

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
February 17, 2010**

**PRESENT:** Beverly Meyer – Chairperson, Robert Erickson, Ron Kiefer, John Lind, Ray Mielkus, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

**ABSENT:** Gloria Jiskra, Don Hickok

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. Public Hearing: PZC 2010-02: 8105 Cass Avenue, Darien Plaza outlot (sign location): Petitioner seeks a variation from the Sign Code to permit an off-premises sign and to reduce the required setback from an interior side lot line from 30 feet to 19 feet.**

Mr. Michael Griffith, Senior Planner, presented the staff report. He stated that the petitioner is seeking a variation from the Sign Code to permit an off-premise sign, the sign notes businesses which are on a different property, is the main issue. He further stated that the petitioner is proposing to replace an existing sign in the same location. Mr. Griffith reported that the drawings were in the packet.

Mr. Griffith reported that the sign itself complies with the Code in terms of height and area, and it will not be a pole sign. He stated that it will be an improvement from the current sign.

Chairperson Meyer opened the meeting to anyone wishing to present public comment.

Mr. Sean Ensign, Landmark Sign Group, stated that the petitioner is proposing sign changes because the current sign is small and not visible. He stated that the petitioner also wished to add tenant names and addresses to the sign.

Mr. Ensign requested that the sign be raised an additional six inches. He stated that after the recent snowfall that the snow covered the base of their other new signs on Cass Avenue, and that six inches would allow the sign to be raised above the snow.

Mr. Griffith stated that the additional six inches is not a problem as long as it is not over 12 feet.

Chairperson Meyer asked if staff had an issue with the reduction of the side lot line.

Mr. Griffith stated that the current sign does not meet the criteria and that there is no other place to place the sign. He stated that there does not appear to be any visibility issues.

Commissioner Ritzert asked what the history is behind the original sign.

Mr. Griffith stated that he could not find much regarding the sign. He stated that it was his understanding that the City annexed the property but that he believed that the sign was approved under the County.

There was no one in the audience wishing to present public comment and Commissioner Meyer closed the public hearing at 7:05 p.m.

Commissioner Lind asked if the petitioner would be using the same electric connection and pole.

Mr. Ensign stated that they would be using the existing electric and pole and that they would not disturb the existing foundation.

Commissioner Ritzert asked if the sign would be brighter than the current sign.

Mr. Ensign stated that the sign will be less light intensive.

Chairperson Meyer asked if the sign will be illuminated constantly or if it is on a timer.

Mr. Ensign stated that he was not sure but that it would probably not stay illuminated 24 hours because it is a waste of electricity. He stated that he thought that the sign would follow the same schedule as the present sign.

Commissioner Ritzert asked if there were any landscaping requirements, the area did not comply.

Mr. Griffith stated that the existing landscaping is in the island and meets the intent. He stated that per the Sign Code, landscaping is required at the base of the sign and that currently the area around the sign is landscaped with shrubs. Mr. Griffith stated that per the Sign Code, the Director of Community Development may require the additional landscaping at an alternate location.

Mr. Ensign stated that there is a bush in place that may hinder the area and if so, could it be removed.

Mr. Griffith stated that staff will have to take a look at it. He stated that the Sign Code specifies that the base have adequate landscaping.

Commissioner Lind stated that there does not appear to be any room for additional landscaping. He questioned why the petitioner wanted to place the street address at the top.

Mr. Ensign stated that he also questioned the petitioner's choice to place the address at the top but that it was their decision to identify the address.

**Commissioner Kiefer made a motion, and it was seconded by Commissioner Erickson that based upon the information presented, the request associated with PZC 2010-02 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition subject to:**

1. **revision in the sign length to an additional six inches.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Hickok and Commissioner Jiskra were not present.**

Mr. Griffith reported that this would be forwarded to the Municipal Services Committee on Monday, February 22<sup>nd</sup> at 6:30 p.m.

### **MINUTES**

**Commissioner Lind made a motion, and it was seconded by Commissioner Mielkus to waive the reading of the November 18, 2009 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Hickok and Commissioner Jiskra were not present.**

**Commissioner Vonder Heide made a motion, and it was seconded by Commissioner Ritzert to approve the November 18, 2009 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Ritzert and Commissioner Jiskra were not present.**

### **CORRESPONDENCE:**

None.

### **OLD BUSINESS/PLANNER'S REPORT:**

Mr. Griffith reported that the PZC will be meeting next to discuss a concept plan for a town house development on the north side of Manning Road.

### **NEXT MEETING:**

Mr. Griffith reported that the next meeting is scheduled for Wednesday, March 3, 2010 at 7:00 p.m.

**ADJOURNMENT:**

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

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

---

**Elizabeth Lahey  
Secretary**

---

**Beverly Meyer  
Chairman**