

Village of Savoy

Monday, August 24, 2020 – 7:00 p.m.

**Village of Savoy
Minutes of Public Hearing and
Planning Commission Meeting**

**Meeting Location:
Robert C. McCleary Municipal Center
611 North Dunlap Avenue, Savoy, IL**

**PLANNING COMMISSION
MEMBERS PRESENT:**

Acting Chairman Joshua Young
William McNamara – Via Remote Conf. Call
Greg Anderson
Paul Dalbey
Michelle Henderson
Larry Kanfer
Teresa Kelnhofer

**PLANNING COMMISSION MEMBERS
ABSENT:**

**TRUSTEES, OFFICERS, AND STAFF
PRESENT:**

Dan Davies, Zoning Administrator
President Joan Dykstra
Trustee Dee Shonkwiler
Trustee Jan Niccum – Via Remote Conf. Call
Sam Smith, Electrical-Deputy Building Inspector
Billie Krueger, Village Clerk

GUESTS: None

CONVENED: 7:00 P.M.
ADJOURNED: 8:20 P.M.

1. PUBLIC HEARING – REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A MIXED USE PLANNED UNIT DEVELOPMENT WITH A REZONING AND AN AMENDMENT TO THE ZONING MAP FOR LOT 2 OF THE TOMARAS FARMS, REPLAT SAVOY, CHAMPAIGN COUNTY, ILLINOIS

Since Chairman McNamara was present remotely, Plan Commissioner Kanfer made a motion to nominate Plan Commissioner Joshua Young, as Acting Chairman, seconded by Plan Commissioner Henderson, and motion carried unanimously.

Acting Chairman Young opened the public hearing at 7:00 p.m. and stated that the notice of publication of this public hearing was available for anyone to see and had been published in the News-Gazette on August 7, 2020.

Acting Chairman Young asked for public comment.

Public Comment as follows:

Kenneth Felsman, 524 Stonecrest – Stated he was opposed to this development for the following reasons:

- Will cause more traffic on Route 45;
- Will affect his lifestyle from when he purchased his property in 2003;
- Concerned these apartments will be rented to students; they will party all night long;
- Going to detract from the location of my condo tremendously;
- Concerned it could become low income housing.

Ruth Hieser – 517 Stonecrest – Stated the revisions made by Thompson had improved her view of the project. She stated, “ We all know whenever you move into an undeveloped area, you’re going to have progress made and you’re going to have changes, but looking at the proposal from last time compared to this time, I think it’s just the best we could ask for.” She also stated that she believed Mike Thompson was a good developer and does not believe this project would have a campus atmosphere. She was also concerned about the main access road and she asked if the residents could be assured that there is going to be a barrier 8’ high of possible fencing from north to the cul-de-sac.

Carolyn Hyde, 516 Stonecrest – Concerned that this project backs up to her back door. She had the following concerns and would be inclined to decline Thompson’s request:

- Access road;
- Not enough parking spaces;
- Would be adding more parking on a two-way drive;
- Village needs to be concerned about water area on other side of Aldi.

Shirley Armstrong, 501 Stonecrest – Stated she was absolutely against this project all the way just like she was last time and was concerned about parking, drainage and kids living in the apartments. She stated “They will be in Aldi, in the pond, in our yard, on our street, and I don’t think it’s right.”

Brandon Pryor, 613 Stonecrest – Stated he was concerned about additional traffic flow caused by more apartments and commercial development.

Written communication from Janice Hillard, 521 Stonecrest.

Dan Davies responded to Hillard’s request for the requirement to fence the entire multi-family property. He stated that Mike Thompson had planted pine trees to make a berm to separate the condos and also did build the detention basin and nowhere in the Village have we built a fence around a development.

Plan Commissioner Kelnhofer made a motion to close the public hearing, seconded by Plan Commissioner Kanfer, and motion carried unanimously.

Acting Chairman Young closed the public hearing at 7:55p.m.

Shirley Armstrong interrupted the meeting and was told that the public participation was over, but she stated, "I don't care. The more concrete you put in there, the more problems we are having." She then walked out.

**1. CALL TO ORDER AND ROLL CALL OF PLANNING COMMISSION
Declaration of Quorum.**

Acting Chairman Young opened the Planning Commission meeting at 7:55 p.m.

