



DocId:8873187

Tx:4606087

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2023R30415  
STATE OF ILLINOIS  
MADISON COUNTY  
11/13/2023 11:28 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 14



#50<sup>00</sup> CTY

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## **Ordinance No. 2023 - 67**

An Ordinance Concerning Chapter 154 of the Troy Municipal Zoning Code (also known as the Troy Zoning Code) for the Purpose of Approving a Special Use on Specific Parcels (i.e. Dog boarding (kennel) facility at 7721/7725 Plummer Business Drive)

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ADOPTED BY THE CITY COUNCIL

OF THE CITY OF TROY, ILLINOIS

THIS SIXTH DAY OF NOVEMBER, 2023

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**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

L.Taake - 11/3/2023

**WHEREAS**, Kate Steffens & Matt Redenius, applicants, are requesting a special use permit to construct a dog boarding (kennel) facility at 7721/7725 Plummer Business Drive (PINs #09-2-22-17-06-101-006 and 09-2-22-17-06-101-007) zoned C-3 Highway Commercial. The sale of this property is contingent on granting the special use; 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 November 2, 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 granted with the stipulation that there will be no outside boarding kennels as stated in Recommendation No. 2023-18PC;

**WHEREAS**, the City Council finds that the requested special use is in the best interest of the City of Troy, Illinois.

***NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, 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 grants a special use permit to construct a dog boarding (kennel) facility at 7721/7725 Plummer Business Drive (PINs #09-2-22-17-06-101-006 and 09-2-22-17-06-101-007) zoned C-3 Highway Commercial.

**SECTION 3:** The Planning Commission's Recommendation No. 2023-04PC stipulates no outdoor boarding kennels.

**SECTION 4:** The special use permit is not transferable to successive owners of the property.

**SECTION 5:** 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 6:** 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, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this sixth day of November, 2023.


Aldermen:

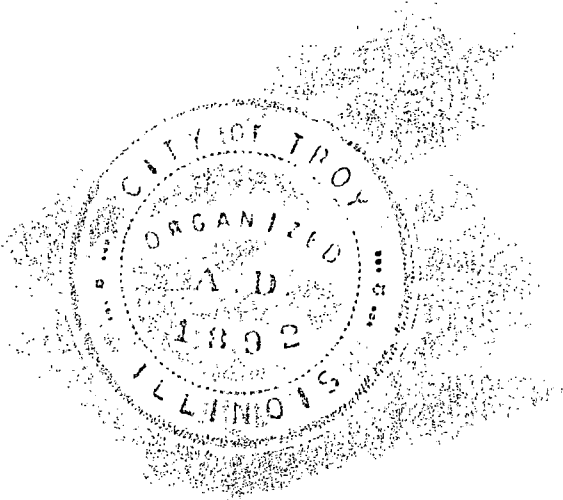
Dawson <u>A4E</u>	Italiano <u>ABSENT</u>	<u>Total:</u>
Flint <u>A4E</u>	Knoll <u>A4E</u>	<u>7</u> Yeas
Hellrung <u>A4E</u>	Manley <u>A4E</u>	<u>0</u> Nays
Henderson <u>A4E</u>	Turner <u>A4E</u>	<u>0</u> Abstentions

APPROVED BY:

  
\_\_\_\_\_  
David Nonn, Mayor

ATTEST:

  
\_\_\_\_\_  
Kimberly Thomas, City Clerk



RECOMMENDATION NO. 2023 ~ 18PC

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 7721/7725 Plummer Business Drive)

WHEREAS, the Planning Commission met on November 2, 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 7721/7725 Plummer Business Drive with PINs 09-2-22-17-06-101-006 and 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 \_\_\_\_\_ Curtis Y \_\_\_\_\_ Reiter Y \_\_\_\_\_ Yeas
Bogue \_\_\_\_\_ Lawrenz Y \_\_\_\_\_ Stone \_\_\_\_\_ Nays
Compton \_\_\_\_\_ Lybarger Y \_\_\_\_\_ Talbert Y \_\_\_\_\_ Abstains

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

That the application to construct a dog boarding (kennel) facility at 7721/7725 Plummer Business Drive, two lots consisting of 1.5± acres 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; [X] Is Recommended with the following stipulations, if any, noted below: No outdoor boarding kennels

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 2nd day of November, 2023.

