

VILLAGE OF ST. JOSEPH  
PLANNING AND ZONING COMMISSION MEETING  
April 16, 2020

At 7:00 pm, the Village of St. Joseph Zoning Board meeting was called to order.

Roll call was taken:	Dahl	Present
	Crider	Present
	Kern	Present
	Foltz	Present via Zoom & phone
	Furrer	Present
	Silver	Present
	VanBuskirk	Present

Others in attendance – Tiffany McElroy-Smetzer, Village Clerk via Zoom & phone; Joe Lierman, Village Attorney via phone; Carl Webber, Attorney for Abbeyfield via Zoom & phone; Tami Fruhling-Voges, Mayor; Carolyn Jones (via Zoom) and Nicole Uher, petitioners.

Fruhling-Voges started the meeting with an explanation of the purpose of the meeting and what actions would need to be voted on:

- 1) Proposed amendment to Section 10-5-2(B) of the Village Code to include preschool/daycare/childcare facility as Special Uses which may be allowed in a R-1 Zoning District.
- 2) Request by Nicole Uher for a special use permit to allow the property at 501 Peters Drive, St. Joseph, IL to be used as a daycare center.

Nicole Uher gave an overview of the group’s plans and request. She and Jones are part of a group of four people that are interested in purchasing the Abbeyfield building at 501 East Peters. They want to start a daycare center for children 6 weeks up to 12 years. They feel that the building across the street from the St. Joseph Grade and Middle schools is a perfect location for their purpose.

Lierman noted that there is a strip of land located to the east of Abbeyfield belonging to Troy Bates. Uher and her group will be purchasing that as well as Abbeyfield if the zoning changes are made and if the special use permit is granted. The zoning changes for

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Abbeyfield will also be applicable to the strip of property belonging to Bates upon the final purchase.

There was discussion from the Commissioners that there is still work that needs to be done on the property. Fruhling-Voges stated that the correcting the problems on the Village engineers' punch list has not yet been completed. Webber stated that his client as well as the proposed purchasers were aware of that and would be working to complete them as soon as possible.

There were questions regarding whether the property was up to code for a daycare. Uher stated that everything would be up to code before the daycare would be open. It was mentioned that although this wasn't pertinent to the zoning request exactly, the Commissioners wanted to be sure the property was going to be able to be used as a daycare before they voted to recommend the special use permit.

Kern motioned and VanBuskirk seconded to recommend, to the Village Board, approval of the proposed amendment to Section 10-5-2(B) of the Village Code to include preschool/daycare/childcare facility as Special Uses which may be allowed in a R-1 Zoning District. Roll call vote was taken: Crider – Aye, Dahl – Aye, Foltz – Aye, Furrer – Aye, Kern – Aye, Silver – Aye, and VanBuskirk – Aye. Motion passed 7-0.

Crider motioned and Furrer seconded to recommend, to the Village Board, approval of a special use permit to allow the property at 501 Peters Drive, St. Joseph, IL be used as a daycare facility as proposed by the petitioners. The recommendation is conditioned on the Village Trustees being satisfied with the Stormwater drainage situation. Roll call vote was taken: Dahl – Aye, Foltz – Aye, Furrer – Aye, Kern – Aye, Silver – Aye, VanBuskirk – Aye, and Crider - Aye. Motion passed 7-0.

Lierman stated that the Commissioners should prepare a findings of facts listing the conditions they considered in making their decisions. They are as follows:

- 1) Location near the St. Joseph Grade and Middle School.

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- 2) Existing building that has a very limited number of uses other than the one proposed.
- 3) There are no other R-1 property adjacent to the property. There is farmland to the west and south of the property. There is a vacant R3 Zoning lot to the east of the property and the St. Joseph Grade and Middle School property is to the north of the building.

Lierman requested that the Commissioners vote on these findings of facts.

Kern motioned and Crider seconded to approve the statement of facts as listed above. Roll call vote was taken: Foltz – Aye, Furrer – Aye, Kern – Aye, Silver – Aye, VanBuskirk – Aye, Crider – Aye, and Dahl – Aye. Motion passed 7-0.

At 7:54, Kern motioned and Silver seconded to adjourn the meeting.

These minutes are respectfully submitted.

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Tiffany McElroy-Smetzer  
Village Clerk