Billie Krueger, Village Clerk, called the roll as follows:

Acting Chairman Joshua Young - Present

William McNamara – Present Via Remote Conf. Call

Greg Anderson - Present

Paul Dalbey - Present

Larry Kanfer - Present

Michelle Henderson – Present

Teresa Kelnhofer – Present

Quorum Declared.

2. BUSINESS

A. APPROVAL OF PLANNING COMMISSION MINUTES OF 7-27-2020

Plan Commissioner Dalby requested a correction to these Minutes that he was not present at the 7-27-2020 meeting.

Plan Commissioner Anderson made a motion to approve the Planning Commission Minutes of 7-27-2020, as corrected, seconded by Plan Commissioner Henderson, and motion carried unanimously.

B. RESOLUTION FOR THE PLANNING COMMISSION - REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A MIXED USE PLANNED UNIT DEVELOPMENT WITH A REZONING AND AN AMENDMENT TO THE ZONING MAP FOR LOT 2 OF THE TOMARAS FARMS, REPLAT SAVOY, CHAMPAIGN COUNTY, ILLINOIS

Dan Davies, Zoning Administrator, explained that the Petitioner, Mike Thompson of the Thompson Land Company was requesting a Special Use Permit to allow a Planned United Development (PUD) on Lot 2 of the Tomaras Farms, Replat and the PUD will allow for the mixed-use of R-5 High Density Residential and C-3 Community Commercial. The proposed mixed-use site will be built in two phases with the residential component being built first, and the R-5 residential area will be comprised of two 8-unit apartment buildings, and the commercial building will be of similar design to the two-existing commercial buildings.

Davies also stated that the Planning Commission had met on March 18, 2019 and again on February 25, 2020 when Green Street Realty proposed 4- 8-unit apartment buildings with a freestanding 4000 sq. ft. building with a potential day care use, and the Planning Commission, at that time, expressed concerns over the total number of apartment buildings relative to parking and open space with a commercial component also desired over the proposed day care.

Davies stated that the developer, Mike Thompson, had reduced the overall total number of residential units at the direction of the Planning Commission, and the buildings are located facing the north to further eliminate site and noise issues with the surrounding condos, and a commercial component is planned as well with the commercial project being developed in Phase 2. Also, based on concerns expressed regarding parking within the existing development, the owner has added 24 additional parking spaces which will be built during Phase 1

Davies stated that Mike Thompson has taken into account the desires of the Planning Commission during the past informal discussions and incorporated them in the final plan and based on the reduction of the overall number of residential units, the addition of the commercial component and addressed the concerns of the surrounding property owners, Staff recommends approve the Special Use with a Planned Unit Development and rezoning.

Mike Thompson stated that he had been a developer for twenty plus years and it is in his best interest to develop projects for the best of Savoy residents and he feels that the mixed use with help businesses and residents in Savoy, so with the residential and commercial, he feels that is what people want – access to services. Thompson also stated he would prefer plantings as a barrier, rather than a fence.

Plan Commissioner Anderson stated he has a comfort level with an existing person who has developed in Savoy and he believed the apartments would be rented to grad students, so would have no student environment.

Plan Commissioner Kelnhofer stated she believed a buffer was needed and plantings would be okay and asked who Thompson would be using as a manager for his apartments. Thompson stated it would be done “in house” by Thompson Land Company.

Plan Commissioner Kanfer stated he agree with Anderson and did believe a buffer was needed.

Plan Commissioner Dalbey stated he believed this project was a good use of the land and better than what is allowed, like a liquor store or tire store.

The Plan Commissioners completed the Findings of Fact attached to the Resolution.

Plan Commissioner Anderson moved to approve the Resolution – REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A MIXED USE PLANNED UNIT DEVELOPMENT WITH A REZONING AND AN AMENDMENT TO THE ZONING MAP FOR LOT 2 OF THE TOMARAS FARMS, REPLAT SAVOY, CHAMPAIGN COUNTY, ILLINOIS

seconded by Plan Commissioner Kanfer;

Plan Commissioner Vote: Young, yes; McNamara, yes; Anderson, yes; Dalbey, yes; Henderson, yes; Kelnhofer, yes; and Kanfer, yes; Motion carried.

3. ADJOURN

There being no further business to come before the Planning Commission, on motion to adjourn by Henderson, seconded by Kanfer, and carried unanimously, Acting Chairman Young adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

/s/ Billie Jean Krueger

Billie Jean Krueger, Village Clerk

This meeting was recorded.

Minutes approved this 28th day of September, 2020.

/s/ Billie Jean Krueger



Village of Savoy
Resolution of The Planning Commission

August 24, 2020

Request for a Special Use Permit to allow for a Mixed Use Planned Unit Development with a re-zoning and an Amendment to the Zoning Map for Lot 2 of the Tomaras Farms, Replat Savoy, Champaign County 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, the Village Staff have reviewed the aforementioned petition for a Special Use Permit with a Planned Unit Mixed Use development with rezoning; and

WHEREAS, Illinois Compiled Statutes and the Village of Savoy Zoning Ordinance require that a public hearing be held upon proposed change in the zoning district classification;

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 Planned Unit Development and further allows for a mixed use Planned Unit Development with a rezoning to C3 Community Commercial and R-5 High Density Residential; and

WHEREAS, the Village of Savoy Zoning Ordinance allows a Final Plat and site plan to be submitted within one year of the approval of the Special Use permit; and

WHEREAS, the Planning Commission conducted a public hearing on August 24, 2020, pursuant to a published notice of such meeting including notices to the surrounding lot owners as required by the Village of Savoy Municipal Code to receive public comment, and such comment was solicited and received; and

WHEREAS, the Village of Savoy Planning Commission has reviewed and discussed issues and evidence submitted regarding the proposed Special Use Permit with a Mixed Use Planned Unit Development and the Rezoning.

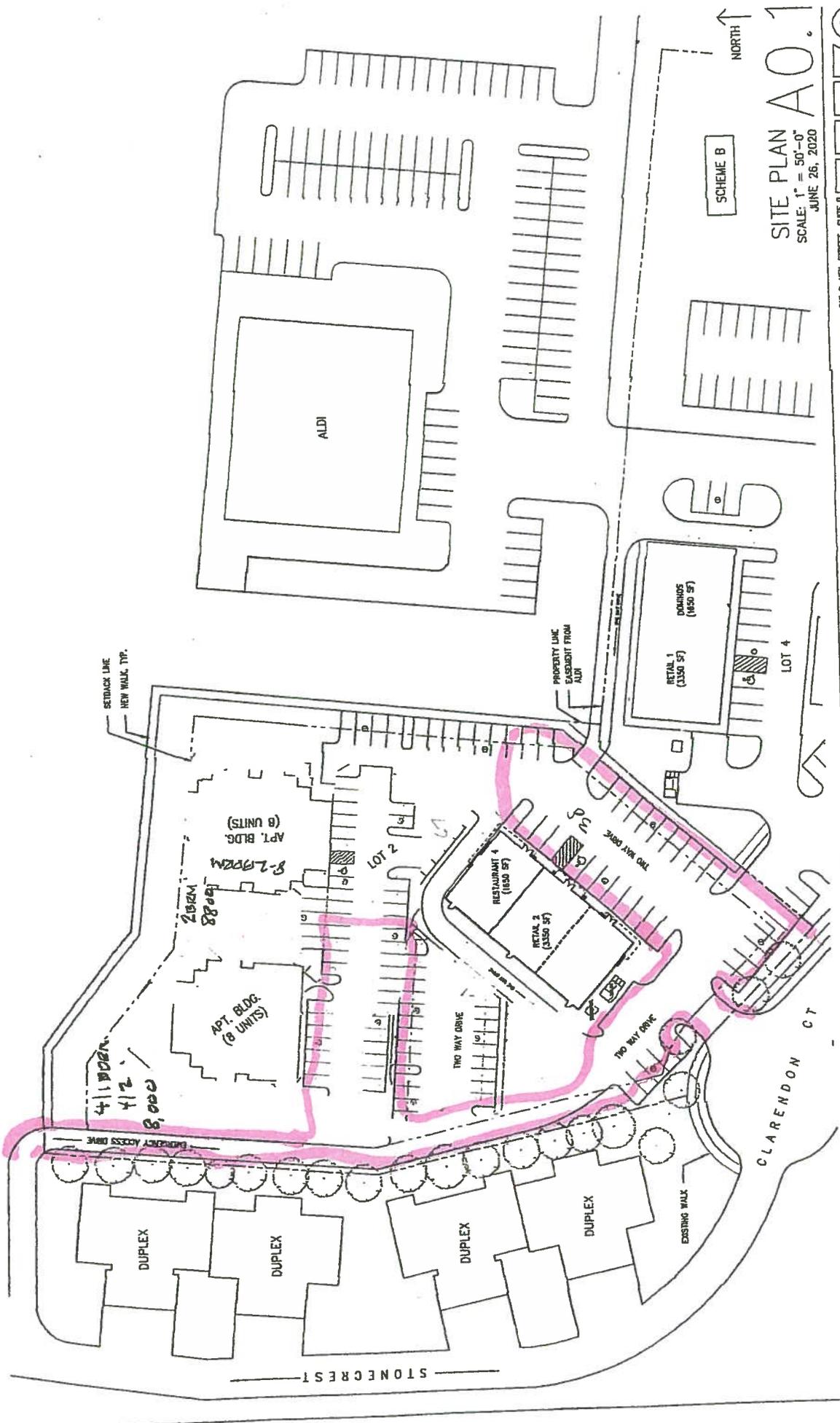
BE IT THEREFORE RESOLVED this 24th day of August, 2020, by the Planning Commission of the Village of Savoy that:

The Planning Commission does recommend to the Village of Savoy Board of Trustees a Special Use Permit with a Mixed Use Planned Unit Development for Lot 2 of the Tomaras Farms, Replat, Savoy, Illinois with the following waivers and conditions:

1. An amendment to the Village of Savoy Zoning Map for a Special Use with a Mixed Use Planned Unit Development with a rezoning classification of C3 Community Commercial and R-5 High Density Residential re-zoning from the current C-3 Community Commercial
2. The Planned Unit Development uses shall be limited to office, retail and two Multi Family Residential structures limited to two stories each and no more than 16 residential units.
3. Parking shall be provided to accommodate all occupancies including overflow for the existing commercial units on adjacent lots.
4. Section 17.20.020 allows for the minimum site area to be determined by the Planning Commission. The Planning Commission has determined that the site is suitable for the requested Mixed Use Planned Unit Development.
5. All existing utility easements shall remain in full effect and shall be shown on the Final Plat as approved by the Village Engineer.
6. The entire building shall be designed and constructed in full compliance with all applicable building, fire and life safety codes in effect at the time of issuing Building Permits.
7. Site lighting shall be designed to cast only on the subject lot. There shall be no light bleed over on adjacent lots.
8. Signage shall be limited to Wall Signs on the front elevations. A Free-standing sign shall be limited to the Clarendon Court frontage, no more than six (6) feet in height, seventy-five square feet as a approved by the Village Zoning Administrator.
9. All private drives shall be posted for no parking fire lane and further grant the Village of Savoy and / or the Champaign County Sheriff's office the right to ticket and tow vehicles in violation of said parking requirements.
10. All construction and site documents shall be in full compliance with Village ordinances.
11. The site and structure are subject to a review and approval by village staff, the Planning Commission and the Board of Trustees to assure compliance that the site and exterior architectural features are consistent with the surrounding land use and with 17.12.090 (c) of the Village of Savoy Municipal Code.
12. The submittal of a Final Plat and site plan in compliance with all applicable Village of Savoy development requirements within one year of approval of the Special Use Permit.
13. The developers agree to provide language within the Restrictive Covenants stating that the Village of Savoy shall never take ownership or responsibilities of the private streets and / or private infrastructure as approved by the Village Attorney.

PASSED THIS 24th DAY OF AUGUST, 2020 BY THE PLANNING COMMISSION OF THE VILLAGE OF SAVOY.

Joshua Young ^{15/} *Joshua Young*
Joshua Young Bill McNamara, Chairman
Village of Savoy Planning Commission



SITE PLAN A0.1
 SCALE: 1" = 50'-0"
 JUNE 26, 2020

217 S. HOL STREET SUITE 0
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 L. PROF. DESIGN TEAM: P101.000077
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SCHEMATIC DESIGN

SAVOY SQUARE SUB SITE PLANNING
 SAVOY, ILLINOIS

1/ST PHASE

PARKING 2 INFRASTRUCTURE

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