

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294



Ordinance No. 2023 - 54

An Ordinance Concerning Chapter 154 of the Troy Municipal Zoning Code (also known as the Troy Zoning Code) for the Purpose of Denying a Special Use on a Specific Parcel (i.e. Dog grooming facility at 7725 Plummer Business Drive)

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF TROY, ILLINOIS

THIS SIXTEENTH DAY OF OCTOBER, 2023

WHEREAS, the City of Troy, State of Illinois, presently has in force the Troy Zoning Code, which is contained in Chapter 154 of the Troy Municipal Code, also known as Ordinance No. 2004-21, adopted August 2, 2004 and as amended from time to time; and

WHEREAS, Kate Steffens & Matt Redenius, applicants, are requesting a special use permit to construct a dog boarding facility at 7725 Plummer Business Drive (PIN #09-2-22-17-06-101-007) that is zoned C-3 Highway Commercial; and

WHEREAS, notice of such petition and hearing has been given as required by law; and

WHEREAS, a hearing on such petition was held by the Planning Commission on October 12, 2023; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the standards for issuance as described in Section 154.141(E) of the City of Troy Zoning Code; and

WHEREAS, in accordance with Section 154.141(F) of the City of Troy Zoning Code, the Planning Commission has submitted their recommendation, including findings of fact, to the City Council that such petition for special use be denied as stated in Recommendation No. 2023-16PC.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The recitals contained above in the preamble of this Ordinance are hereby incorporated by reference, the same as if set forth in this section of this Ordinance verbatim, as findings of the City Council of the City of Troy, Illinois.

SECTION 2: The City Council hereby denies a special use permit to construct a dog boarding facility at 7725 Plummer Business Drive (PIN #09-2-22-17-06-101-007) that is zoned C-3 Highway Commercial.

SECTION 3: That all other provisions of said Chapter 154 shall remain unchanged and in full force and effect except as specifically amended by this ordinance.


SECTION 4: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this sixteenth day of October, 2023.

Aldermen:


Dawson <u>AYE</u>	Italiano <u>AYE</u>	<u>Total:</u>
Flint <u>AYE</u>	Knoll <u>AYE</u>	<u>7</u> Ayes
Hellrung <u>AYE</u>	Manley <u>AYE</u>	<u>0</u> Nays
Henderson <u>AYE</u>	Turner <u>ABSENT</u>	<u>0</u> Abstain

APPROVED BY:



David Nonn, Mayor

ATTEST:



Kimberly Thomas, City Clerk



RECOMMENDATION NO. 2023 ~ 16PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending an Application for a Special Use Permit Requested By Kate Steffens & Matt Redenius (i.e. to construct a dog boarding facility at 7725 Plummer Business Drive)

WHEREAS, the Planning Commission met on October 12, 2023, to consider an application for a Special Use Permit filed by Kate Steffens & Matt Redenius. A copy of the application and certification by the City Clerk regarding publication of the notice of hearing and notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to property commonly known as 7725 Plummer Business Drive with permanent parcel identification number 09-2-22-17-06-101-007; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application; and the citizens on the attached sign-in sheet also testified regarding the application; and

WHEREAS, the Planning Commission, as per Section 154.141(E) Standards for Issuance and 154.141(F) Findings of Fact of the Zoning Ordinance of the City of Troy, Illinois, has attached as Exhibit A their findings to support this recommendation; and

WHEREAS, the Planning Commission voted as recorded below:

Adams <u>N</u>	Curtis <u>N</u>	Reiter <u>N</u>	<u>0</u> Yeas
Bogue <u>N</u>	Lawrenz <u>N</u>	Stone <u>N</u>	<u>7</u> Nays
Compton <u>A</u>	Lybarger <u>N</u>	Talbert <u>N</u>	<u>1</u> Abstain

NOW THEREFORE BE IT RECOMMENDED BY THE PLANNING COMMISSION AS FOLLOWS:

That the application to construct a dog boarding facility at 7725 Plummer Business Drive, a 3/4+ acre tract zoned C-3 Highway Commercial. Kennels are a permitted use in the AR Agricultural Reserve zoning district only. Per § 154.058 Kennels of the Zoning Ordinance, kennel lots shall have a minimum area of three acres, be located at least 200 feet from the nearest dwelling, and 100 feet from any lot line. The sale of this property is contingent on granting the special use.

Is Not Recommended; Is Recommended with the following stipulations, if any, noted below:

This special use permit IS / IS NOT transferable to successive owners of the property.

Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 12th day of October, 2023.

By: [Signature]
Vice Chairman, Planning Commission

Attest: [Signature]
Secretary, Planning Commission

FINDINGS OF FACT

As per Section 154.141(F) Finding of Fact, Recommendation, the Planning Commission shall submit such recommendation, including the reason or reasons for the recommendation, in writing to the City Council; and, the recommendation so submitted, shall be accompanied by findings of fact referring to any exhibits containing plans and specifications for the proposed special use, copies of which shall remain a part of the permanent record of the Planning Commission, and specifying the following:

As per Section 154.141(E) Standards for Issuance, the Planning Commission shall not make a recommendation to the City Council to grant any special use permit unless, in each specific case, the Planning Commission has found that:	Findings:
a) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
d) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
e) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestions in the public streets;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
f) Adequate measures have been taken or will be taken to protect any facilities near the proposed special use , such as a school or nursing home that may require special protection.	True <input type="checkbox"/> False <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
g) The special use shall in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Planning Commission.	True <input type="checkbox"/> False <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
h) The special use, as conditioned, is in keeping with the general purposes of the Zoning Ordinance and the Troy Comprehensive Plan.	True <input type="checkbox"/> False <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

- The extent to which the proposed special use departs from the zoning and subdivision regulations of the City;
It does depart from current regulations
- The conformance or nonconformance of the proposed special use with the Standards for Issuance section;
The current use would exceed the lot size
- The relationship and the compatibility of the proposed special use to adjacent properties and neighborhoods;
The compatibility would be good with current businesses
- The effect of the proposed special use on the development pattern, tax base, and economic well being of the City.
It would be a service so tax base effect would be minimal

Wizley
 Vice Chairman, Planning Commission Date

Charles Rice 12 Oct 23
 Secretary, Planning Commission Date



Notice of a Public Hearing

The Troy Planning Commission will hold a public hearing on Thursday, October 12, 2023 at 7:15 p.m. in Council Chambers at the Troy Municipal Building, 116 E. Market St., Troy, Illinois to consider the petition of potential owners Kate Steffens and Matt Redenius. Petitioners are requesting a special use permit to construct a new facility planned for the daycare, grooming, and boarding of dogs at 7725 Plummer Business Drive (lot 8, PPID#09-2-22-17-06-101-007), a .8 acre tract that is zoned C-3 Highway Commercial. Kennels are listed as a permitted use in AR Agricultural Reserve zones only. Kennel lots are required to be a minimum of 3 acres and to be located at least 200 feet from the nearest dwelling, and 100 feet from any lot line by the Code of Ordinances, Section 154.058. The sale of the property is contingent on granting this special use.

The above application is open to inspection in the Building & Zoning Dept., 116 E. Market St., Troy, Illinois.

This hearing is open to the public. Persons wishing to appear at such hearing may do so in person or by attorney or their representative. Persons who wish to give evidence in favor of, or against, this request should attend the hearing prepared to present their evidence.

Linda Taake
Building & Zoning
Administrative Coordinator

Public Notified: September 20, 2023
Media Notified: September 20, 2023

7725 Plummer Business Drive



Date: 8/19/2023
Time: 3:21 PM





APPLICATION FOR
SPECIAL USE PERMIT

1. Names of all owners:

Name: Kate Steffens Phone: 314.607.0696

Address: 8043 Charleston Troy IL 62294

Name: Matt Redenius Phone: 314.374.0938

Address: 8043 Charleston Troy IL 62294

2. Property Information:

Street address or location of property: 7701 Plummer Business Dr (lot 8)

Present use(s) of property: Vacant (Farmland - for sale)

Present zoning of property: C-3 highway Commercial

3. Special Use information:

a. Nature of request for special use: Ordinance 154.058 Kennels (A+B)

- we would like to have 10 "suites" for overnight boarding Property is .82 acres

b. Applicant's interest in property: Dog daycare, boarding, grooming

c. Legal description and map, plat or site plan showing the location, entrances, exits, etc., of the requested special use must be attached to application.

d. Nature of the order or decision of the Code Enforcement Official: 154.058 Kennels

e. The reason the applicant feels the special use permit should be granted: bring additional business to city of Troy. Good location (not near residential, next to vet office)

