



Village of Savoy

Savoy Municipal Center

611 North Dunlap Avenue, Savoy, IL 61874

**MINUTES OF PUBLIC HEARINGS AND
PLANNING COMMISSION**

DATE: July 25, 2016

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

**PLANNING
COMMISSIONERS
PRESENT:**

Chairman Bob Bash
Larry Kienzler
Bill McNamara
Jackie Martin
Joshua Young

**PLANNING
COMMISSIONERS
ABSENT:**

Michelle Henderson
Bill Vavrik

**TRUSTEES, OFFICERS
AND STAFF PRESENT:**

Dick Helton, Village Manager
Dan Davies, Zoning Administrator
Levi Kopmann, Director of Public Works/Engineer
Trustee Jan Carter Niccum, BOT Liaison to Plan Comm.
Dennis Donaldson, Director of Planning & Economic Development
Billie Jean Krueger, Village Clerk

GUESTS:

Julia Leatherwood, County Star
Dr. Steve Jacobs, Sport Vet, Savoy
Linda Stark, 116 E. Church St., Savoy
Charles Stark, 116 E. Church St., Savoy
Chuck Raup, 1228 CR 2500N, Thomasboro, IL
(owner of grain elevator on Church Street)
Chuck Hanner, 801 W. Church St., Savoy
Wes Hanner, 801 W. Church St., Savoy

CONVENED:

7:00 p.m.

ADJOURNED:

7:40 p.m.

1. PUBLIC HEARING NO. 1 – REZONING REQUEST FROM I-1-LIGHT INDUSTRIAL, TO C-3-COMMUNITY COMMERCIAL, BY OWNER, KURT BEAUMONT TO ALLOW A LIQUOR/CONVENIENT STORE AT 107 E. CHURCH STREET, SAVOY, IL

Chairman Bash opened the public hearing no. 1 at 7:00 p.m. and stated that the notice of this public hearing was duly published in the News-Gazette on July 9, 2016, was available if anyone wanted to see it, and asked for public comment.

The Village Clerk stated she had not received any written comments on this matter.

Chairman Bash asked for public comment:

Public Comment was as follows:

Linda Stark, 116 E. Church, Savoy – Stated she had no opposition to a convenient store at the 107 E. Church location, but opposed a liquor license for this location and she was also concerned about parking and keeping the area clean and free of litter. Also, she believed this area was a family friendly area and did not need a liquor store at this location.

Steve Berns, 113 E. Church, Savoy – Stated he was not opposed to the convenient store at the 107 E. Church location, but opposed to selling liquor; and also he was concerned about the amount of trash in his back yard and along Church Street caused by tenants from Village of Colbert Park Apartments and believed that a convenient/liquor store would cause more trash and vandalism.

Charles Stark, 116 E. Church, Savoy – Stated he was not opposed to a business or convenient store at the 107 E. Church location, but had concerns about selling liquor at this location and also parking problems.

Chuck Raup, owner of grain elevator on Church Street – Stated he was not against a business at the 107 E. Church location, but just doesn't think the proposed convenient/liquor store was the right business. Also, he was concerned about more trash, since there is a lot of trash circulated on his property from surrounding area.

End of public comment.

Plan Commissioner Kienzler moved to close public hearing no. 1, seconded by Plan Commissioner Martin; By Plan Commissioner vote: Kienzler, yes; Martin, yes; McNamara, yes; Young, yes; and Chairman Bash, yes; Henderson, absent; Vavrik, absent; Motion carried.

Chairman closed the public hearing no. 1 at 7:10 p.m.

2. PUBLIC HEARING NO. 2 – SPECIAL USE PERMIT REQUEST BY OWNER, TBR ENT OF ILLINOIS, AN ILLINOIS LIMITED LIABILITY COMPANY, TO ALLOW A VET CLINIC ON LOT 2 OF MARKETPLACE AT SAVOY SUBDIVISION

Chairman Bash opened the public hearing no. 2 at 7:10 p.m. and stated that the notice of this public hearing was duly published in the News-Gazette on July 9, 2016, was available if anyone wanted to see it, and asked for public comment.

The Village Clerk stated she had not received any written comments on this matter.

Chairman Bash asked for public comment:

Public Comment was as follows:

Dr. Steve Jacobs passed out plans for his proposed Animal Clinic and/or Hospital at the 1107 North Dunlap, Savoy location. He stated he had been at the Animals Outfitters location in Savoy since 2004 and now wanted to expand his practice and build a new animal clinic and/or hospital at the 1107 North Dunlap location since he has patients coming from the surrounding areas and also out of state for his state of the art canine orthopedic practice.

