

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
January 11, 2012**

PRESENT: Beverly Meyer, Don Hickok, Ron Kiefer, John Lind, Pauline Oberland, Ken Ritzert, Susan Vonder Heide and Michael Griffith – Senior Planner.

ABSENT: Ray Mielkus, Louis Mallers and Elizabeth Lahey – Secretary

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

A. PZC 2012-01: Chestnut Court Shopping Center, 7511 Lemont Road:
Petitioner seeks a variation from the Sign Code to increase the permitted sign height from 12 feet to 25 feet, and to increase the permitted sign area from 60 square feet to 240 square feet for free-standing, monument signs.

Michael Griffith, Senior Planner, reviewed the staff agenda memo. He noted the height and sign area limits per the Sign Code for free-standing signs. He stated that a variation was granted back in 1986 for the existing signs at Chestnut Court. He noted that the petitioner proposes to replace the existing free-standing sign with taller and larger sign. He stated staff does not object to the signs, and supports the proposed signs.

Jeff Howard, Inland Commercial Property Management, the petitioner and owner, stated described the need for the change. He stated the shopping center was built, and they bought it, with two anchors. He stated they are securing a lease with Ross, and will have 7 anchors. He stated the existing sign does not have enough space to accommodate all of the business spaces in the shopping center. He also stated the existing signs were ugly and needed to be replaced.

Mr. Howard noted the sign will be internally illuminated.

Mr. Griffith noted that this is not a public hearing, that under the Sign Code, public notice is not required. He noted the agenda was posted as required.

There was not anyone from the public to offer comments.

Without further discussion, Commissioner Vonder Heide made the following motion, seconded by Commissioner Hickok:

Based upon the submitted petition and the information presented, the request associated with PZC 2012-01 is in conformance with the standards of the Darien

City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.

Upon a voice vote, THE MOTION CARRIED by a vote of 7-0.
(Commissioners Mielkus and Mallers were absent.)

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Wednesday, January 18, 2012 at 6:00 p.m.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Mr. Griffith announced that the next meeting is scheduled for Wednesday, February 1, 2012 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Lind to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Michael Griffith
Acting Secretary

Beverly Meyer
Chairman