Building & Zoning Dept.
116 E. Market Street
Troy, Illinois 62294

(618) 667-8734 ext. 4
buildingzoning@troyil.us
www.troyil.us

- f. What effect will the proposed special use have on the value of the neighboring property? None
- g. What effect will the proposed special use have on the City's overall tax base? improve
- h. What effect will the proposed special use have on public utilities and on traffic circulation on nearby streets?
minimal

In the consideration of the requested special use permit, the Planning Commission and City Council base their findings and decisions on the City of Troy Code of Ordinances ONLY. In the event the special use permit is granted by the City Council, the City of Troy does not warrant or guarantee that this special use permit will conform to any restrictions which may be described in the applicant's deed, lease or subdivision restrictions. The City of Troy may not have authority to grant special use permits for those restrictions, if they exist.

I (We) hereby certify that all of the above information given herein and in the attachments hereto is true and correct to the best of my (our) knowledge.

Dated this 8th day of September, 20 23.

Kate Steffens
Signature of Owner

Kate Steffens
Printed name of Owner

Matthew Roderius
Signature of Owner

Matthew Roderius
Printed name of Owner

Date submitted: 9/12/23

Hearing Paid: \$ 300

Receipt #: 3426

Linda Taake

Subject: FW: Property purchase

From: Steffens, Kate <Kate.Steffens@wsp.com>

Sent: Wednesday, October 4, 2023 11:32 AM

To: Linda Taake <ltaake@trovil.us>

Subject: FW: Property purchase

Hi Linda,

Please find our project details below for the meeting October 12th:

Project Details:

- Looking to open more of an “upscale” daycare/boarding experience. Unlike any in the area.
 - o A “Boutique” feel
 - o Facility being built will be aesthetically appealing both inside/outside
 - o Overnight boarding will be “suites” as opposed to small cages
- **Only 10** overnight suites are available.
 - o **No outside runs** for suites with overnight guests (**INDOOR ONLY overnight**)
- Daytime daycare will have playtime in the outdoor yards.
 - o **ALWAYS** supervised. Daycare is never left unattended both indoors/outdoors
 - o Fenced in with privacy fence
 - o Capacity will be around +/-40 dogs per day for daytime daycare (outside time is intermittent)
- *We can add some brick or stone to the exterior examples if required

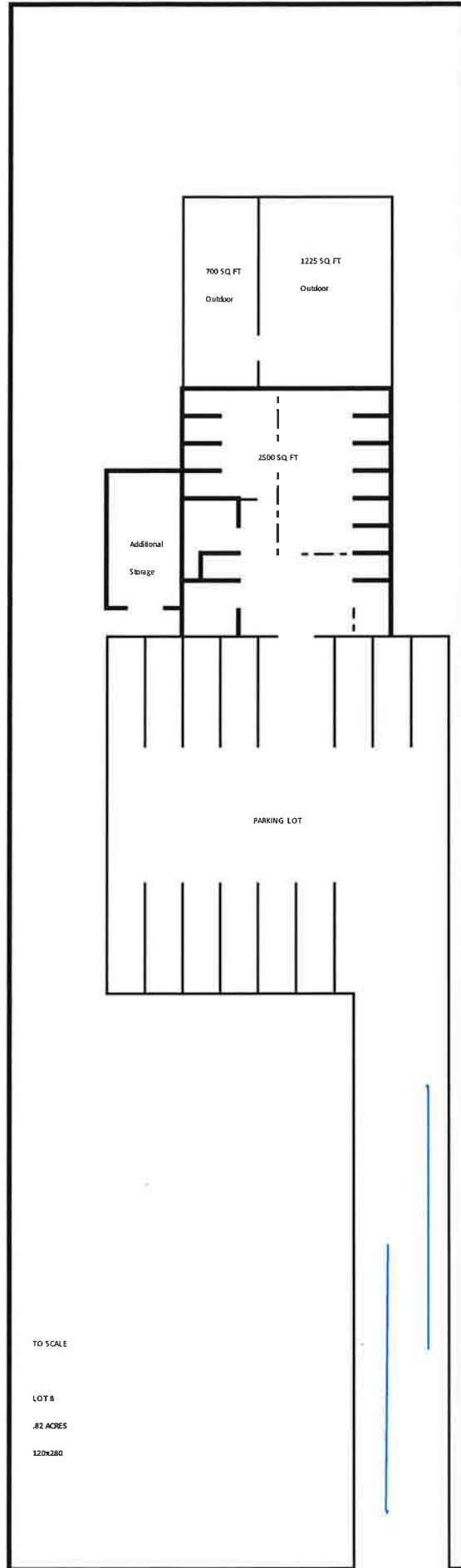
I’ve observed another very sizable daycare in the area and there isn’t much disturbance while dogs are playing outside in the yard. There are typically several dogs in attendance during the day and they are fully occupied playing on the equipment, with each other or doing enrichment activities. Not much different than a child’s daycare facility. Honestly, it is probably more quiet than a child’s daycare playground.

We have very high standards when it comes to operating our business in this community. We personally live in Troy just down the road from this property and would go to great lengths to ensure the property is exceptionally well kept and looks nice from Highway 40. We are truly going for an “upscale” experience for our customers that is unlike any other daycare in this area right now. This is not a large franchise just concerned about the bottom line with 100s of dogs in and out on a daily basis. This will be our family’s small business serving our very own community in which we reside.

We have talked with several **Troy residents** about this business already who are excited to become customers and LOVE the location right of Highway 40 due to the convenience and proximity of 55.

We have also talked with several **business owners** who are interested in leasing additional “build to suit” space from us if we choose to build additional commercial space on these lots. They have no concerns in being next our doggie daycare.

Thank you,
Matt & Kate Redenius



TO SCALE

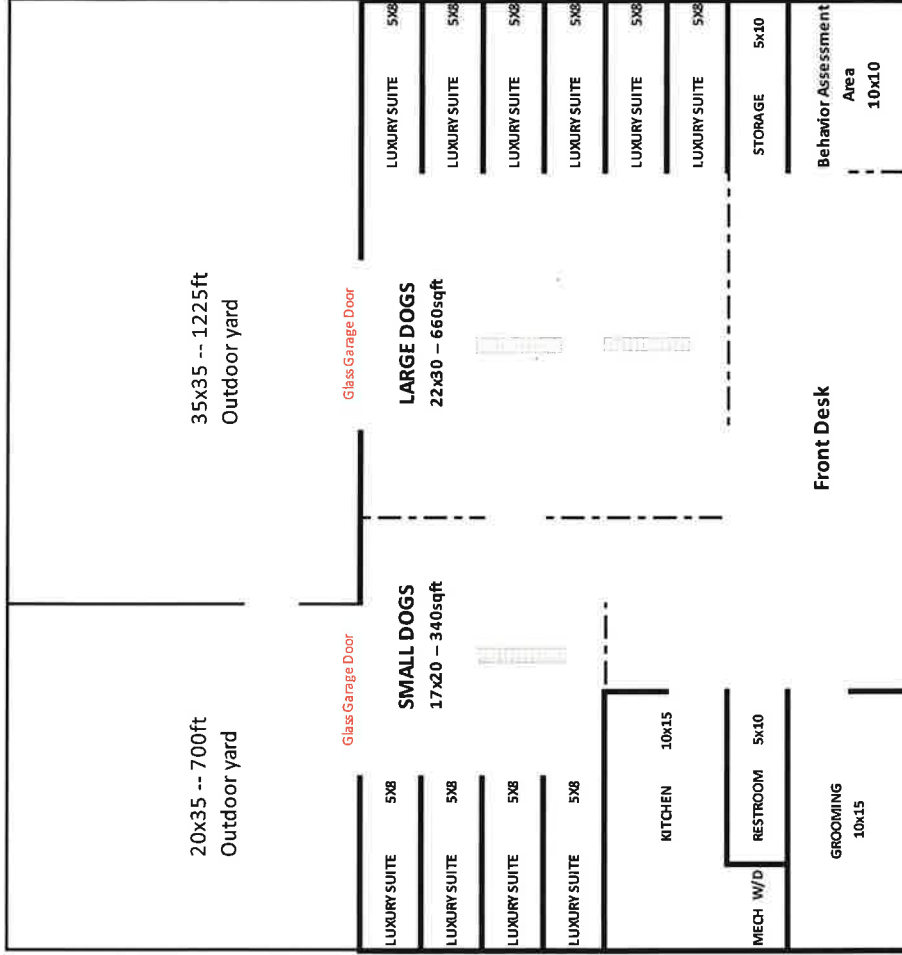
LOT 8
.82 ACRES
120x280

LOT 8

Total: 2475 SQ FT

LOT = .82 acres (120 x 280)

HIGHWAY 40



45 FT

55 FT

PLUMMER DRIVE