Zoning Administrator Dan Davies stated that a representative/attorney for the owner, TBR ENT of Illinois, could not attend the meeting tonight, but did assure Davies that he was in favor of the proposal by Dr. Jacobs and the special use permit request.

Plan Commissioner Kienzler moved to close public hearing no. 2, seconded by Plan Commissioner McNamara; By Plan Commissioner vote: Kienzler, yes; Martin, yes; McNamara, yes; Young, yes; and Chairman Bash, yes; Henderson, absent; Vavrik absent; Motion carried.

Chairman closed the public hearing no. 2 at 7:15 p.m.

3. CALL TO ORDER, QUORUM DECLARED

Chairman Bash called the meeting of the Plan Commission to order at 7:15 p.m. Roll was called with all Plan Commissioners being present, except Plan Commissioners Henderson and Vavrik were absent. Chairman Bash then declared a quorum present.

4. BUSINESS

A. APPROVAL OF PLANNING COMMISSION MINUTES OF 6-27-16

Plan Commissioner Kienzler moved to approve the Planning Commission Minutes of 6-27-16, as presented, seconded by Plan Commissioner McNamara. By Plan Commissioner vote: Kienzler, yes; Martin, yes; McNamara, yes; Young, yes; and Chairman Bash, yes; Henderson, absent; Vavrik, absent; Motion carried.

B. INFORMAL DISCUSSION BY CHUCK HANNER FOR A REZONING OF 312 ELLEN, SAVOY, IL FROM R-5 to C-1 TO ALLOW A BUILDING TO STORE HIS CONCESSION TRUCKS (KONA ICE)

Chuck Hanner and his son, Wes Hanner, presented an informal discussion on the vacant Lot 3 of the Slades Replat of Lange's Subdivision, commonly known as 312 Ellen that is currently owned by Walter Proksch. Mr. Hanner stated they would like to rezone the lot from R-5 to a commercial zoning of C-1 to allow the building of a warehouse to store their business vehicles (Kona Ice). Chuck Hanner passed out a rough draft of a drawing of his proposed building. Dan Davies asked him about the exterior and told him that if this proposal were to be allowed, the Village would require some type of architectural detail to be compatible with surrounding property. Davies stated he had talked with a homeowner across the street from this property and they indicated they would be in favor of Mr. Hanner's proposed building. Davies stated this rezoning would be brought before the Planning Commission at the 8-22-16 meeting.

C. REZONING REQUEST FROM I-1 LIGHT INDUSTRIAL TO C-3 – COMMUNITY COMMERCIAL BY OWNER, KURT BEAUMONT, 107 E. CHURCH, SAVOY, IL TO ALLOW A LIQUOR/CONVENIENT STORE AT 107 E. CHURCH STREET, SAVOY, IL

Plan Commissioner Kienzler made a motion to continue the Rezoning Request by Kurt Beaumont, owner of 107 E. Church St., Savoy, IL, to the August 22, 2016 Plan Commission, since the Village Staff needs more time to study the rezoning request, seconded by Plan Commissioner Martin; By Plan Commissioner vote: Kienzler, yes; Martin, yes; McNamara, yes; Young, yes; and Chairman Bash, yes; Henderson, absent; Vavrik, absent; Motion carried.

D. RESOLUTION OF PLANNING COMMISSION – REZONING AND SPECIAL USE PERMIT REQUEST BY TBR ENT OF ILLINOIS ON LOT 2 OF MARKETPLACE AT SAVOY SUBDIVISION – WITH FINDINGS OF FACT

The Planning Commissioners completed the Findings of Fact which are attached and made a part of the Resolution of the Planning Commission.

Plan Commissioner McNamara made a motion to recommend to the Board of Trustees to approve:

- 1) An Ordinance Authorizing a Special Use Permit for an Animal Clinic and/or Hospital for Lot 2 of the Marketplace at Savoy Subdivision, commonly known at 1107 North Dunlap Avenue for an Animal Clinic and/or Hospital;
- 2) A waiver of footnote (1.) of Table 17.16.020 of the Savoy Municipal Code to allow the Animal Clinic and/or Hospital on Lot 2 of the Marketplace at Savoy Subdivision to be occupied as a Principal Use on the property;
- 3) The owner address the “Uncertain” factors noted on the Findings of Fact completed by the Plan Commissioners.

Seconded by Plan Commissioner Young;

By Plan Commissioner vote: Kienzler, yes; Martin, yes; McNamara, yes; Young, yes; and Chairman Bash, yes; Henderson, absent; Vavrik, absent; Motion carried.

E. FINAL PLAT APPROVAL OF PRAIRIE FIELDS SUBDIVISION NO. 14

Plan Commissioner Kienzler moved to recommend to the Board of Trustees approval of the Final Plat of Prairie Fields Subdivision No. 14, as presented, seconded by Trustee Young; By Plan Commissioner vote: Kienzler, yes; Martin, yes; McNamara, yes; Young, yes; Henderson, absent; Vavrik, absent; Motion carried.

5. ADJOURN

There being no further business to come before the Planning Commission, on motion to adjourn by Plan Commissioner Kienzler, seconded by Plan Commissioner Young, Chairman Bash adjourned the meeting at 7:40 p.m.

Respectfully Submitted,

/s/Billie Jean Krueger

Billie Jean Krueger, Village Clerk

This meeting was recorded.

Approved 8-22-16.



Village of Savoy
Resolution of The Planning Commission

July 25, 2016

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR AN ANIMAL CLINIC AND/OR HOSPITAL FOR LOT 2 OF THE MARKETPLACE AT SAVOY SUBDIVISION, 1107 NORTH DUNLAP AVENUE, SAVOY, ILLINOIS

WHEREAS, the Board of Trustees of the Village of Savoy, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for the use of land within the corporate limits of the Village of Savoy, Illinois, including the Village of Savoy Zoning Ordinance; and

WHEREAS, TBR ENT of Illinois, owners of the property, have petitioned for an Animal Clinic and/or Hospital and a waiver to Footnote (1.) of Table 17.16.020 of the Savoy Municipal Code on Lot 2 of the Marketplace at Savoy Subdivision for Dr. Steve Jacobs of Sport Vet; and

WHEREAS, the subject property is within the Village of Savoy boundaries and is zoned C-3 Community commercial; and

WHEREAS, the Village of Savoy Zoning Ordinance requires a Special Use Permit to allow a An Animal Clinic and/or Hospital in C-3 Community Commercial district; and

WHEREAS, the Village Staff have reviewed the aforementioned petition for a Special Use Permit and waiver; and

WHEREAS, the Planning Commission conducted a public hearing on July 25, 2016, to hear testimony for the requested amendment to the existing Special Use.

BE IT THEREFORE RESOLVED this 25th day of July 2016 by the Planning Commission of the Village of Savoy that:

The Planning Commission does recommend to the Village of Savoy Board of Trustees to approve;

- 1.) An Ordinance Authorizing a Special Use Permit for an Animal Clinic and/or Hospital for Lot 2 of the Marketplace at Savoy Subdivision, Commonly Known as 1107 North Dunlap Avenue for an Animal Clinic and/or Hospital.
- 2.) A waiver of footnote (1.) of Table 17.16.020 of the Savoy Municipal Code to allow the Animal Clinic and/or Hospital on Lot 2 of the Marketplace Subdivision to be occupied as a Principal Use on the property.
- 3.) The recommended approvals are conditioned upon:

- A. No outdoor kennels.
- B. The building shall be designed to provide proper odor and sound control.
- C.

PASSED THIS 25th d DAY OF JULY, 2016 BY THE PLANNING COMMISSION OF THE VILLAGE OF SAVOY.



Bob Bash, Chairman
Village of Savoy Planning Commission



Special Use Permit Findings of Fact

JULY 25, 2016

Petitioner: TBR ENT OF ILLINOIS, AN ILLINOIS

Property: LIMITED LIABILITY COMPANY

LOT 2 OF MARKETPLACE

AT SAVOY SUBDIVISION

	Factor Considered	Relationship or affect of proposal to such factor:				
		Neutral / negligible	uncertain	positive	negative	In compliance
1	Ordinance procedural requirements					✓
2	Adherence to comprehensive plan					✓
3	Existing surrounding zoning districts					✓
4	Existing surrounding land uses			✓		
5	Proposed density			✓		
6	Opinions of surrounding property owners			✓		
7	Noise and / or odor, pollution, etc.					✓
8	Structural characteristics, appearance		✓			
9	property values in vicinity /area			✓		
10	Quality of life / character of neighborhood					✓
11	Waste disposal					✓
12	Parking capacity					✓
13	Traffic patterns and flow					✓
14	Lot(s) suitability for proposed use and zoning			✓		
15	Adequate water & sewer capacity			✓		
16	Enforcement capabilities of the Village			✓		
17	Adequate park, fire, schools, etc.			✓		
18	Screening / buffering		✓			
19	Lot(s) transportation access /general and emergency vehicles					✓
20	Ingress / egress			✓		
21	Orderly & desirable future development			✓		
22	Stormwater drainage / detention		✓			
23	Fire hydrant location					✓
24	Open space / landscaping and / or green space	✓				✓
25	Lighting / signage					✓
26	Relative public gain vs. owner hardship			✓		✓
27	Vacancy period of property			✓		
28						
29						