

CITY OF DARIEN TEMPORARY AMENDMENT TO PLANNING AND ZONING COMMISSION MEETING RULES FOR COMPLIANCE WITH ILLINOIS OPEN MEETINGS ACT:

- All commissioners may participate in the Planning and Zoning meeting by way of audio or video conferencing.
- The public will be permitted to attend a Planning and Zoning meeting but the meeting room will be limited to 10 members of the public at one time. The public will be required to maintain social distancing rules and are required to wear a mask while in the building.
- The public is encouraged to participate in the Planning and Zoning Commission meeting by submitting questions and comments via email to the City Planner Joe Hennerfeind at jhennerfeind@darienil.gov.
- Emails providing public comment shall be submitted prior to the start of the Planning and Zoning Commission meeting.

**CITY OF DARIEN
PLANNING AND ZONING COMMISSION**

Wednesday, November 4, 2020

7:00 PM

City Hall Council Chambers
1702 Plainfield Road

REVISED AGENDA

1. Call to Order
2. Roll Call
3. Regular Meeting
 - A. **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.
4. Correspondence
5. Old Business
6. New Business
7. Approval of Minutes October 7, 2020
8. Next Meeting November 18, 2020
9. Public Comments [On any topic related to planning and zoning]
10. Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 7, 2020**

PRESENT: Lou Mallers – Chairperson, Michael Desmond, Robert Erickson, Hilda Gonzalez, Steve Hiatt, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato

ABSENT: Bryan Gay

OTHERS: Joseph Hennerfeind-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 PZC 2020-08– 338 Janet Avenue (Front and Interior Side Yard Setback Variations). Petitioner Sean Piazza seeks approval to vary Section 5A-7-2-6(A) of the City Zoning Code, that otherwise requires both a 35 foot front yard setback and a 10 foot interior side yard setback, for a garage and second story addition to the existing house at 338 Janet Avenue in Darien, Illinois.

Mr. Joe Hennerfeind, City Planner reported that the petitioner is proposing to construct a garage and second story addition to the existing house. He reported that presently a carport is present on the east side.

Mr. Hennerfeind reported that the property was developed and platted in the 1940s. He reported that there will be a 2.83-foot encroachment into the side yard setback and that the proposal was close to a minor variation and lesser process but that 2.5 feet is the cut off for a minor variation. He further reported that there is a floodplain on the east side and that staff requested the petitioner provide a topographical survey.

Mr. Hennerfeind reported that the City Engineer has reviewed the survey and the proposal does not affect the floodplain. He reported that the front yard setback is nominal and will encroach 1.56 feet. He reported that the proposal gives dimension to the front of the house with a bump out and a nicer look to the home. He further reported that staff reviewed the proposal and agrees that it is consistent with the homes in the area and that the petitioner provided the findings of fact and that this is not an atypical request.

Chairperson Lou Mallers questioned if the petitioner was a candidate for grandfathering. He complimented the petitioner on what he has done to the fireplace structure.

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

Commissioner Steve Hiatt questioned if the petitioner had to get approval from the neighbors.

Mr. Hennerfeind reported that the petitioner does not have to get neighbor approval and that he has not received any calls or correspondence against the petitioner and there is no one in the audience.

Debra, the petitioner's architect provided a brief overview of the project. She stated that the petitioner is looking to have more livable space. She also stated that the proposed elevation was submitted.

Mr. Hennerfeind reported that the floodplain runs between the two properties and it would be expensive if the neighbor wanted to build out to the west. He reported that the coverage for totality cannot cover more than 50% and that the proposal is close but within the requirements.

Commissioner Hiatt stated that the improvements are good for Darien and the homeowner.

Commissioner Hilda Gonzalez questioned if the east side trees will need to be trimmed.

The petitioner stated that the trees will not need to be touched.

Commissioner Bob Erickson stated that it is a wonderful addition.

