

CITY OF WASHINGTON WASHINGTON, ILLINOIS

TO: Chairman Burdette, and Planning and Zoning Members

FROM: Becky Holmes, Building and Zoning Supervisor

DATE: April 24, 2017

SUBJECT: 27 foot Variance of Sign Height

PETITIONER: GEM Washington Group / Sleep Inn & Suites

LOCATION: 1101 N Cummings Lane

ZBA REQUEST:

To allow a proposed ground sign to be 52 feet in height. Maximum sign height is 25 feet in a C-2 district.

BACKGROUND:

The property is zoned C-2 and is 1.46 acres. The petitioner is requesting to construct a ground sign that would have a height of 52 feet. The petitioner indicates that the increased height would give them better visibility from US 24 and allow travelers to be aware of their special rates. Currently, the property does not have a ground sign. The only signage for the hotel is on a tower structure on the building which has a height of approximately 59 feet.

Properties to the north and south of the Sleep Inn are zoned commercial. Property to the east is R-2 (Residential) and the property to the west is in the County with a residential use.

STAFF'S OBSERVATIONS:

It is staff's opinion that a sign at 52 feet would not be any more visible from US 24 than the existing tower sign at 59 feet. It is staff's opinion that a sign could be erected that would meet Zoning Code requirements and still meet the needs of the property owner for advertising their rates.

STAFF RECOMMENDATION: Staff recommends denial of the variance request. This hearing is for a recommendation to the City Council who will make final decision.



