

MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
May 20, 2015

PRESENT: Chairperson Beverly Meyer, Andrew Kelly, Ron Kiefer, John Lind, Lou Mallers, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: John Laratta, Pauline Oberland

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

A. PZC 2015-03: Darien Immediate Care, 8190 Cass Avenue: Petitioner seeks approval of a variation from the Sign Code to permit a wall sign on the side of the building which is not the front façade within the O Office zoning district.

Mr. Michael Griffith, Senior Planner reported that the variation concerns the location of the sign on the side of the building and not on the front of the building where the entrance is located. He stated that the size of the sign is in compliance and can be illuminated.

Ms. Revinder Chadha, Practice Manager, Darien Immediate Care stated that they are requesting the sign because patients coming to the clinic cannot find them. She stated that there is a monument sign along Cass Avenue but there is nothing on the building. Ms. Chadha stated that the monument sign does not help patients find the building once they get there and that the wall sign is needed because their business is immediate, emergency care.

Commissioner Mallers stated that the request makes sense and the business provides a valuable service to the community.

Ms. Chadha stated that all six buildings look alike and signage is needed.

Commissioner Kelly asked if the sign would be illuminated during off hours and Ms. Chadha stated that the sign would be illuminated during off hours.

Commissioner Kiefer stated that the request make sense and that it is a safety issue if patients cannot find the clinic.

Mr. Griffith reported that the Sign Code does not regulate the illumination of the sign.

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

Mr. Michael Coren, stated that he and his partner owned the building to the north. He stated that he objects to the sign and stated that it is out of character. Mr. Coren explained the history of the development and stated that the area was originally zoned office but that the developer wanted something with a more residential look. He stated that the association invested \$20,000 and built two monument signs on the front of the building. Mr. Coren stated that the building is located within an office development which is different from commercial property. He stated that the office development was intended to be a nice, neat entrance into Darien.

Mr. Coren stated that the petitioner knew the nature of the property when they chose the location. He stated that the petitioner has 2/3 of one of the monument signs and that the association did not approve a sign on the entrance side the petitioner's building. Mr. Coren suggested a small wooden sign outside near the building entrance.

Mr. Coren stated that if the petition is approved, there will be others wishing to do the same on the sides of other buildings. He stated that there are other immediate care facilities nearby and questioned when the development stops being office and becomes commercial.

Commissioner Mallers questioned if the monument sign is illuminated.

Mr. Coren stated that the monument sign is not illuminated.

Chairperson Meyer questioned if any other offices have evening hours.

Mr. Coren stated that most of the businesses operate during the day.

Chairperson Meyer stated that she was very concerned about not making the area commercial.

Commissioner Kelly questioned if the immediate care on 75th and Cass sign is illuminated.

Mr. Griffith reported that the sign is illuminated and it is different zoning.

Commissioner Mallers suggested if illuminating the monument sign would be sufficient.

Commissioner Lind stated that the business is suffering.

Ms. Chadha stated that their hours of operation are Monday-Friday 8:00 a.m. - 7:00 p.m. and weekends 8:00 a.m. - 4:00 p.m. and that patients just cannot find the clinic. She stated that there is no visibility and no signage. Ms. Chadha stated that they are seeing 20 patients a day when they should be seeing 60 a day and that is because patients cannot find them.

Commissioner Lind stated that he would not grant other businesses the variation only because this is an immediate care.

Commissioner Kelly stated that he is concerned about safety. He stated that he too had an emergency and was told to go there and could not find the clinic.

Chairperson Meyer stated that lighting the monument sign will help but that it doesn't fit with the product that was built.

Commissioner Kiefer stated that even if the sign is illuminated the clinic is difficult to find and that he cannot overcome the safety issue.

There was some discussion from the Committee regarding setting a precedent.

Commissioner Mallers stated that every request has to stand on its own.

Mr. Griffith reported that every criteria for a variation is subjective.

