

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
January 17, 2018**

PRESENT: Chairperson Lou Mallers, Robert Cortez, Robert Erickson, Brian Liedtke, Mary Sullivan, Steven Manning - City Planner, Elizabeth Lahey, Secretary

ABSENT: Bryan Gay, John Laratta

Chairperson Mallers called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present. He swore in the audience members wishing to present public testimony.

A. Public Hearing Case: PZC 2018-01 7521 Lemont Road (Home Run Inn) Petitioner Southwater Signs, contractor for Home Run Inn Restaurant, at 7521 Lemont Road, seeks approval of a variation to the Darien Sign Code for wall signs on 3 sides of their building.

Mr. Steven Manning, City Planner reported that the petitioner, Southwater Signs, contractor for Home Run Inn Restaurant wishes to replace one of the signs on the east wall and install a sign on the west wall. He reported that this would result in signs on three walls where the City Code allows signs only on the front wall.

Mr. Manning reported that the restaurant is surrounded by shopping center and that the restaurant is on an out lot. He reported that variations were granted in 2012 for two monument signs on Lemont Road and 75th Street.

The petitioner, Mr. Rick Mojeck, Southwater Signs stated that they would like to move the sign over the entranceway as well as a sign near the carryout area. He stated that customers think that the main entrance is the carryout door and that customers cannot access the restaurant through that door. He further stated that all the Home Run Inn restaurants are doing renovations.

Commissioner Erickson stated that he had a family gathering over the holiday at Home Run Inn and that the out of town guests were confused where to enter.

Mr. Mojeck stated that presently there is a temporary sign up but it is not visible in the evening.

Commissioner Liedtke questioned why the sign cannot be placed on the north and west side. He stated that there used to be a sign on the west. He questioned the reason for relocating the sign.

Mr. Mojeck stated that Home Run Inn is lacking signage from the street and that customers are confused where the entrance is located.

Commissioner Erickson stated that there are directional ground signs to help guide the parking lot.

Commissioner Cortez questioned the hardship. He stated that there are other restaurants in Darien with only two signs and no ground signs.

Mr. Manning stated that it is important to compare in terms of signage. He stated that all other restaurants that were surveyed were close to the street and that Home Run Inn is 260 feet away from 75th Street and they are at a disadvantage. He further stated that the petitioner is proposing a reasonable sign and not too big.

There was no one in the audience wishing to present public comment and Chairperson Mallers closed the public hearing.

Commissioner Cortez made a motion and it was seconded by Commissioner Erickson to accept the petitioner's testimony and staff findings as sufficient justification for satisfying the variation criteria.

Upon roll call vote, THE MOTION CARRIED 5-0.

Commissioner Cortez made a motion and it was seconded by Commissioner Sullivan to recommend approval of the variation as requested.

Upon roll call vote, THE MOTION CARRIED 4-1. Commissioner Liedtke voted Nay.

Commissioner Liedtke stated that he felt that the traffic flow could be minimized and to move the sign from the east to the west. He stated that he did not feel that three signs was necessary.

Commissioner Erickson disagreed and stated that the sign will not be seen. He stated that the City wants to promote good business.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee on Monday, January 23, 2018 and then to the City Council on February 5, 2018.

CORRESPONDENCE

None.

OLD BUSINESS

Mr. Manning reported that there are still two vacancies on the Committee.

NEW BUSINESS

Mr. Steve Manning, City Planner discussed future PZC training and possibly placing more emphasis on the findings.

Chairperson Mallers stated that he was in favor of more training.

Commissioner Cortez stated that he would like training on facts and findings to provide more clarity.

Commissioner Liedtke stated that he would like to recommend that the Committee take a look at updating some of the Codes that are over 20 years old. He also stated that he would like training on making motions.

Commissioner Mallers made a motion and it was seconded by Commissioner Erickson to direct staff to work with the Committee on the development and updating of the Darien Codes to meet the needs of the residents.

Upon roll call vote, THE MOTION CARRIED 5-0.

APPROVAL OF MINUTES

Commissioner Erickson made a motion and it was seconded by Commissioner Liedtke to approve the January 3, 2018 Regular Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 5-0.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, February 7, 2018 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Erickson made a motion and it was seconded by Commissioner Liedtke. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:07 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairman