

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, April 19, 2023

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

a. Public Hearing – PZC2023-02 – PAGE 5

7702 Cass Avenue – Variations

Petitioner (City of Darien) seeks approval for variation requests from the City's Sign Code. The petition specifically requests to allow for the construction/installation of electronic messaging displays (i.e. LED marquee signs) to be incorporated with a freestanding ground-mount sign. The displays will be utilized for showing messages for City of Darien organizations and advertising for all business tenants located within the Darien Professional Building. Property is located within the B-1 Neighborhood Convenience Shopping District and the variation requests are from the following standards in the Sign Code:

- | | |
|------------------------|---------------------------------------|
| - Section 4-3-7(A)(11) | General Sign Regulations |
| - Section 4-3-7(C)(4) | Illumination of Signs |
| - Section 4-3-7(E) | Placement of Signs on Lots |
| - Section 4-3-7(F) | Placement of Signs on Corner Lots |
| - Section 4-3-10(B) | Permitted Signs in Business Districts |
| - Section 4-3-10(B)(3) | Area of Permitted Ground Sign |

4) Staff Updates & Correspondence

5) Approval of Minutes March 15, 2023

6) Next Meeting May 3, 2023

7) Public Comments [On Any Topic Related to Planning and Zoning]

8) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
March 15, 2023**

PRESENT: Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Chris Green, Chris Jackson, Ralph Stompanato

ABSENT: Bryan Gay, Hilda Gonzalez, Julie Kasprowicz

OTHERS: Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

REGULAR MEETING:

A. Public Hearing – PZC2023-01 – PAGE 7 6805 Scotch Pine Trail – Variation Petitioners Don & Joan Noe seek approval of a Variation from City Code Section 5A-7-3-6 (A) of the Zoning Ordinance. The petition specifically requests to allow for an addition to an existing single-family residence, with the addition being a sunroom. Property is located within the R-3 Multi-Family Residence Zoning District and the Variation request is to the following standard in the R3 District of the City of Darien Zoning Ordinance: - Section 5A-7-3-6 (A): Variation request to reduce the required rear yard setback.

Mr. Jordan Yanke, City Planner reported that the subject property was platted in 1986 and is part of the Woodlands of Darien Subdivision and that the parcel was improved with a single-family residence and unenclosed deck in the rear yard. He reported that the petitioner is proposing a sunroom addition on the rear part of the residence where the deck is currently located.

Mr. Yanke reported that the residence maintains a distance slightly greater than 30' from the rear property line (eastern lot line) while the existing deck is 18.2' from the rear lot line and that the proposed sunroom would replace the deck and have a setback no less than 18.2' from the rear lot line. He reported that the petitioner has submitted a variation which requests approval to construct the sunroom resulting in an encroachment of 11.8'.

The petitioners, Donald and Joan Noe were present.

Chairperson Lou Mallers questioned if the HOA has approved their request.

Mrs. Joan Noe stated that the HOA requested that they seek approval from the City first. She further stated that they recently purchased the property and wish to construct a four season room.

Commissioner Chris Jackson questioned if the exterior will be consistent with the home.

Mrs. Noe stated that the exterior will be consistent with the home.

Commissioner Robert Erickson questioned if the room will be constructed with the existing deck.

Mrs. Noe stated that the deck will be taken away and that they will have a small deck off to the side.

Commissioner Jackson questioned if the storm drains are close to the easement.

Mr. Yanke reported that they are not and that there is not a floodplain. He reported that the variance is predicated on the sunroom and that the existing deck was grandfathered in.

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

Commissioner Jackson made a motion, and it was seconded by Commissioner Erickson to approve – PZC2023-01 – 6805 Scotch Pine Trail – Variation Petitioners Don & Joan Noe seek approval of a Variation from City Code Section 5A-7-3-6 (A) of the Zoning Ordinance. The petition specifically requests to allow for an addition to an existing single-family residence, with the addition being a sunroom. Property is located within the R-3 Multi-Family Residence Zoning District and the Variation request is to the following standard in the R3 District of the City of Darien Zoning Ordinance: - Section 5A-7-3-6 (A): Variation request to reduce the required rear yard setback with the following conditions:

- 1. The proposed deck location shown on the submitted site plan is compliant.**
- 2. Applicant shall resubmit variance request if the project scope changes due to HOA denial.**

Upon roll call vote the MOTION CARRIED 6-0.

Mr. Yanke reported that the petition would be forwarded to the Municipal Services Committee on March 27, 2023 at 6:00 p.m.

REGULAR MEETING - OLD BUSINESS

There was no old business.

STAFF UPDATES & CORRESPONDENCE

Mr. Yanke welcomed new Commissioner Chris Green. He reported that there will be an upcoming meeting regarding an electronic marquee sign at Cass and Plainfield.

APPROVAL OF MINUTES

Commissioner Stompanato made a motion, and it was seconded by Commissioner Gillespie to approve the November 16, 2022 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0.

NEXT MEETING

Mr. Yanke announced that the next meeting is scheduled for April 19, 2023, at 7:00 p.m.

PUBLIC COMMENTS (On any topic related to Planning and Zoning)

There was a resident in the audience expressing his concern regarding the vehicle charging stations and that he did not want to see them on every corner.

ADJOURNMENT

With no further business before the Commission, Commissioner Gillespie made a motion, and it was seconded by Commissioner Stompanato. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:30 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

DOCUMENTS ATTACHED TO MEMO

- 1) APPLICATION
- 2) SITE PLAN & EASEMENT DETAIL
- 3) SIGN RENDERING
- 4) SITE PHOTO
- 5) LOCATION MAP & AERIAL IMAGE

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southwest corner of Plainfield Road and Cass Avenue. The property was developed under the King Planned Unit Development (PUD) in the 1980s and currently contains an office building with a parking lot. A longstanding monument sign that served the property was destroyed in 2022 due to an automobile accident.

On November 7, 2022, the City Council passed a motion directing City staff to negotiate sign, easement, landscape, and maintenance agreements with the property owner for a new marquee sign to replace the prior one. The initiative is part of additional enhancement efforts to the center of town. With this proposal, the new sign will maintain regular sign face advertising tenants within the office building while adding electronic messaging panels to the top of the sign. The City will own and maintain the electronic panels. The agreement between the property owner and City allows for electronic messages for City of Darien organizations and advertising for all business tenants located within the Darien Professional Building at no additional cost. The display sequencing for all information will be based on a rotational basis. Note that the property owner shall have no entitlement to any revenue derived by the City by virtue of the advertising activities. The main objective behind the electronic panels is to provide motorists and residents information regarding City events, meetings, seasonal information, and urgent notifications. The media content will be approved by the City of Darien for display through a third party digital data management firm.

Given the proposed sign detail, location, and its electronic messaging component, a series of variations is required for the sign. Note that the City of Darien is the petitioner. The following is a list of variation requests associated with the sign and each specific code section:

- **Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(B): General Sign Regulations, Illumination of Signs, and Permitted Signs in Business Districts**
Variation requests to allow for the construction/installation of a marquee sign containing electronic messaging panels and to permit illuminated signage with changing light intensity, brightness, and color.
- **Section 4-3-7(E): Placement of Signs on Lots**
Variation request to place a sign and its foundation at a zero (0) foot setback from property line (i.e. right-of-way). The code requires a setback of four (4) feet minimum.
- **Section 4-3-7(F): Placement of Signs on Corner Lots**
Variation request to place a sign within the triangular area formed. The triangular area is measured from the point of two (2) intersecting streets to start, then along their right-of-way lines at a distance of twenty-five (25) feet to create the other triangular points. For this case, the triangular area is formed from the intersection of Plainfield Road/Cass Avenue.

- **Section 4-3-10(B)(3): Area of Permitted Ground Sign**

Variation request to allow 90.2 square feet of sign area per side. The code permits a maximum of 60 square feet of sign area per side for ground signs. The proposed sign has three (3) sides with 90.2 square feet (60 regular sign face; 30.2 electronic messaging display) on each side.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation. Comments by staff are included as follows:

1. *The available locations for adequate signage on the property.*
Comment: There are no alternate locations more adequate on the property to provide tenant signage and electronic messaging containing City information for public notification purposes.
2. *The effect of the proposed sign on pedestrian and motor traffic.*
Comment: City staff sees no impact.
3. *The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.*
Comment: The City engaged with the property owner with consideration to criteria above, and the area is considered the center of town, meaning optimal for visibility but requiring variations.
4. *If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.*
Comment: The LED displays, overall size, and the sign location is required for optimal tenant advertising and readability by the public, but requires variations. No prior action by the applicant resulted in these variation requests.
5. *The general intent of the Sign Code.*
Comment: See below.

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

1. *To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
2. *To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
3. *To promote the safety and recreational value of public travel.*
4. *To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
5. *To ensure compatibility of signs with surrounding land uses.*
6. *To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
7. *To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
8. *To prevent the proliferation of off-site advertising signs which distract from the*

development of the City in an aesthetically pleasing manner.

- 9. *To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

In past approvals for illuminated electronic message boards, the City mandated conditions of approval. Several conditions are listed below that are proposed for this case and for consideration by the Planning and Zoning Commission:

- 1. Messages will be held for at least 30 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.
- 6. The electronic message board portion of the sign is limited to 30.2 square feet per side.
- 7. The encroachment into public right-of-way (Cass Avenue) shown by the site plan/easement detail will be removed during sign installation.

Other/Historical Approval References

- PZC2014-02 Chuck’s Southern Comforts Café 8025 Cass Avenue	Height: 12’ Size: 81 Square Feet Setback: 0’
- PZC2018-09 The Auto-Mobile Center of Darien 6710 Route 83	Height: 23.33’ Size: 200 Square Feet (50 EMS) Setback: ~8’
- PZC2020-09 University Dermatology 8110 Cass Avenue	Height: 6’ Size: 36 Square Feet (20 EMS) Setback: 4’
- PZC2022-02 First American Bank 2013 75 TH Street	Height: 12’ Size: 58.6 Square Feet (28 EMS) Setback: 4’

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on April 19, 2023.

MEETING SCHEDULE

Planning and Zoning Commission	April 19, 2023
Municipal Services Committee	April 24, 2023
City Council	May 1, 2023



RECEIVED

MAR 02 2023

Community Development
City of Darien

ZONING APPLICATION

CITY OF DARIEN

1702 Plainfield Road, Darien, IL 60561

www.darienil.us 630-852-5000

CONTACT INFORMATION

CITY OF DARIEN

Applicant's Name

AWG DARIEN LLC

Owner's Name

C/O PETER GIADLA

1702 PLAINFIELD RD, DARIEN, IL 60561

Address, City, State, Zip Code

IL 60561

7702 CASS AVE, DARIEN, IL 60561

Address, City, State, Zip Code

IL 60561

(630) 353-8113

Telephone

(312) 327-2700 x 4

Telephone

jyanke@darienil.gov

Email

pgiadla@seneca-re.com

Email

PROPERTY INFORMATION

7702 CASS AVE

Property address

0928410045

PIN Number(s)

B-1

Zoning District

OFFICE BUILDING

Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

Brief description of the zoning approval requested. (Contact the City Planner for guidance.)

VARIATIONS REQUEST FOR PROPOSED

LED MARQUEE SIGN (EMS)

J Yanke

Applicant Signature

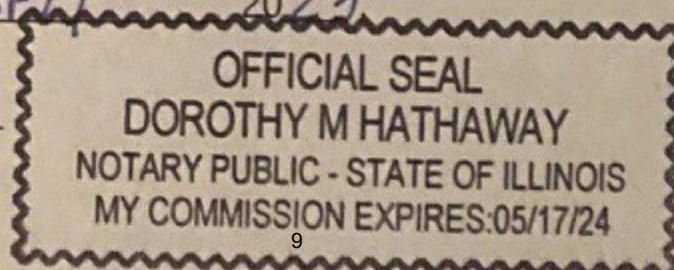
As Notary Public, in and for DuPage County in Illinois, I do hereby certify that Jordan Yanke is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth.

Given under my hand and seal, this 11 day of April, 2023

For office use only	
Date Received:	03/02/2023
Case Number:	PZC2023-02
Fee Paid:	N/A
Hearing Date:	04/19/2023

Dorothy M. Hathaway

Notary Public



ATTACHMENT 2: SITE PLAN & EASEMENT DETAIL



• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD.

PLAT OF MARQUEE SIGNAGE AND LANDSCAPE MAINTENANCE EASEMENT

EASEMENT LEGAL DESCRIPTION

THAT PART OF LOT 2 IN DALLNER'S ASSESSMENT PLAT, BEING AN ASSESSMENT PLAT IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT 651673, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH, ALONG THE EAST LINE OF LOT 2, 55.06 FEET TO THE SOUTHERLY LINE OF PLAINFIELD ROAD AS DEDICATED BY DOCUMENT R1981-030556; THENCE SOUTH 65 DEGREES 07 MINUTES 21 SECONDS WEST, 15.00 FEET, ALONG SAID SOUTHERLY LINE OF PLAINFIELD ROAD, TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY DOCUMENT R1988-093008 AND THE POINT OF BEGINNING OF THE EASEMENT PARCEL HEREBY GRANTED TO THE CITY OF DARIEN; THENCE SOUTH 57 DEGREES 28 MINUTES 20 SECONDS EAST, 16.17 FEET TO THE EAST LINE OF SAID LOT 2 AND THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY DOCUMENT R1988-093008; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2, 19.58 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 22.81 FEET; THENCE SOUTH 67 DEGREES 53 MINUTES 42 SECONDS WEST 6.83 FEET; THENCE NORTH 24 DEGREES 52 MINUTES 39 SECONDS WEST 21.50 FEET TO THE SAID SOUTH LINE OF PLAINFIELD ROAD; THENCE NORTH 65 DEGREES 07 MINUTES 21 SECONDS EAST, ALONG SAID SOUTH LINE OF PLAINFIELD ROAD 27.03 FEET TO THE POINT OF BEGINNING, CONTAINING 824.4 SQUARE FEET, MORE OR LESS.

909 EAST 31ST STREET
 LA GRANGE PARK, ILLINOIS 60526
 SCHOMIG-SURVEY@SBCGLOBAL.NET
 WWW.LAND-SURVEY-NOW.COM
 PHONE: 708-352-1452
 FAX: 708-352-1454

PIN 09-28-410-045-0000
 PROPERTY MANAGER/AUTHORIZED REPRESENTATIVE
 CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE) ss. 7702 CASS AVENUE,
 DARIEN, ILLINOIS 60561

I AS R. PETER GIADLA AS MANAGER AND AUTHORIZED REPRESENTATIVE OF AWG DARIEN LLC, DO HEREBY CERTIFY I MANAGE THE PROPERTY DESCRIBED AS:

THAT PART OF LOT 2 IN DALLNER'S ASSESSMENT PLAT, BEING AN ASSESSMENT PLAT IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1952 AS DOCUMENT 651673, EXCEPT THEREFROM THE NORTHWESTERLY 50 FEET DEDICATED BY DOCUMENT R1981-030556, AND EXCEPT THEREFROM THAT PART CONVEYED BY DOCUMENT R1988-093008, IN DUPAGE COUNTY, ILLINOIS.

AND AS SUCH MANAGER AND AUTHORIZED REPRESENTATIVE, I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND THIS PLAT OF GRANT OF EASEMENT TO THE CITY OF DARIEN, FOR MARQUEE SIGNAGE AND LANDSCAPE MAINTENANCE PURPOSES DESCRIBED IN THE CAPTION OF THIS PLAT AND AS SHOWN HEREON TO BE PREPARED AS MY OWN FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF AWG DARIEN, LLC.

DATED THIS _____ DAY OF _____ A.D. 20____.

AUTHORIZED REPRESENTATIVE: _____
 R. PETER GIADLA

PROPERTY MANAGER NOTARY CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE) ss.

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT R. PETER GIADLA IS PERSONALLY KNOWN BY ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED HE IS THE MANAGER AND AUTHORIZED REPRESENTATIVE OF THE OWNER OF SAID PROPERTY, AWG DARIEN LLC., AND THAT AS SUCH MANAGER, HE HAS CAUSED SAID PROPERTY TO BE SURVEYED AND THIS PLAT OF GRANT OF EASEMENT FOR MARQUEE SIGNAGE AND LANDSCAPE MAINTENANCE TO BE PREPARED AS MY FREE AND VOLUNTARY ACT AND DEED FOR USES AND THE PURPOSES AFORESAID.

DATED THIS _____ DAY OF _____ A.D. 20____.

BY: _____
 NOTARY PUBLIC.

STATE OF ILLINOIS)
 COUNTY OF COOK) ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR CLIENT REVIEW

BY: _____
 PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

SURVEY DATE: MARCH 7TH, 2023.

ORDERED BY: CITY OF DARIEN

FILE: 230320.CRD

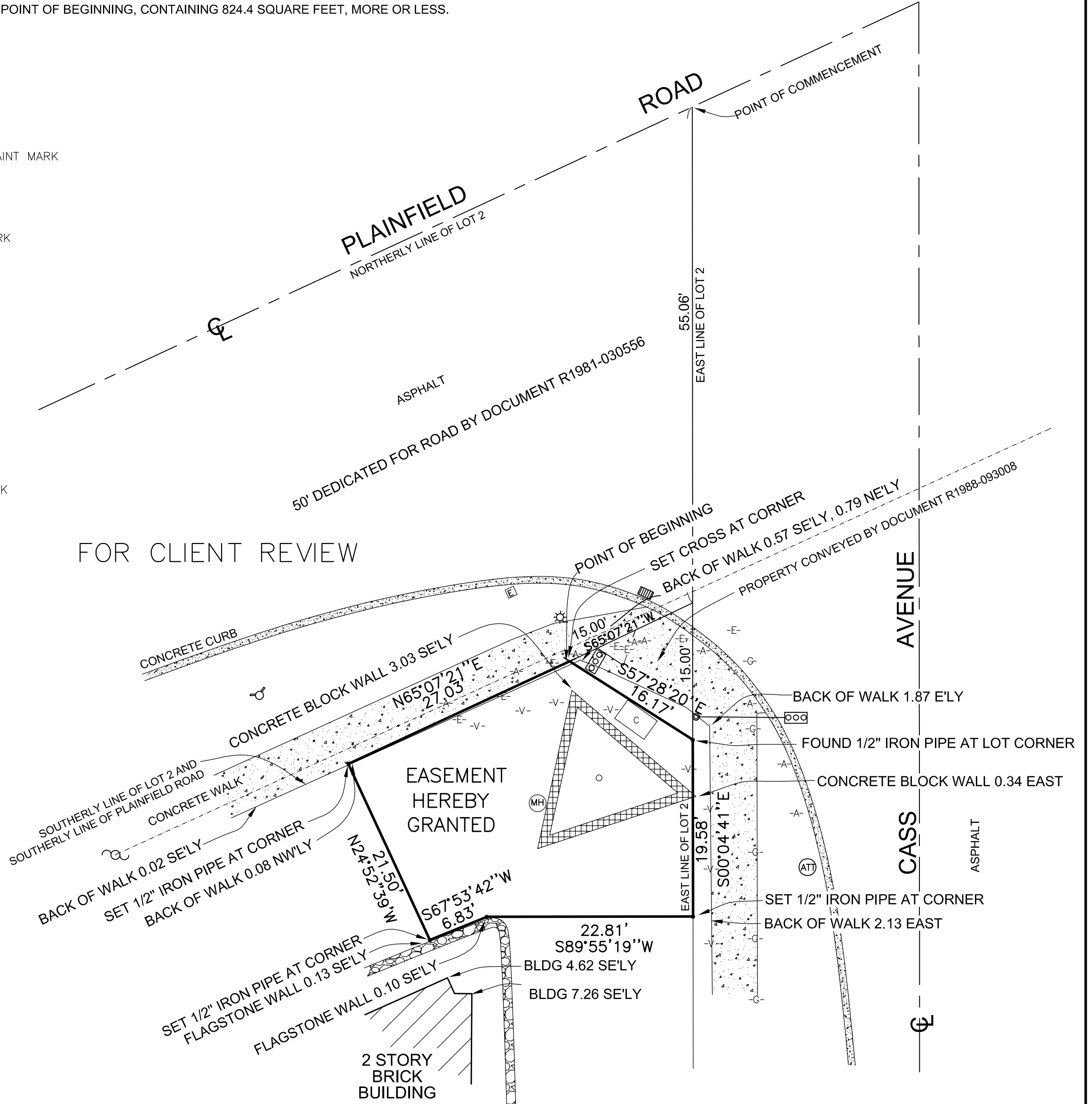
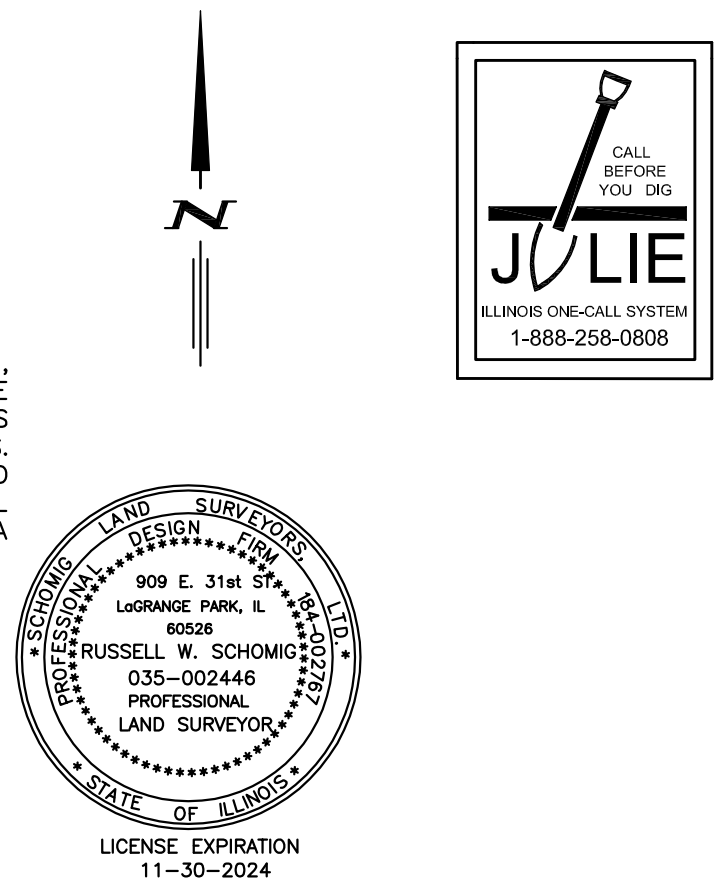
PLAT NUMBER: 230320-E & H27-128