There was no one else in the audience wishing to present public comment and at 7:33 p.m. Chairperson Meyer closed the public hearing.

Commissioner Ritzert suggested approving the variation but with a limitation designated for emergency services only.

Mr. Griffith suggested not limiting the use and that the best way would be reflected in the minutes so that it is documented.

Commissioner Lind stated that he did not see a need to illuminate the monument sign.

Mr. Coren requested that the Committee not restrict others because he will be at an economic disadvantage for not being able to request a sign.

Commissioner Kiefer stated that restrictions cannot be made because then the Code is changing.

Commissioner Kiefer, Commissioner Lind, Commissioner Mallers and Commissioner Ritzert all agreed that because of the immediate care nature of the clinic, that the building have a sign to identify the building in which the clinic is located. They further stated that the monument sign is not adequate to locate the building.

Chairperson Meyer suggested having the sign turned off when they are not there.

Ms. Chadha agreed to turning off the sign when the clinic is closed.

Commissioner Mallers made a motion and it was seconded by Commissioner Kelly that based upon the submitted petition and the information presented, the request associated with PZC 2015-03 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 the following:

- 1. The sign is to be turned off when the clinic is closed.**

Upon roll call vote, THE MOTION CARRIED by a vote of 6-1. Commissioner Laratta and Commissioner Oberland were not present.

AYES: Mallers, Kelly, Kiefer, Lind, Mielkus, Ritzert

NAYS: Meyer

- B. PZC 2015-04: 113 68th Street: Petitioner seeks approval of the following variations from the Zoning Ordinance in order to construct a new single-family home on an existing foundation: 1. To reduce the required front yard setback from 35 feet to 30.8 feet, 2. To reduce the required east interior side yard from 10 feet to 8 feet, and 3. To reduce the required west interior side yard from 10 feet to 9.2 feet, within the R-2 Single-Family Residence zoning district.**

The petitioner, Mr. Andrius Butkevicius stated that the house was destroyed by a fire. He stated that the house has been torn down and that he plans on constructing a new home on the same foundation with an addition.

Mr. Michael Griffith, Senior Planner reported that the home was built in the 1950s or 1960s before the City was established. He reported that the previous home was built in compliance at the time but that it is now under the City of Darien's Zoning Ordinance and does not meet the current building setbacks.

Mr. Griffith reported that if there is more than 50% change to the house that anything new is required to meet the Code. Mr. Griffith reported on the changes and stated that he did not receive any calls from the neighbors.

Commissioner Lind stated that he did not have an issue.

Commissioner Mallers stated that it will be an improvement to the area.

Chairperson Meyer questioned what material would be used and if the home will have a basement.

Mr. Butkevicius stated that he is using simulated stone which is not as thick as brick and that he is leaving the basement the same with a crawl space.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the Public Hearing at 8:01 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert Kelly that based upon the submitted petition and the information presented, the request associated with PZC 2015-04 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Laratta and Commissioner Oberland were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Michael Griffith introduced Mr. Andrew Kelly as the newly appointed Commissioner replacing Susan Vonder Heide.

MINUTES

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to waive the reading of the April 15, 2015 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Laratta and Commissioner Oberland were not present.

Commissioner Mallers made a motion and it was seconded by Commissioner Lind to approve the April 15, 2015 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Laratta and Commissioner Oberland were not present.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, June 3, 2015 at 7:00 p.m.

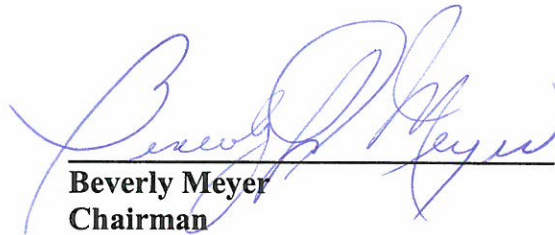
ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Ritzert. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 8:15 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:


Elizabeth Lahey
Senior Planner


Beverly Meyer
Chairman

