

MINUTES
REGULAR PLAN COMMISSION MEETING
September 9, 2021

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Chairperson Tim Loftus. Board Trustee Liaison Steve Thompson, Planning Manager Kelly Purvis, and Recording Secretary Barbara Dutton were in attendance.

Roll was called. Present: Chairperson Loftus and Plan Commissioners Lloyd Berry, Laura Brown, Matt Halkyard and Peter Cooper. Absent: Commissioners Angela Fanella, Mohammed Saeed and Jamie Vondruska.

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Plan Commission Meeting Minutes

Commissioner Cooper moved to approve the draft minutes of the August 26, 2021 Plan Commission meeting. Seconded by Commissioner Halkyard, the motion passed by voice vote.

Motion to Open the Public Hearing to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request

A motion to open the Public Hearing to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request was made by Commissioner Berry and seconded by Commissioner Brown. The motion passed by voice vote.

Staff Introduction

Village Planning Manager Kelly Purvis, 535 Duane Street, Glen Ellyn, was sworn in. She stated that the Petitioner had requested a continuation of the Public Hearing scheduled for this evening to September 23, 2021, the next available agenda for the Plan Commission.

While expressing appreciation for schedule conflicts, Commissioner Cooper voiced frustration about the Petitioner's last-minute cancellation of plans to appear at this evening's meeting, for which the Commissioner said he'd committed substantial time preparing. He said he hoped Staff would advise applicants seeking to reschedule to do so as early as possible to save Commissioners from having to re-do work to prepare for a meeting, as well as to respect Commissioners' efforts to set aside time for meetings. Commissioners Halkyard and Berry expressed similar sentiments. Chairperson Loftus asked Planning Manager Purvis if she could find out from the Village Attorney if the subject Hearing could be scheduled for a date other than the next Plan Commission meeting to avoid a lengthy meeting in which other topics are potentially slated. Planning Manager Purvis said meetings are limited to three agenda items, and with the Jenna Court petitioner requesting a continuation to October 14, the September 23rd meeting now has two items on the agenda (so Apex would be the third). She said, however, she can see if October 14, 2021 would work for the Apex 400 developer, and also can query legal counsel.

Motion to Continue the Public Hearing to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request

A motion to continue the Public Hearing, tentatively to September 23, 2021, to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request was made by Commissioner Berry and seconded by Commissioner Cooper. The motion carried by roll call vote: Commissioners Berry, Cooper, Brown, Halkyard and Chairperson Loftus all voted "yes."

Motion to Continue a Public Hearing on Brookshire Subdivision Jenna Court HOA Request for Sign Variation

A motion to continue to October 14, 2021 a Public Hearing concerning a request for a sign Variation for the Brookshire Subdivision was made by Commissioner Halkyard and seconded by Commissioner Brown. The motion passed by roll call vote: Commissioners Halkyard, Brown, Berry and Cooper, and Chairperson Loftus all voted "yes."

Trustee's Report

Village Trustee Thompson announced that the Board will be discussing and voting on the marijuana/cannabis text amendments at the upcoming Monday meeting. In response to a question from Commissioner Brown about the status of the downtown grocery store study, he said that the report delivered by the consultant was interesting and contained a lot of material. He added that, given the existing size limitations in the Village, identifying a suitable location for a specialty grocery store presents a challenge, but suggested that he wouldn't rule out the possibility of a specialty/ independent food store coming in.

Chairman's Report

None.

Staff Report

None.

Other Business

None.

Adjournment

Chairperson Loftus adjourned the meeting at 7:15 p.m. following a voice vote on a motion to adjourn made by Commissioner Berry and seconded by Commissioner Cooper.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary