

APPROVED

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

October 17, 2022, 7:00 P.M.

Chairman Rickard called the October 17th, 2022 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Dmytryszyn, Frankovic, Maurer, Patel, Rector, Roche and Toth

STAFF: Community Development Director Stan Popovich, Village Attorney Enza Petrarca, Planning Manager Jason Zawila, Planner Emily Hepworth

OTHERS

PRESENT: No others were present

APPROVAL OF MINUTES

Chairman Rickard entertained a motion to approve the minutes. Mr. Toth provided certain corrections.

MINUTES OF THE SEPTEMBER 12, 2022 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER TOTH, SECOND BY COMMISSIONER RECTOR, MOTION PASSED BY VOICE VOTE OF 9-0.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

OTHER BUSINESS

PLAN COMMISSIONER TRAINING

Jason Zawila, Planning Manager, opened the presentation by presenting on the basics of zoning and comprehensive planning. Commissioner Rector asked for guidance or examples on when the comprehensive plan may conflict or be interpreted differently than the zoning code. Enza Petrarca, Village Attorney, explained that the zoning text and zoning map is the law and always overrules the comprehensive plan.

Mr. Zawila explained in detail the role played by staff, Plan Commission, and Village Council in the development process. Mr. Zawila explained the difference between zoning map amendments and zoning text amendments.

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Ms. Petrarca explained the standards for zoning text amendments and zoning map amendments in detail. Ms. Petrarca shared recent relevant court cases and explained how the court tends to interpret municipal cases. Commissioner Dmytryszyn asked whether previous decisions made by the Plan Commission could be precedent setting in future decisions made by the Plan Commission. Ms. Petrarca and Mr. Zawila explained that precedent never applies in Plan Commission cases. Ms. Petrarca explained the legal basis of Special Uses. Additional discussion occurred on the standards and how to use them when making recommendations for cases.

Stan Popovich, Community Development Director, explained Planned Unit Developments. Mr. Popovich discussed the subdivision ordinance, and outlined which processes are administrative and which are not. Mr. Popovich explained the public hearing process, and explained the law governing public hearings.

Ms. Petrarca explained the process of a Plan Commission case, and how the Plan Commission makes a recommendation to Village Council.

THE MEETING WAS ADJOURNED AT 8:46 P.M. UPON MOTION BY COMMISSIONER BOYLE. SECOND BY COMMISSIONER MAURER. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Village Staff
Recording Secretary
(As transcribed by MP-3 audio)