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

Commissioner Hiatt made a motion and is was seconded by Commissioner Erickson approval of Hearing PZC 2020-08– 338 Janet Avenue (Front and Interior Side Yard Setback Variations). Petitioner Sean Piazza seeks approval to vary Section 5A-7-2-6(A) of the City Zoning Code, that otherwise requires both a 35 foot front yard setback and a 10 foot interior side yard setback, for a garage and second story addition to the existing house at 338 Janet Avenue in Darien, Illinois.

Upon roll call vote, THE MOTION CARRIED 8-0.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

Mr. Joe Hennerfeind reported that the Dunkin Donuts is coming along. There was some discussion regarding the brick wall look. Commissioner Steve Hiatt suggested maybe putting up some awnings to break up the wall. Mr. Hennerfeind reported that there will be a small awning above the window and a 4' wall and water feature along with landscaping.

NEW BUSINESS

Mr. Hennerfeind reported that there is a proposal for 66-unit apartment building on South Frontage Road next to the hotel. He reported that this does not need to go through Planning & Zoning but the Municipal Services Committee.

APPROVAL OF MINUTES

Commissioner Erickson made a motion and is was seconded by Commissioner Desmond to approve the August 5, 2020 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 8-0.

NEXT MEETING

Mr. Hennerfeind announced that the next meeting is scheduled for October 21, 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 Liedtke made a motion, and it was seconded by Commissioner Desmond. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:35 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

AGENDA MEMO
PLANNING AND ZONING COMMISSION
November 4, 2020

Case

PZC 2020-09 8110 S. Cass Avenue (Electronic Message Board Sign Variations)

Issue Statement

Petitioner requests approval to permit the construction of an electronic message board sign at 8110 S. Cass Avenue, located within the O Office District.

General Information

Petitioner/Owner:	University Dermatology (Dr. Vassilios Dimitropoulos)
Property Location / PIN#:	8110 S. Cass Avenue / 09-33-213-037
Zoning / Land Use:	Site: O Office / Medical Offices North: R-2 / Single-Family Residential South: O Office / Office – Burr Ridge Vet Clinic East: B-1 / Commercial - Darien Plaza West: R-2 / Single-Family Residential
Comprehensive Plan:	Future Land Use: Office
Size of Subject Lot:	55,726 square feet, 1.28 acres
Natural Features:	none
Transportation:	Frontage to Cass Avenue (209')
History:	Property was developed with the Chapman Court subdivision in the early 2000s.

Zoning Provisions

1. Sections 4-3-7(A)11, 4-3-10(C): Variation to permit electronic message boards.
2. Section 4-3-7(C)4: Variation to permit illuminated signs with changing light intensity, brightness, and color.

Petitioner Documents (attached to this memo)

1. Application, including narrative and variation justification
2. Plat of Survey
3. Proposed Sign Elevation

Staff Documents (attached to this memo)

4. Location Map



Planning Overview / Discussion

The subject property is located on the west side of Cass Avenue, just south of Iroquois Street and across from Darien Plaza. The property was developed in the early 2000s as a medical office, and shares its design with the veterinary clinic to the south.

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.

Located in the O Office District, ground signs are permitted to be up to 60 square feet in size, 6' in height, and a minimum of a 4' setback to the property line. The total sign copy is proposed to be under the maximum size at approximately 36 square feet, with 20 square feet being the electronic portion.

The electronic message board is not a permitted sign within Darien, although past variations have been approved. Most recently, variations were granted for a sign at 6710 Route 83 and also to Chuck's at 8025 South Cass Avenue. With this type of signage, which has electronic changeable copy, an additional variation is needed to the illuminations standards. While images would change every 60 seconds, the requested approval would abide by conditions placed on other approved signs, such as prohibitions to motion and animation, and general requirements to meet code illumination standards.

Although there is precedent from similar approvals, this represents the first request for a sign in the Office District. Other approvals have been consistent to consider the use, either commercial where several uses share a site (Chuck's w/ banquet facilities), located on a rapid thoroughfare where there is competition for commercial signage (Route 83), or to uses that are non-profit in nature (school and religious institutions).

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

Per Section 4-3-18 of the Sign Code, the following shall be considered when granting a variation from the Sign Code:

1. The available locations for adequate signage on the property.
2. The effect of the proposed sign on pedestrian and motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting of the variation.
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.
5. The general intent of the Sign Code.

Section 4-3-2 of the Sign Code provides the general intent of the Sign Code:

This sign code 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 the following conditions, which are also proposed for this request:

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.

Historical Approval References

PZC 2014-02:	Height:	12'
Chuck's Southern Comforts Café	Size:	81 square feet
8025 S. Cass Avenue	Setback:	0'

PZC 2018-09	Height:	23' – 4"
The Auto-Mobile Center of Darien	Size:	200 total square feet, 50 square foot message board (90 sq ft permitted)
6710 Rt. 83	Setback:	80'

Pending Meeting Schedule

Planning and Zoning Commission:	November 4, 2020
Municipal Services Committee:	November 23, 2020
City Council:	December 7, 2020



DuPage County
Information Technology Department
GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187
 Ph# (630)407-5000
 Email: gis@dupageco.org

DuPage Maps Portal:
<http://dupagemaps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupageco.org



This map is for assessment purposes only.

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ZONING APPLICATION

CITY OF DARIEN
1702 Plainfield Road, Darien, IL 60561
www.darienil.us 630-852-5000

CONTACT INFORMATION

Dr. Vassilios Dimitropoulos
Applicant's Name
8110 S. Cass Avenue, Darien, IL 60561
Address, City, State, Zip Code
630.920.1900
Telephone
www.university-dermatology.com
Email

Dr. Vassilios Dimitropoulos
Owner's Name
8110 S. Cass Avenue, Darien, IL 60561
Address, City, State, Zip Code
630.920.1900
Telephone
www.university-dermatology.com
Email

PROPERTY INFORMATION

8110 S. Cass Avenue, Darien, IL 60561
Property address
09-33-213-037-0000
PIN Number(s)
Doctor Offices
Zoning District
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.)

1. Sections 4-3-7(A)11, 4-3-10(C): Variations to permit electronic message boards. (Note that this is in the Office District. Business Districts allow changeable copy, but not specifically electronic. The Office District does not have the same allowance).

2. Section 4-3-7(C)4: Variation to permit illuminated signs with changing light intensity, brightness, and color.


Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that _____ 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 25 day of October, 2020


Notary Public



City of Darien
Received
OCT 26 2020
Community Development

For office use only	
Date Received:	10/26/20
Case Number:	PZC 2020-09
Fee Paid:	\$485
Hearing Date:	11/4/20

City of Darien
Mr. Joseph Hennerfeind
Community Development
1702 Plainfield Road
Darien, IL 60561

Re: Sign Variances for 8110 South Cass Avenue

Dear Mr. Hennerfeind,

On behalf of Dr. Vassilios Dimitropoulos, the owner of 8110 South Cass Avenue, kindly accept this application on his behalf requesting variations to permit the placement of an electronic sign on in the currently existing sign.

The current sign is not working well as patients are having a hard time finding the office and in light of the pandemic, the scheduling of patients is critical to ensure that there is no patient overlap in the office and this is becoming a problem in light of the inadequate signage on Cass Avenue. Additional signage on the building has been considered but the building is set back from Cass Avenue and there are trees which, during spring, summer and fall make viewing the building difficult. As a result, Dr. Dimitropoulos would ask for variances to the City Code to refit his current sign with an electronic sign – the size and location of the sign would not change.

Should you have any questions or require and additional information please feel free to call or email me:

Erik R. Peck
630.343.5197
epeck@tresslerllp.com

Thank you in advance for your assistance and cooperation.

