



# Village of Savoy

**Savoy Municipal Center**

**611 North Dunlap Avenue, Savoy, IL 61874**

<b><u>MINUTES OF PUBLIC HEARING AND PLANNING COMMISSION</u></b>
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**DATE:** August 22, 2016

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

**PLANNING  
COMMISSIONERS  
PRESENT:**

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

**PLANNING  
COMMISSIONERS ABSENT:**

None

**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  
Trustee William Smith  
Trustee Dee Shonkwiler  
Billie Jean Krueger, Village Clerk

**GUESTS:**

Christine Walsh, County Star  
Walter Proksch, 27 Lange Ave., Savoy  
Paul Favero, 309 Ellen Ave., Savoy  
Meghan Smith, 304 Ellen Ave., Savoy  
Heather Mangian, 2 Greenfield Ct., Savoy  
Chuck Hanner, 801 West Church St., Savoy  
Wes Hanner, 801 West Church St., Savoy  
Gabe Lewis, Transportation Planner, CCRPC

**CONVENED:**

7:00 p.m.

**ADJOURNED:**

7:50 p.m.

**1. PUBLIC HEARING– REQUEST FOR A REZONING OF 312 ELLEN DRIVE, SAVOY, IL BY THE OWNER, WALTER PROKSCH, FROM R-3 MULTIPLE FAMILY RESIDENCES TO C-1 GENERAL COMMERCIAL TO ALLOW FOR AN OFFICE AND SHOP USE**

Chairman Bash opened the public hearing at 7:00 p.m. and stated that the notice of this public hearing was duly published in the News-Gazette on August 5, 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:

Paul Favero, 309 Ellen Ave., Savoy – Asked what kind of building was going to be built on the property. Chuck Hanner, proposed buyer from Walter Proksch, of the property on 312 Ellen Drive, explained it would be a warehouse/garage to store his two business vehicles (Kona Ice) and also showed him a picture of the building.

Walter Proksch, 27 Lange Ave., Savoy – Stated he had owned 312 Ellen Drive in Savoy since the early 1960s and it had first been zoned C-1, but was later rezoned to R-3 to accommodate a prospective buyer at that time to build a 4-Plex which never happened, because the prospective buyer could not get financing. Now Chuck Hanner is willing to purchase his property and build a garage/warehouse for his Kona Ice business, which would cause much less impact than a 4-Plex. Proksch stated he believed this development by Chuck Hanner would be more beneficial to the Village, since this lot at 312 Ellen has been vacant for such a long time and also would be an ideal situation and the Village will collect taxes on this property instead of being vacant.

Meghan Smith, 304 Ellen Ave., Savoy – Stated she was concerned about this rezoning to C-1 General Commercial, because she wanted to keep this as a quiet residential area and is afraid of what this new development would open up in the future. She was also concerned about proposed trucks driving through her neighborhood.

Chuck Hanner, proposed buyer for 312 Ellen, stated he would be entering Ellen Drive from Route 45, not through the Subdivision.

End of public comment.

**Plan Commissioner Kienzler moved to close the public hearing, seconded by Plan Commissioner Henderson; By Plan Commissioner vote: Henderson, yes; Kienzler, yes; Martin, yes; McNamara, yes; Vavrik, yes; Young, yes; and Chairman Bash, yes; Motion carried.**

Chairman closed the public hearing at 7:10 p.m.

**2. CALL TO ORDER, QUORUM DECLARED**

Chairman Bash called the meeting of the Plan Commission to order at 7:10 p.m. Roll was called with all Plan Commissioners being present. Chairman Bash then declared a quorum present.

### 3. BUSINESS

#### **A. APPROVAL OF PLANNING COMMISSION MINUTES OF 7-25-16**

Plan Commissioner McNamara moved to approve the Planning Commission Minutes of 7-25-16, as presented, seconded by Plan Commissioner Young. By Plan Commissioner vote: Henderson, yes; Kienzler, yes; Martin, yes; McNamara, yes; Vavrik, yes; Young, yes; and Chairman Bash, yes; Motion carried.

#### **B. RESOLUTION OF PLANNING COMMISSION ON REQUEST FOR REZONING OF 312 ELLEN DRIVE, SAVOY, IL**

Dan Davies explained the request of Walter Proksch, the owner of 312 Ellen Drive, Savoy, IL, who had petitioned the Village for an amendment to the Official Zoning Map to rezone his property from R-3 Multiple Family Residences to C-1 General Commercial in order that Chuck Hanner could build an office and storage building for his business, Kona Ice.

Davies stated that based on the original zoning of C-1, the vacancy period of the lot and the surrounding land use, he recommends approval of the request to rezone this property.

The Planning Commissioners completed the Rezoning Findings of Fact to be attached to the Planning Commission Resolution for the Rezoning of 312 Ellen Drive, Savoy, IL.

Plan Commissioner Kienzler made a motion to recommend to the Board of Trustees approval of the rezoning of Lot 3 of the Slades Replat, commonly known as 312 Ellen Drive, Savoy, IL from R-3 to C-1, General Commercial/Office Use with the addition of No. 5 to the Resolution to read as follows –

5. “Any further change in the use of this property shall require approval of the Board of Trustees after a recommendation by the Planning Commission.”

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

#### **C. REZONING REQUEST FOR 107 E. CHURCH, SAVOY, IL – CONTINUED FROM THE 7-25-16 PLANNING COMMISSION**

Plan Commissioner Kienzler made a motion to continue the Rezoning Request for 107 E. Church, Savoy, IL to the September 26, 2016 Planning Commission meeting, seconded by Plan Commissioner Martin; By Plan Commissioner vote: Henderson, yes; Kienzler, yes; Martin, yes; McNamara, yes; Vavrik, yes; Young, yes; and Chairman Bash, yes; Motion carried.

#### **D. STREETS POLICY & BIKE/PEDESTRIAN PLAN PRESENTATION**

Gabe Lewis, Transportation Planner for the Champaign County Regional Plan Commission (CCRPC), gave a presentation on the elements of the Savoy Streets Policy & Bike/Pedestrian Plan with specific emphasis on the Policy, Plan and Project, with the Project being turned over to the Village of Savoy to decide.

He stated the CCRPC had held two public workshops at the Savoy Recreation Center in February and May 2016 with pretty good turnouts from the public residents of Savoy.

Plan Commissioner Bill Vavrik asked Gabe Lewis what were the high priority infrastructure recommendations from the residents of Savoy.

Lewis stated that implementation of the bikeway or walkway projects at the following locations:

1. First Street between Windsor & Curtis Roads.
2. Paving the Colbert Park Path.
3. Prairie Fields Trails Phase II; and
4. Lake Falls Trail.

Chairman Bash thanked Gabe Lewis for his presentation.

Lewis stated he will be presenting the Streets Policy & Bike/Pedestrian Plan to the Savoy Board of Trustees at their September 7, 2016 meeting.

#### **4. ADJOURN**

There being no further business to come before the Planning Commission, on motion to adjourn by Plan Commissioner Kienzler, seconded by Plan Commissioner Martin, Chairman Bash adjourned the meeting at 7:50 p.m.

Respectfully Submitted,  
*/s/Billie Jean Krueger*  
Billie Jean Krueger, Village Clerk

**This meeting was recorded.**  
**Approved 9-26-16.**