By: J. M. Stone Chairman, Planning Commission

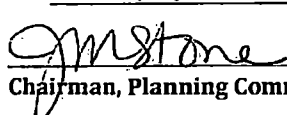

Attest: Charles Lawrenz Secretary, Planning Commission

# 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 <b>will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare;</b>	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
b) The special use <b>will not be injurious to the use and enjoyment of other property in the immediate vicinity</b> for the purposes already permitted, <b>nor substantially diminish and impair property values</b> within the neighborhood;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
c) The establishment of the special use <b>will not impede the normal and orderly development and improvement of the surrounding property</b> 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 <b>necessary facilities have been or are being provided;</b>	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
e) <b>Adequate measures have been or will be taken</b> to provide ingress and egress so designated as to <b>minimize traffic congestions</b> in the public streets;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
f) <b>Adequate measures have been taken or will be taken to protect any facilities near the proposed special use</b> , 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) <b>The special use shall in all other respects, conform to the applicable regulations of the district</b> 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 checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
h) The special use, as conditioned, <b>is in keeping with the general purposes of the Zoning Ordinance and the Troy Comprehensive Plan.</b>	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>

1. The extent to which the proposed special use departs from the zoning and subdivision regulations of the City; Boarding (kennels) are allowed in the AR district only and have specific requirements for lot size and setbacks.
2. The conformance or nonconformance of the proposed special use with the Standards for Issuance section; As presented, the proposed special will mostly conform. The outdoor play area will be used during business hours; there will not be outside boarding areas.
3. The relationship and the compatibility of the proposed special use to adjacent properties and neighborhoods; There is commercially zoned ground on three sides with Highway 40 on the 4th side. The proposed special use is one lot to the west of Hawthorne Animal Hospital.
4. The effect of the proposed special use on the development pattern, tax base, and economic well being of the City. Since the proposed is mainly service based, there will be minimum sales tax but property tax will increase.  
A new project on Highway 40/Plummer Business Drive may spur interest in the area.


11/2/2023

2 NOV 23  
 Chairman, Planning Commission                      Date                      Secretary, Planning Commission                      Date



# Notice of a Public Hearing

The Troy Planning Commission will hold a public hearing on Thursday, November 2, 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 facility for the daycare, grooming, and boarding of dogs at 7721/7725 Plummer Business Drive (lots 7 and 8, PINs 09-2-22-17-06-101-006 and 09-2-22-17-06-101-007), a 1.5± acre tract that is zoned C-3 Highway Commercial. Kennels are listed as a permitted use in AR Agricultural Reserve only. Per Section 154.058 of the Code of Ordinances, kennel lots are required to be a minimum of 3 acres, be located at least 200 feet from the nearest dwelling, and be 100 feet from any lot line.

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: October 16, 2023  
Media Notified: October 16, 2023

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Building & Zoning Dept.

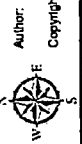
Lots 7 & 8 Plummer Business Drive



Date: 11/12/23  
Time: 12:28 PM



VE SIGILLES



Author:  
Copyright: Madison County Government



## 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 Drive Troy, IL 62294

Present use(s) of property: vacant

Present zoning of property: Commercial C-3

3. Special Use information:

a. Nature of request for special use: Request is in response to Ordinance 154.058. We would like to build an upscale doggie daycare including boarding and grooming. We are under contract to purchase Lot 7 & 8 on Plummer Business Drive which together total appr. 1.6 acres.

b. Applicant's interest in property: Doggie Daycare, hotel and 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: NA

e. The reason the applicant feels the special use permit should be granted: Not near residential area. This is a high demand business, especially boarding, and this will be a very convenient location for customers. This will bring additional jobs and tax revenue to Troy.



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

(618) 667-8734 ext. 4  
[buildingzoning@trovil.us](mailto:buildingzoning@trovil.us)  
[www.trovil.us](http://www.trovil.us)

- f. What effect will the proposed special use have on the value of the neighboring property? Improve
- g. What effect will the proposed special use have on the City's overall tax base? Increase
- 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 15th day of October, 2023.