Very truly yours,



Erik R. Peck

CITY OF DARIEN
ZONING VARIATION - SIGN
JUSTIFICATION NARRATIVE

Decision Criteria Pursuant To City Code Section 4-3-18: Administrative Determinations;
Permits, Variances And Appeals:

(a) The available locations for adequate signage on the property;

The subject property has one location for adequate signage and that is on Cass Avenue. Additional signage on the building would be ineffective as the primary building is set back from the road and the vehicles traveling on Cass Avue are traveling at a speed which makes any signage on the building inadequate in viewing from Cass Avenue as well as trees make viewing difficult during spring, summer and fall.

(b) The effect of the proposed sign on pedestrian and motor traffic;

There will be no negative impact on the pedestrian and motor traffic and in fact traffic should improve as there will be fewer vehicles slowing down on Cass Avenue to look for the building thereby improving traffic flow and reducing the chance of accidents. Pedestrian traffic is minimal and the proposed sign should have no impact.

(c) The cost to the applicant in complying with the sign code as opposed to the detriment, if any, to the public from granting of the variance;

The cost in complying with the code is that there will be increased traffic incident risks, with the current pandemic there may be increased risk to patients who cannot make appointment in a timely manner due to poor signage and a possible loss of business. average patient age combined with the lack of visibility from the street on which the subject property is located, as well as the unusual times. Older patients are not able to readily see the sign for the doctors' offices, especially on a main

thoroughfare such as Cass Avenue, which has a high rate of travel speed.

Additionally, during this pandemic, the sign even more necessary as patient appointments are spaced out and being scheduled in a manner to ensure minimum contact with other patients. If patients are late due to an inability to find the location, an unnecessary health hazard is created when multiple patients are in the office at the same time. As such we foresee no detriment to the public from granting such variances.

(d) 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;

There is undue hardship with complying with the code as in the current situation patients cannot easily find the building and as a result there is difficulty in safely timing patients to arrive and depart with as little interaction as possible, there are increased traffic concerns with patients slowing down to search for the building which an electronic sign would greatly reduce and there is the financial aspect in which additional signage would possible promote the doctor's office in the building.

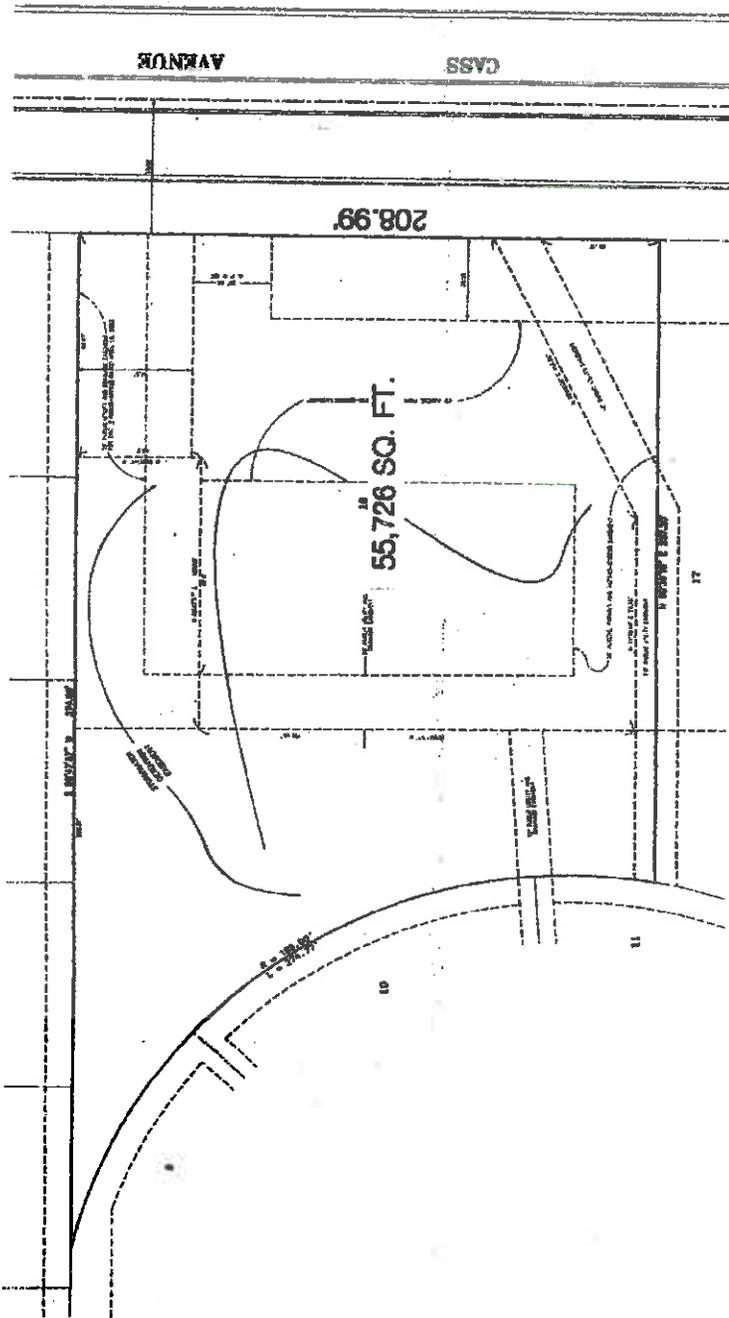
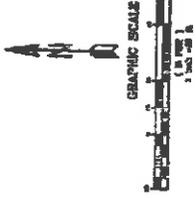
(e) The general intent of the sign code.

The general intent of the sign code is to promote and protect the public health, safety, comfort, morals, convenience and general welfare of the residents of the City and we feel that a tasteful professional sign such as the one being proposed complies with these goals. The appearance of the sign will be professional and be a benefit to the and patients coming to the facility. Public travel safety will improve, and the sign can be used to assist the City and the police if requested. It will be compatible as there is an electronic sign across the street and Cass Avenue is a major commercial corridor. Such a sign will enhance the economy of the City by promoting the reasonable, orderly and effective display of outdoor advertising will be constructed in the confines of the current sign so as to preserve the character of the surrounding properties.

PLAT OF SURVEY

LOT 16, IN CHAPMAN COURT ADDITION BEING A SUBDIVISION OF LOTS 8, 9, AND 10 IN SMART ACRES, A TRACT OF LAND IN THE COUNTY OF DAVENPORT, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: THE NORTH 1/2 OF THE EAST 1/2 OF THE THIRD RANGE AND THE WEST 1/2 OF THE EAST 1/2 OF THE THIRD RANGE, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SURVEY DATED FEBRUARY 12, 1923 AS DOCUMENT NO. 10355-10356, IN DAVENPORT COUNTY, IOWA.

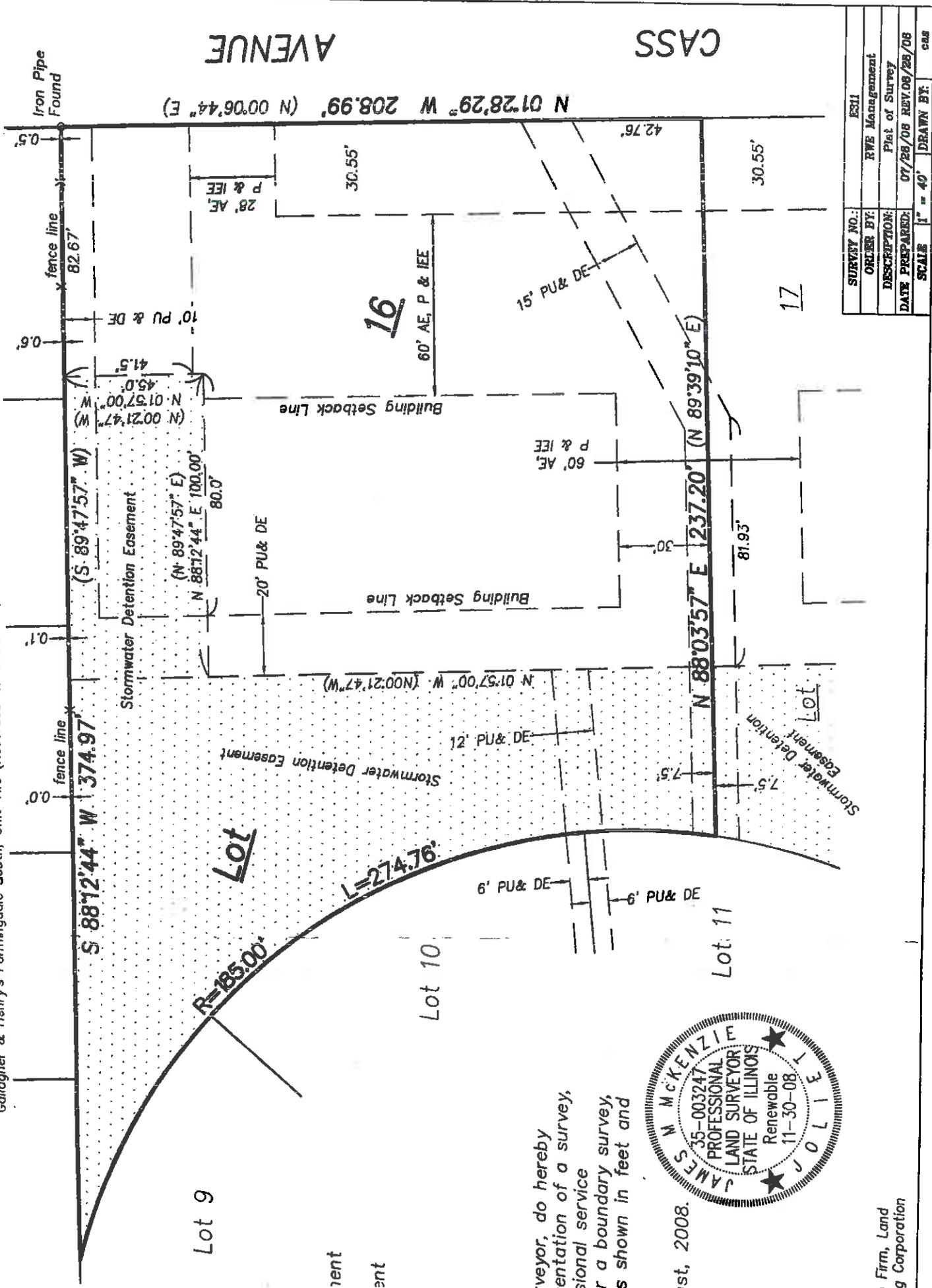
LOT 16



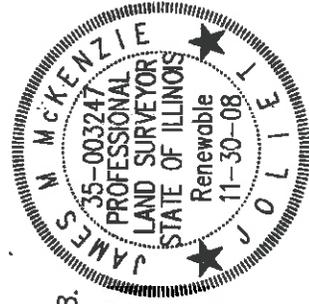
18010 SOUTH CASS AVENUE



DATE OF SURVEY	NOV 15 1923
DATE OF PLAT	FEB 12 1923
BOOK	10355-10356
PAGE	10355
SECTION	36
TOWNSHIP	36 NORTH
RANGE	11 EAST
COUNTY	DAVENPORT
STATE	IOWA
SURVEYOR	D. S. J.
NO.	12345
PLAT OF SURVEY	PLAT OF SURVEY
CHAPMAN COURT ADDITION	CHAPMAN COURT ADDITION
LOT 16	LOT 16
DAREN LANDS	DAREN LANDS



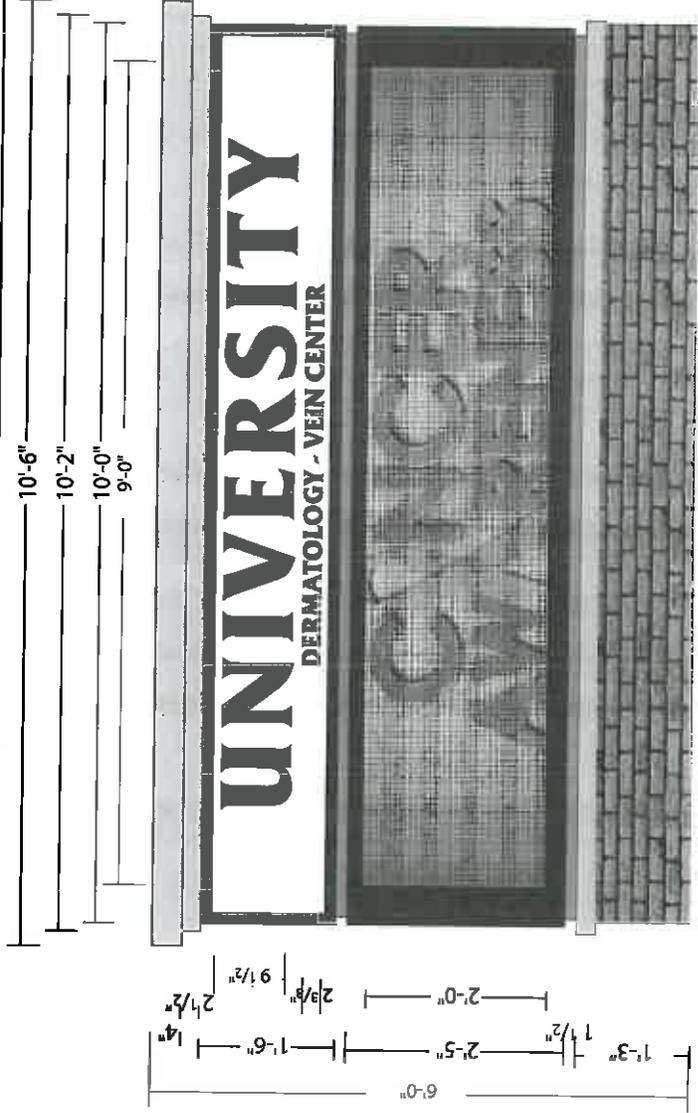
SURVEY NO.:	ES11
ORDER BY:	RWE Management
DESCRIPTION:	Plat of Survey
DATE PREPARED:	07/28/08 REV.08/28/08
SCALE	1" = 40'
DRAWN BY:	cas



I, the undersigned, do hereby certify that the foregoing is a true and correct copy of a survey, and that the same is a boundary survey, and that the bearings and distances shown in feet and

August 1st, 2008.

Gallagher & Henry's Farmingdale South, Unit 170 (including ...)



● ONE (1) INTERNALLY ILLUMINATED DOUBLE FACED MONUMENT SIGN / TWO (2) FULL COLOR EMIC'S / 10mm, 60 X 270 MATRIX / UPPER CABINET w/ WHITE LEXAN FACES / VINYL COPY ALUMINUM CAP and REVEALS / VENEER BRICK BASE WITH ALUMINUM CAP

REMOVE OLD BRICK MONUMENT AND INSTALL NEW POLES TO EXISTING BASE

SIGN CABINET = BLACK
 FACES = WHITE LEXAN with TRANS BLACK VINYL
 TOP CAP AND REVEALS = MAP BRUSHED ALUMINUM PAINT 41342SP
 BRICK = TBD

SCALE 3/4" = 1'



316 N 325 East, Valparaiso, IN 46383

PROJECT: University Dermatology
 8110 Cass Ave
 Darien, IL
 REP: Shaun O'Brien 219-406-0218
 DATE: 6-25-2020
 DRAWING #: SO-0153-1
 DESIGNER: Shaun O'Brien

REVISIONS:
 1. REVISED COPY 8-5-20 so

CLIENT APPROVAL:

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling, and all other representations herein. I also understand that color representations on this print are approximations, and may not match actual colors produced.