

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA**

**Wednesday, June 18, 2014**  
**7:00 PM**

**City Hall**  
**Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
  - A. **Public Hearing**  
**PZC 2014-03: PZC 2014-03: Text Amendment, Zoning Ordinance: Recreational Vehicles, Trailers and Snow Plows:** Consideration of a proposed text amendment to the Zoning Ordinance regarding the regulation of the outdoor storage and parking of recreational vehicles, trailers, tow dollies and snow plow blades.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: May 7, 2014
6. Next Meeting: **June 26, 2014, 7:00 PM, special meeting**
7. Adjournment



(A) Storage And Parking Of Recreational Vehicles: One recreational vehicle, or one boat on a trailer, or one trailer with up to two (2) personal recreational vehicles, ~~or one trailer, one tow dolly or one snow plow blade when not attached to a vehicle~~ may be stored outside an enclosed structure within a rear or interior side yard only, subject to the following:

1. Recreational vehicles may be parked within a front or corner side yard, on a driveway, under the following conditions:
  - (a) For loading, unloading, cleaning and related activities for a period not exceeding three (3) consecutive days.
  - (b) For temporary occupancy by guests as permitted by this section.
2. The recreational vehicle shall not be used or occupied for living, housekeeping, or business purposes, except for use by temporary guests not to exceed a period of fourteen (14) consecutive days and for not more than two (2) occurrences in a calendar year.
3. The recreational vehicle shall not exceed thirty five feet (35') in length and eight feet (8') in width except that boats shall not exceed twenty five feet (25') in length and ten feet (10') in height, exclusive of antennas, masts, or other accessories.
4. All such recreational equipment must be kept in good repair and carry a current year's license and/or registration.
5. All recreational vehicles, boats or personal recreational vehicles on a trailer, or trailers shall be parked or stored on an asphalt, concrete or other hard surface material which meets the setback requirement for driveways set forth in subsection 5A-11-3(A)4 of this title.

### **Staff Findings/Recommendations**

Staff recommends the Planning and Zoning Commission make the following motion recommending approval of the proposed text amendment:

**Based upon the submitted petition and the information presented, the request associated with PZC 2014-03 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend to the City Council approval of the petition.**

Agenda Memo

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## **Decision Mode**

Planning and Zoning Commission:                      June 18, 2014

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**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
May 7, 2014**

**PRESENT:** Beverly Meyer – Chairperson, Donald Hickok, John Lind, Raymond Mielkus, Pauline Oberland, Michael Griffith – Senior Planner.

**ABSENT:** Ronald Kiefer, Louis Mallers, Kenneth Ritzert, Susan Vonder Heide, Elizabeth Lahey – Secretary.

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 2014-02: Chuck’s Southern Comforts Café and Banquets, 8025 Cass Avenue:** Petitioner seeks approval of a variation from the Sign Code to permit the following regarding an existing ground sign:

1. Permit an electronic message board to be added to the sign.
2. Increase the permitted sign area from 60 to 81 square feet (single face).
3. Reduce the required setback from the street right-of-way for ground signs from 4 feet to zero feet (existing condition).

Michael Griffith, Senior Planner, reviewed the staff agenda memo. He noted the variations under consideration. He stated the setback matter is an existing condition, it has not been a problem, but staff thought it should be noted.

He noted the conditions of approval related to the electronic message board. He provided the Commission with a memo listing the conditions of approval for two other similar variations, for First American Bank and Republic bank, noting the time messages are to be held. He stated First American Bank messages are to be held for at least one hour, Republic Bank messages are to be held for at least 60 seconds.

Commissioner Hickok asked why the reduced set back was being considered.

Commissioner Lind said he did not have a problem with the proposed sign.

Commissioner Oberland said the current sign has not caused a problem.

Commissioner Lind asked what type of messages would be displayed.

Lisa Cortez, Chuck’s, the petitioner, stated they would display messages related to specials, bands and special events. She said the illumination can be controlled, as well as holding the messages longer. She said they will do whatever the City approves.

Commissioner Oberland stated the brightness of the sign may be a problem to residents across the street. She stated the messages should be held longer than proposed, and suggesting 60 seconds consistent with Republic Bank.

Chairperson Meyer stated the proposed time for holding messages was a concern.

Commissioner Hickok questioned how many lines would be included on the message board and the size of the wording. He suggested there be a minimum size for letters so messages would be readable to motorists.

Commissioner Oberland stated that was going too far. She stated good marketing dictates Chuck's would not squeeze too much onto the message board. She stated most people while driving down the road would not look at the sign and read every line, top to bottom, stating one's eye will catch a word or phrase instead.

Commissioner's Meyer, Oberland and Lind suggested holding the messages for at least 60 seconds.

The Commission agreed messages with multiple colors and graphics would be acceptable. The Commission agreed the messages should change all at once.

There was not anyone from the public to offer comments.

**Without further discussion, Commissioner Lind made the following motion, seconded by Commissioner Mielkus:**

**Based upon the submitted petition and the information presented, the request associated with PZC 2014-02 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 subject to 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 the Sign Code.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 4-0.**

**Commissioner Hickok abstained.**

**Commissioners Kiefer, Mallers, Ritzert and Vonder Heide were absent.**

## **MINUTES**

**Commissioner Mielkus made a motion and it was seconded by Commissioner Hickok to waive the reading of the April 2, 2014 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 5-0. Commissioners Kiefer, Mallers, Ritzert and Vonder Heide were not present.**

**Commissioner Mielkus made a motion and it was seconded by Commissioner Hickok to approve the April 2, 2014 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 5-0. Commissioners Kiefer, Mallers, Ritzert and Vonder Heide were not present.**

**CORRESPONDENCE**

None.

**OLD BUSINESS/PLANNER'S REPORT**

None.

**NEXT MEETING**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, May 21, 2014 at 7:00 p.m.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Vonder Heide. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:50 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Michael Griffith**  
**Acting Secretary**

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**Beverly Meyer**  
**Chairman**