

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
November 4, 2020**

**PRESENT:** Lou Mallers – Chairperson, Michael Desmond, Bryan Gay, Steve Hiatt, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato

**ABSENT:** Robert Erickson, Hilda Gonzalez,

**OTHERS:** Joseph Hennerfeind-City Planner

Chairperson Lou Mallers called the meeting to order at 7:10 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. The members of the Committee attended the meeting via Zoom. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

**REGULAR MEETING:**

**A. Public Hearing PZC 2020-09 – 8110 South Cass Avenue (Electronic Message Board Sign Variations) Petitioner University Dermatology (Dr. Vassilios Dimitropoulos) requests approval to permit the construction of an electronic message board sign at 8110 S. Cass Avenue, located within the O Office District.**

Mr. Joe Hennerfeind, City Planner reported that the property is located on the west side of Cass Avenue south of Iroquois Street and across from the Darien Plaza. He reported that the property was developed as a medical office.

Mr. Hennerfeind reported that the petitioner has requested to replace the existing ground sign with one of similar size and shape but with an electronic message board panel in addition to the static identification for the business.

Mr. Hennerfeind reported that the electronic message board is not a permitted sign within Darien but that there been past variation approvals. He reported that most recently variations were granted for a sign at 6710 Route 83 and Chuck's on South Cass Avenue. He reported that an additional variation is needed to the illumination's standards because of the electronic changeable copy.

Mr. Hennerfeind reported that the setback is legal non-conforming and that it cannot go further without a variation.

Mr. Hennerfeind reported that the petitioner states that the signage will improve visibility and aid in keeping appointments timely, which has proven a challenge due to the recent pandemic.

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

Commissioner Desmond made a motion, and it was seconded by Commissioner Hiatt approval of Public Hearing PZC 2020-09 – 8110 South Cass Avenue (Electronic Message Board Sign Variations) Petitioner University Dermatology (Dr. Vassilios Dimitropoulos) requests approval to permit the construction of an electronic message board sign at 8110 S. Cass Avenue, located within the O Office District with the following conditions:

1. Messages will be held for at least 60 seconds
2. Messages will change all at once
3. Messages may display multiple colors
4. Illumination will maintain a constant light intensity or brightness
5. Illumination brightness will comply with Sign Code

There was some discussion on the conditions.

Commissioner Desmond made a motion and it was seconded by Commissioner Hiatt approval of Public Hearing PZC 2020-09 – 8110 South Cass Avenue (Electronic Message Board Sign Variations) Petitioner University Dermatology (Dr. Vassilios Dimitropoulos) requests approval to permit the construction of an electronic message board sign at 8110 S. Cass Avenue, located within the O Office District with the following amended conditions:

1. Messages will be held for at least 60 seconds
2. Messages will change all at once
3. Messages may display multiple colors
4. Illumination will maintain a constant light intensity or brightness
5. Illumination brightness will comply with Sign Code
6. Electronic message board portion of signage limited to 20 square feet of the 60 square feet permitted (1/3 of permitted)
7. Illuminated signage may only be utilized during operating hours and 30 minutes prior to opening and 30 minutes after closing

Upon voice vote, THE MOTION CARRIED 6-0.

### **CORRESPONDENCE**

There was no correspondence.

### **OLD BUSINESS**

### **NEW BUSINESS**

### **APPROVAL OF MINUTES**

Commissioner Erickson made a motion, and it was seconded by Commissioner Desmond to approve the October 7, 2020 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0.

**NEXT MEETING**

Mr. Hennerfeind announced that the next meeting is scheduled for November 18, 2020.

**PUBLIC COMMENTS (On any topic related to planning and zoning)**

There was no one in the audience wishing to present public comment.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Stompanato made a motion, and it was seconded by Commissioner Kasproicz. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:37 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Lou Mallers**  
**Chairperson**