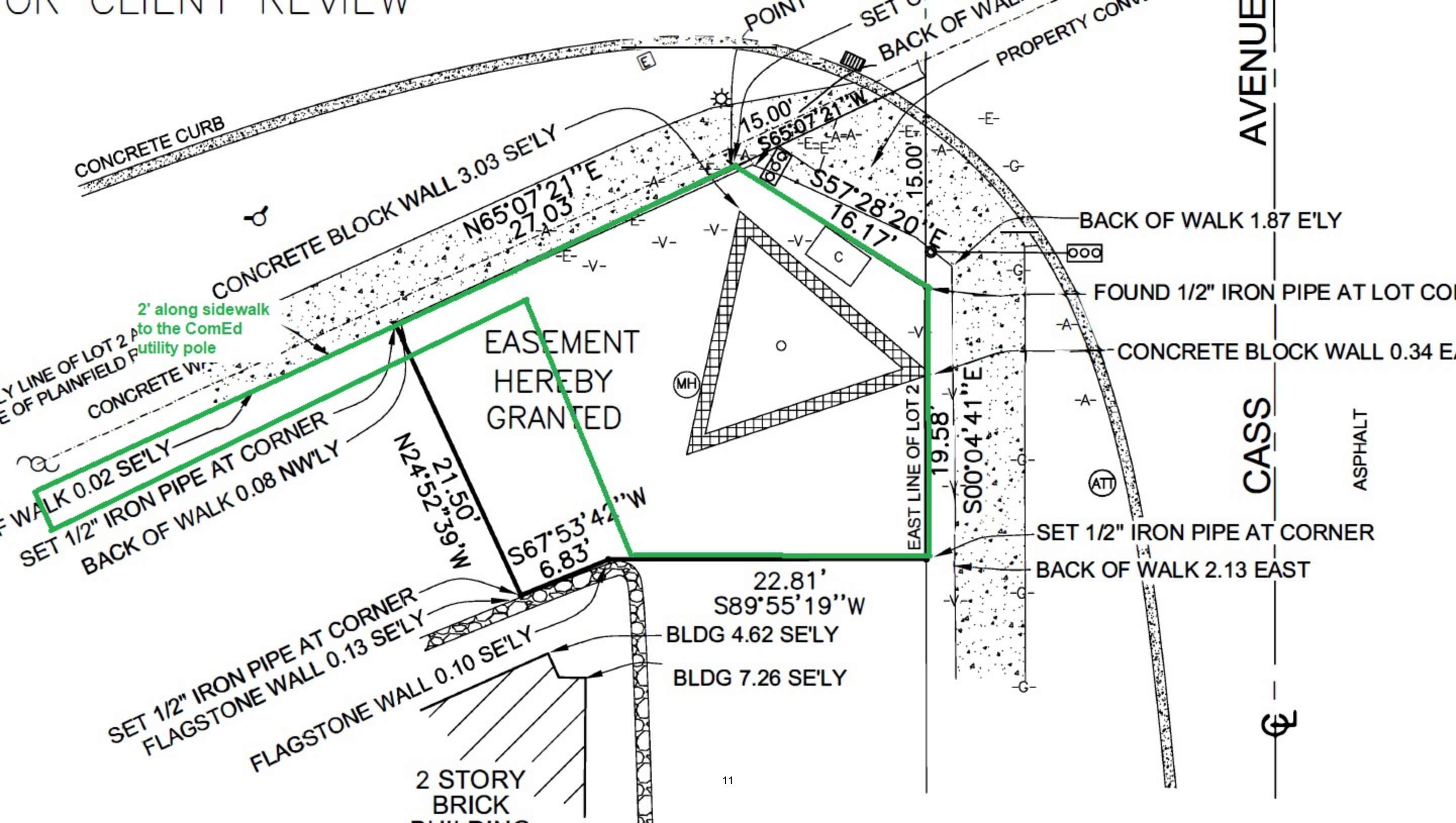
SCALE: 1" = 10'

LEGEND

- A- = ATT / COMM ED FLAG/PAINT MARK
- (ATT) = AT&T MANHOLE
- ☐ = CABLE BOX
- ⊕ = CENTER LINE
- E- = ELECTRIC FLAG/PAINT MARK
- ⊞ = ELECTRIC MANHOLE
- ⊞ = FIRE HYDRANT
- G- = GAS FLAG/PAINT MARK
- ☼ = LIGHT POLE
- ☼-○ = LIGHT POLE WITH ARM
- (MH) = MANHOLE
- = OVERHEAD WIRES
- ⊞ = POWER POLE
- = 8" POST
- ▨ = STORM INLET
- ⊞-○ = TRAFFIC SIGNAL
- V- = VERIZON FLAG/PAINT MARK

FOR CLIENT REVIEW





CONCRETE CURB

CONCRETE BLOCK WALL 3.03 SE'LY

N65°07'21"E
27.03'

15.00'

S65°07'21"W

S57°28'20"E
16.17'

15.00'

AVENUE

BACK OF WALK 1.87 E'LY

FOUND 1/2" IRON PIPE AT LOT CORNER

CONCRETE BLOCK WALL 0.34 E'LY

EASEMENT
HEREBY
GRANTED

(MH)

EAST LINE OF LOT 2

19.58'

S00°04'41"E

CASS

ASPHALT

SET 1/2" IRON PIPE AT CORNER

BACK OF WALK 2.13 EAST

2' along sidewalk
to the ComEd
utility pole

WALK 0.02 SE'LY
SET 1/2" IRON PIPE AT CORNER
BACK OF WALK 0.08 NW'LY

N24°52'39"W
21.50'

S67°53'42"W
6.83'

22.81'
S89°55'19"W

BLDG 4.62 SE'LY

BLDG 7.26 SE'LY

SET 1/2" IRON PIPE AT CORNER
FLAGSTONE WALL 0.13 SE'LY

FLAGSTONE WALL 0.10 SE'LY

2 STORY
BRICK
BUILDING

38" x 114" LED full color display

**ATTACHMENT 3:
SIGN
RENDERING**



Cass Professional Center



Edward Jones



CHIROPRACTOR
630-493-9399



RESPLENDENT
... FACE & BODY ...



312-961-1743

134" overall height

96" brick height

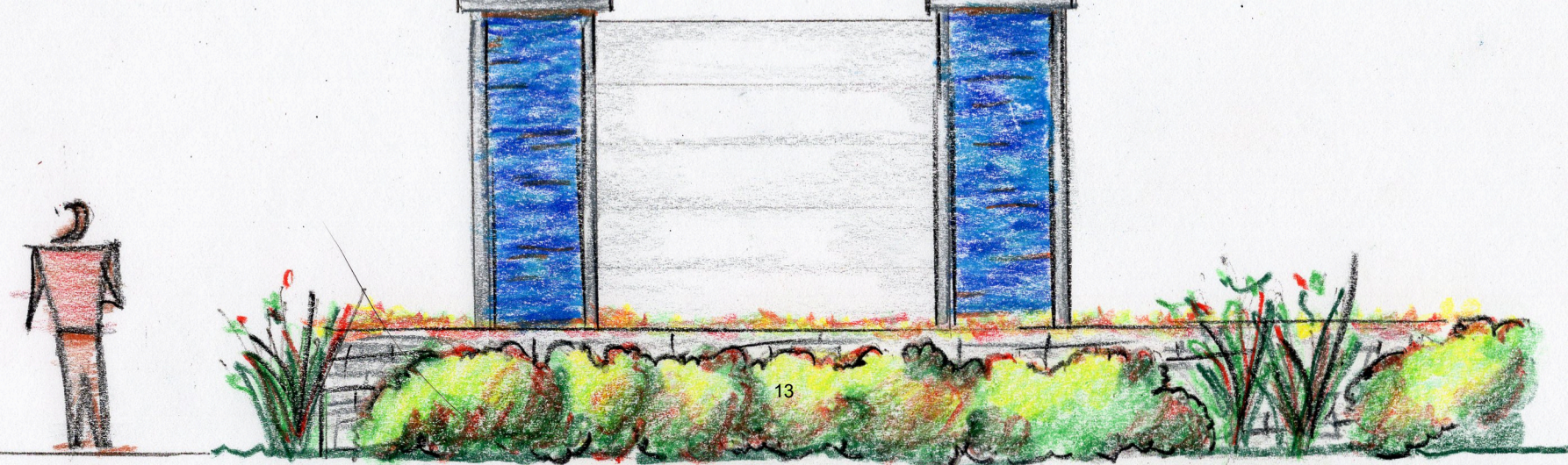
72" sign height

2' Base

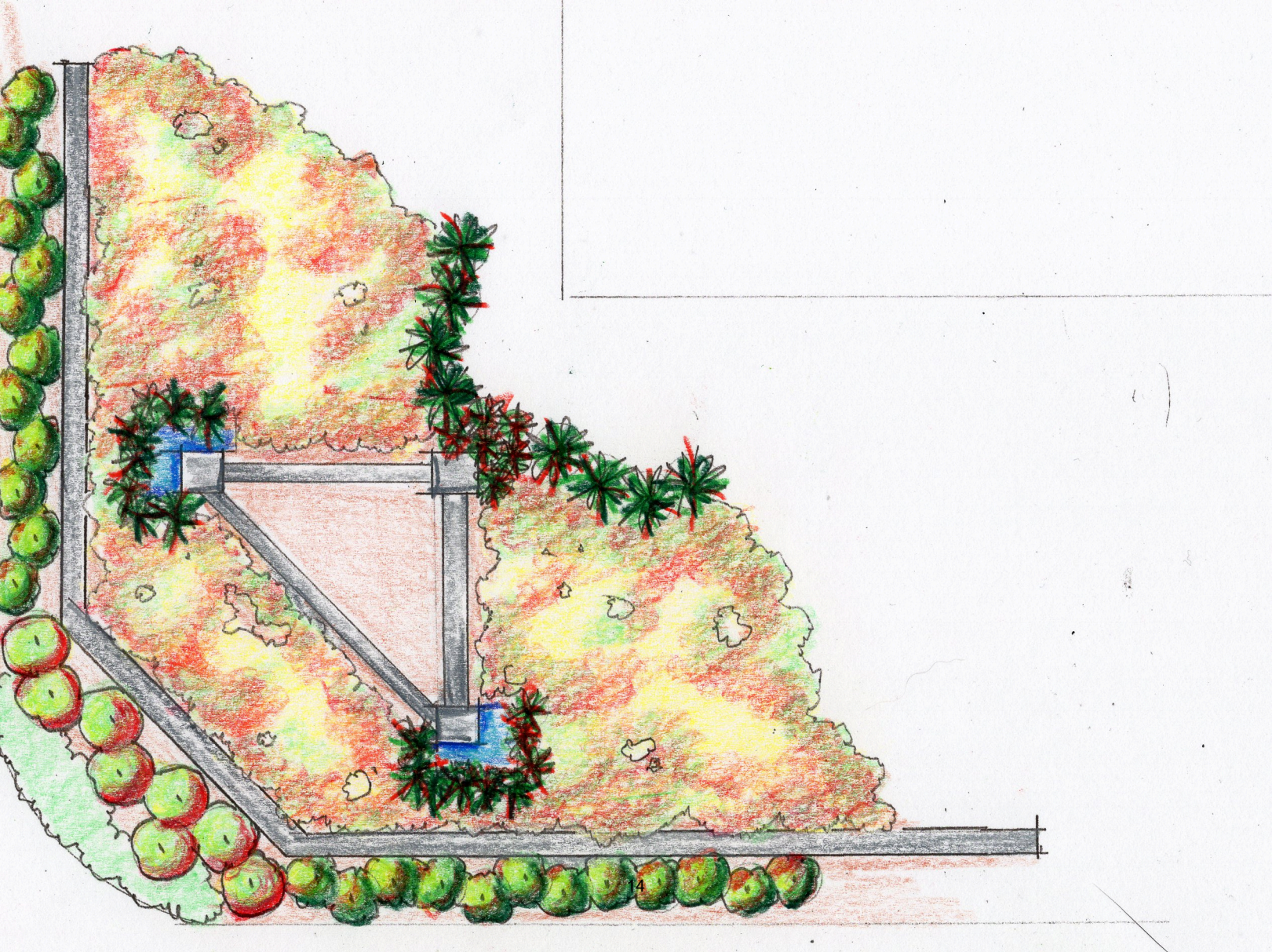
120" sign width

168" overall width including 2' columns





13



ATTACHMENT 4: SITE PHOTO



ATTACHMENT 5: LOCATION MAP & AERIAL IMAGE

