

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

PRESENT: Chairperson Beverly Meyer, Ron Kiefer, John Lind, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: John Laratta, Lou Mallers, Susan Vonder Heide

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 2015-01: Old Fashioned Sweets, Chestnut Court Shopping Center, 7511 Lemont Road, petitioner seeks approval of a variation from the Sign Code to permit a 39 square foot sign when 28 square feet is permitted.

Mr. Michael Griffith, Senior Planner reported that Old Fashioned Sweets is planning to open a store in the Chestnut Court Shopping Center. He reported that the wall signs are those attached directly to a building wall.

Mr. Griffith reported that within the business zoning districts, wall signs are limited to two square feet per linear foot of building or tenant frontage. He reported that the petitioner's tenant space is 14 feet wide, and a 28 square foot sign is permitted. He further reported that the petitioner is proposing a 39 square foot sign.

The petitioner, Therese Kerstein stated that she would like to reuse a sign from an existing location and that the landlord has no objection. She stated that reusing the sign saves a lot of money for a small business.

Commissioner Kiefer stated that he had no objection and that the business fits into the area.

Commissioner Ritzert questioned approving this variation and fear that others will ask for the same.

Mr. Griffith stated that this is always a question when approving variations. He stated that variations should be reviewed on a case by case basis.

The petitioner reported that the space next to them is a bookstore and that the sign is double of what she is requesting.

Chairperson Meyer questioned the hours of operation.

The petitioner reported that they will adjust the time as needed but that they will operate from 10:00 a.m. - 7:00 p.m. Monday through Friday, Saturday - 10:00 a.m. - 6:00 p.m. and Sunday - 12:00 - 4:00 p.m.

There was no in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:10 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert that based upon the submitted petition and the information presented, the request associated with PZC 2015-01 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 voice vote, **THE MOTION CARRIED UNANIMOUSLY 6-0.** Commissioner Laratta, Commissioner Mallers, and Commissioner Vonder Heide were not present.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Mielkus to waive the reading of the December 17, 2014 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 6-0.** Commissioner Laratta, Commissioner Mallers, and Commissioner Vonder Heide were not present.

Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to approve the December 17, 2014 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 6-0.** Commissioner Laratta, Commissioner Mallers, and Commissioner Vonder Heide were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Griffith reported that he has been receiving many calls regarding vacant parcels in Darien.

NEXT MEETING

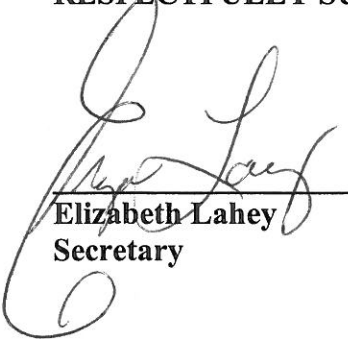
Mr. Griffith announced that the next meeting is scheduled for Wednesday, February 18, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, **THE MOTION CARRIED unanimously** and the meeting adjourned at 7:15 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:



Elizabeth Lahey
Secretary



Beverly Meyer
Chairman