissioner Vavrik Chairman Bash adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Billie Jean Krueger

Billie Jean Krueger, Village Clerk

This meeting was recorded.

Approved 7-25-16