Kate Steffens  
Signature of Owner

Kate Steffens  
Printed name of Owner

Matt Redenius  
Signature of Owner

Matt Redenius  
Printed name of Owner

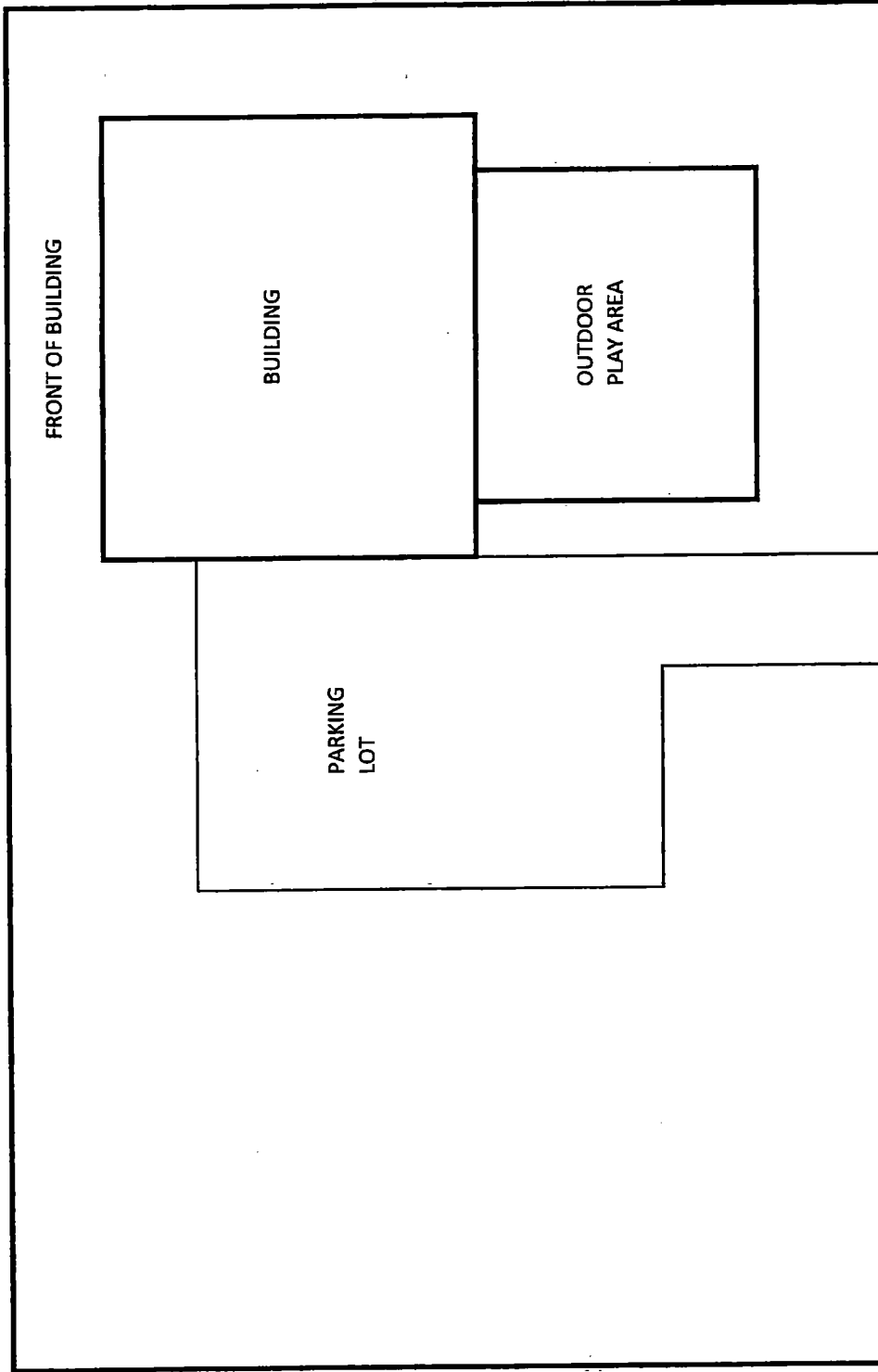
Date submitted: 9/12/23

Hearing Paid: \$300

Receipt #: 3426

# LOTS 7 & 8 - DOG DAYCARE/ GROOMING/ BOARDING BUSINESS PLAN

HIGHWAY 40



PLUMMER BUSINESS DRIVE

## Linda Taake

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**From:** Steffens, Kate <Kate.Steffens@wsp.com>  
**Sent:** Wednesday, October 4, 2023 11:32 AM  
**To:** Linda Taake  
**Subject:** FW: Property purchase  
**Attachments:** Lot Layout.pdf; Interior Building.pdf; Exterior Examples.pdf

Hi Linda,

Please find our project details below for the meeting October 12<sup>th</sup>:

### 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

Kate Steffens & Matt Redenius  
8043 Charleston  
Troy, IL 62294

Ingle Ashley Marie  
3922 Madeline Ct  
Terre Haute IN 47803

Plummer Investments LLC  
514 E Vandalia St  
Edwardsville, IL 62025

RP Lumber Co Inc  
514 E Vandalia St  
Edwardsville IL62025

ALB BJB LLC  
40280 County Highway 10  
Nebo, IL 62355

Hawthorne Properties LLC  
5 Cougar Drive  
Glen Carbon, IL 62034

Storage Express Holding  
PO Box 70  
Blainington TN 47102

Constance Starzyk  
609 Johnny Dr  
Maryville IL 62012

**Troy Times Tribune**

**Legal Notice**

Run Date(s): October 19, 2023

**Certificate of Publication**

The Troy Times Tribune is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Troy, county of Madison, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published 1 times in Troy Times Tribune, one time per week for 1 week(s).

The first publication of the notice was made in the newspaper, dated and published on 10/19 and the last publication was 10/19.

Troy Times Tribune has signed this certificate by its registered agent.

Troy Times Tribune

By: [Signature]

Registered Agent

Date: 10/19/2023

Publication Charge: \$ 36.80

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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  
10/19c

