

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
November 4, 2015**

PRESENT: Beverly Meyer – Chairperson, Andrew Kelly, John Laratta, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: Lou Mallers, Ron Kiefer

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. Public Hearing PZC 2015-14: 6901 Clarendon Hills Road: Petitioner seeks approval of a variation to reduce the required corner side yard setback from 15 feet to 11 feet for a shed.

Mr. Michael Griffith, Senior Planner reported that the request is a variation to reduce the corner sideyard setback. He reported that the petitioner proposes to construct a shed up against the existing attached garage. He further reported that there is floodplain on the property but that the regulations will permit a shed.

Mr. Griffith reported that he received several inquiries but there were no issues. He reported that the shed will be 12' x 17'.

The petitioner, Mr. Matt Goodwin stated that the shed will be a vinyl coated shed from Home Depot. He stated that the garage has a cut out and that the shed will tuck nicely and will not be unsightly.

Mr. Goodwin stated that there is a floodplain in the back area and to the south landscaping. He stated that there are number of homes in the area with sheds.

Chairperson Meyer questioned if there will be a concrete pad.

Mr. Goodwin stated that there will be a 4" concrete pad. He stated that he has experienced a 50 year and 100 years storms and water has not gotten to the shed area.

Chairperson Meyer questioned if the shed will have flooring.

Mr. Goodwin stated that the concrete pad will serve as the floor.

Commissioner Ritzert questioned the location of the door.

Mr. Goodwin stated that the door will be roll up style on the east and a man door on the north side.

Commissioner Laratta questioned if the shed is up against the garage or if there is space in between.

Mr. Goodwin stated the shed will be about 2 feet away from the garage wall.

Mr. Griffith noted that with the gap there will be a 9-foot setback.

Chairperson Meyers questioned if there will be gutters on the shed.

Mr. Goodwin stated that he does not plan on gutters because the shed drains well without them.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:16 p.m.

Commissioner Laratta made a motion and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2015-14 is in conformance with the standards of the Darien City Code and, therefore, move that the Planning and Zoning Commission approve the petition as presented, subject to:

1. Floodplain review by the City Engineer

Upon roll call vote, THE MOTION CARRIED 6-0. Commissioner Mallers and Commissioner Keifer were not present.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee.

B. Public Hearing - PZC 2015-15: Marion Hills Bible Church, 142 Plainfield Road: Petitioner seeks approval of a sign variation to permit an electronic message board sign.

Mr. Michael Griffith, Senior Planner reported that Marion Hills Bible Church requests approval of a sign variation to permit an electronic message board. He stated that this request is similar to the recent Our Lady of Peace petition. Mr. Griffith noted the conditions on page two of the staff agenda memo. He stated that the conditions are similar to the others approved in Darien.

Mr. Bob Maestri and Mr. Greg Krucek, Marion Hills Bible Church questioned the 60 second message and if there was a reason for it and if it could be changed to a lesser time.

Mr. Griffith reported that there is a lot of concern that the changing of the sign is a distraction for motorists. He stated that the 60 seconds was a consensus and although it may be long it is the same for everyone who has been granted an electronic message board.

The petitioners stated that their sign is small and that they would have made it larger if they knew about the 60 seconds. They asked why the schools do not follow the 60 seconds.

Mr. Griffith reported the sign approvals for the schools were handled differently, through intergovernmental agreements.

The petitioner stated that they are not looking for a distraction but that 60 seconds is just too long.

The petitioner stated that they applied for a permit for a LED sign and that the church was not aware that there was a difference.

Mr. Griffith noted the sign drawing did not indicate it was an electronic message board sign.

Commissioner Oberland questioned why the City has different criteria for schools.

Mr. Griffith reported that the decision came from the City Administration.

Commissioner Oberland stated that 30 seconds seems more appropriate.

Commissioner Kelly stated that if the petitioner were granted 30 seconds the City would have to grant the others the same.

The petitioner stated 10-15 seconds is standard.

Commissioner Laratta stated that 60 seconds seems to be working well.

Commissioner Ritzert stated that he is opposed unless it is uniform for all churches.

Commissioner Oberland stated that no one has asked and it is not etched in stone.

Chairperson Meyer stated that the 60 seconds was put in place so that the sign could be read.

Mr. Griffith reported that all the businesses in town follow the 60 seconds.

Commissioner Oberland stated that she did not think it was a big deal if the change was made.

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

At 7:31 p.m. Chairperson Meyer closed the public hearing.

Commissioner Ritzert 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 2015-15 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 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, to be verified at time of permit issuance.

Upon roll call vote, **THE MOTION CARRIED 5-1.** Commissioner Mallers and Commissioner Kiefer were not present.

AYES: Kelly, Laratta, Mielkus, Ritzert, Meyers
NAYS: Oberland

MINUTES

Commissioner Oberland made a motion and it was seconded by Commissioner Laratta to waive the reading of the October 7, 2015 Regular Meeting Minutes and the October 21, 2015 Regular Meeting Minutes.

Upon roll call vote, the motion **CARRIED UNANIMOUSLY 6-0.**

Commissioner Kelly made a motion and it was seconded by Commissioner Mielkus to approve the October 7, 2015 Regular Meeting Minutes and the October 21, 2015 Regular Meeting Minutes.

Upon roll call vote, the motion **CARRIED UNANIMOUSLY 6-0.**

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, November 18, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Ritzert made a motion and it was seconded by Commissioner Laratta. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:35 p.m.

RESPECTFULLY SUBMITTED: **APPROVED:**

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman