

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

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MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Public hearing for the request of A & J Storage & Development to permit a large billboard at 1756 Washington Road. **PZC is a recommending body on this request, final decision will be made by City Council.**
DATE: February 26, 2020

PZC REQUEST: Adams Outdoor is requesting to place a large billboard at 1742-1758 Washington Road for A & J Storage & Development. The proposed sign will include a 300 square foot billboard on top of a ground sign advertising the businesses located at that property. Variance of two of the conditions for large billboard signs would be needed. 1) Posted speed limit in front of the property is 35/45 mph. The required speed limit to allow for a large billboard is not less than 55 mph. And 2), the proposed billboard would be approximately 380 feet to the nearest residential zoned lot, 500 feet is required.

BACKGROUND: The property is approximately 10 acres in size and is zoned C-3. Currently, none of the businesses at 1742-1758 Washington Rd. have a ground sign. Along with the proposed billboard, each tenant will have a sign advertising their business on the lower portion of the sign structure. That lower portion of the sign structure is permissible by Code. The proposed sign is to be a monument sign and will not look like the typical monopole billboard. It will be LED and allow for messages to change at a minimum of 10 seconds. The proposed billboard will be 25-28 feet in height, under the 30 feet height which is allowed.

STAFF RECOMMENDATION: Staff recommends approval for the billboard variance request based on the sign being centrally located in town and the ability to utilize the billboard for emergency announcements such as Amber Alerts, weather emergencies, etc. In addition, agreements could be made to allow for public service announcements and community announcements. The sign location does not appear that it will block other nearby ground signs.

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR VARIANCE

To have a complete application for a variance, you must submit the following:

- Signed and completed application
- Plat showing subject property and proposed site improvements
- Ownership documentation (lease, deed, mortgage, etc.)
- Application fee of \$100 payable to the City of Washington

Name(s) of Applicant(s): Adams Outdoor - Jeff Giebelhausen Real Estate Manager

Phone Number of Applicant: _____

Address of Applicant: 911 SW Adams Peoria IL 61602

Owner of Property: AIS Storage and Development (DANE ADAMS)

Address of Owner: 1756 WASHINGTON RD

I would like to receive correspondence by: ☒ Mail ☒ Email Email Address: _____

Property Tax ID (PIN) number: 02-02-15-300-043

Current zoning classification of the property: Commercial Current use of the property: Business & Church

Describe how your property cannot yield a reasonable return, if it is required to be used only under the general conditions of your zoning classification:

Signage is critical for every business & organization. This variance allows signage to be large enough to be legible and to promote the businesses, community and offset costs of signage

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance became law? Yes ☒ No ☐

If "no," explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are NOT entitled to variations.)

This was in no way created by current owners

Describe how your situation is unique or different from any other property: The size and mixed use nature of the property, its community purpose and location are all unique.

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:

There will be no alteration or change to the neighborhood other than a positive visual enhancement.

Describe the nature of the variation you are requesting (attach dimensioned site plan):

Size of OFF-Premise Sign Request - 300 sq.ft.
Distance to Residential - approximately 400 linear feet with another business & zoning lot in between.

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the PZC meeting, you will present your request. A variance cannot be granted by the PZC unless the PZC finds, based upon the application and evidence presented at the public hearing, that a strict application of the terms of the Zoning Ordinance imposes practical difficulties or particular hardship. The following are examples of variances that can be granted:

1. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
2. To permit the reconstruction of a nonconforming building which has been destroyed or damaged to an extent of more than fifty percent (50%) of its value, by fire or act of God, or the public enemy, where the PZC shall find some compelling public necessity requiring a continuance of the nonconforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly.
3. To make a variance, by reason of exceptional narrowness, shallowness or shape of a specific piece of property of record, or by reason of exceptional topographical conditions the strict application of any provision of this chapter would result in peculiar and exceptional practical difficulties or particular hardship upon the owner of such property, and amount to a practical confiscation of property, as distinguished from a mere inconvenience to such owner, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in the Zoning Ordinance.
4. To interpret the provisions of this chapter where the street layout actually on the ground varies from the street layout as shown on the district map fixing the several districts.
5. To waive the parking requirements in the business or industrial districts whenever the character or use of the building is such as to make unnecessary the full provision of parking facilities or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience.
6. To permit a building to be erected, reconstructed, altered, or enlarged so that the building lines would extend beyond the distance specific in this chapter into side yards or into front yards; provided that such variance may not be granted:
 - a. Unless there is a building in the block that extends beyond the distance from the front street line specified in this chapter, in which case the building line may be permitted to extend as near to the front street line as such nonconforming building;
 - b. Unless the lot is irregular in shape, topography, or size; or
 - c. Unless the street line of the lot is directly opposite the street line of a lot which is irregular in shape, topography, or size.
7. To permit in any district such modifications of the requirements of the regulations of this chapter as the Board may deem necessary to secure all appropriate development of a lot where adjacent to such lot on two or more sides there are buildings that do not conform to the regulations of the district.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Variance.

Signature of Applicant

Jeff Gilberthausen for
Adams Outdoor

Signature of Owner

Date

2.5.2020

Date

2-5-2020

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Becky Holmes, Building and Zoning Supervisor, at (309) 444-1122.



CONSTITUTION ST.

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