

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 4, 2020
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order	Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.
Roll Call	<p>Present and answering roll call were Commissioners, Mike Burdette, Brian Fischer, Louis Milot, Hans Ritter, Steve Scott. Tom Reeder & Joe Roberts were absent.</p> <p>Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 12/4/19 PZC meeting as presented	<p>Commissioner Milot moved and Commissioner Fischer seconded to approve the minutes of the December 4, 2019 Planning and Zoning Commission meeting as presented.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: lot size variance request, Historical Society, 101-103 Zinser Place.	<p><u>Case No. 030420-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of the Washington Historical Society for a lot size variance at 101-103 Zinser Place. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the petitioner is requesting a 1,625 s.f. reduction in lot size in order to split the existing 120’ x 75’ lot into two lots of record, giving the existing structures their own lots of record; the petitioner intends to keep and use 101 Zinser Place as an office and sell 105 Zinser Place as a single-family dwelling; the split would result in a lot size of 3,376 s.f. for 101 Zinser Place and a lot size of 5,625 s.f. for 105 Zinser Place; the current lot size requirement in C-2 zoning district is 5,000 s.f.</p> <p>Petitioner comments: Jennifer Essig, representing the Washington Historical Society, commented they are requesting the separation as they have a current buyer for 103 Zinser Place and the Historical Society will maintain ownership of 101 Zinser Place and use for archiving.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:33 p.m. the public hearing was closed.
Approve Case No. 030420-V-1, lot size variance request	<p>Commissioner Fischer moved and Commissioner Scott seconded to approve the variance request as presented.</p> <p>Commissioner comments: A brief discussion ensued on current signage placement, driveway access which will be through an agreement, and having proper setbacks for zoning.</p> <p>There was no additional discussion and on roll call the vote was:</p> <p><u>Ayes: 5</u> Burdette, Fischer, Milot, Ritter, Scott</p> <p><u>Nays: 0</u></p> <p><u>Motion carried.</u></p>
Finding of Facts	<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned C-2; and a 1,625 s.f. lot size variance is requested to split the lot of record into two separate lots of record. A public hearing was held on Wednesday, March 4, 2020, all present were given the opportunity to be heard; there were no ‘interested parties’; property cannot yield a reasonable return because it currently has two principal structures on one lot of record; plight of the owner is due to unique circumstances due to shallowness in the depth of the lot; and character of the neighborhood would not be changed as there are many commercial lots in the downtown area that are less than the minimum lot size.</p>
Public Hearing: to permit a large billboard, A & J Storage, 1742-1758 Washington Rd	<p>A public hearing was opened for comment at 6:35 p.m. on the request of A & J Storage & Development LLC to permit a large billboard at 1742-1758 Washington Road. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes provided a brief overview of the request noting the following: the petitioner is requesting to permit a large billboard 300 s.f. in size to be placed on top of a ground sign that is being proposed as well; two of the conditions for a large billboard would need to be waived in order for its placement in this location: 1) the required speed limit to allow for a large billboard is not less than 55 mph and the posted speed limit in front of the property is 35/45 mph; and 2) the required distance away from residentially zoned property is 500’ and the proposed distance is approximately 380’; the property is approximately 10-acres in size and is zoned C-3; there is currently no ground signage on the property; the ground sign being proposed is permissible by code; the billboard is being proposed as a monument sign and will not look like a typical monopole billboard; the billboard will be LED and allow for messages to change at a minimum of 10-seconds; and the overall height of the combination sign will be 25-28’ which is under the maximum height of 30’ for a ground sign.</p> <p>Petitioner comments: Mr. Jeff Giebelhausen, Real Estate Manager for Adams Outdoor Advertising, shared they have been looking for the past year for a site in the Washington area to have a digital billboard for advertising. He shared their structures are not like a typical traditional style billboard and when working with A & J Storage and Connect Church they have a design that would combine the advertising with traditional on-premise monument signage for</p>

the property businesses. He handed out and went over additional information relative to the signage that is attached and made part of these minutes.

Public comments: A number of residents spoke out against the billboard that included Dr. Michael Moon, adjoining commercial property, expressed that he sees the billboard sign as a giant wall obscuring his business and his current signage; Terry & Andy Felix adjoining residential property; expressed that codes are written to protect and the lighting generated by the billboard will greatly impact the enjoyment of their property in a negative way as well as lowering the value of their property; and Russ Petri, adjoining residential property, expressed his dissatisfaction with the already excessive light and noise pollution happening on the A & J Storage property as well as the lack of buffer and the now row of RV's that stick up above the fence line along the Gillman properties, and disapproves of the proposed billboard.

At 6:57 p.m. the public hearing was closed.

Commissioner Fischer moved and Commissioner Milot seconded to recommend approval of the request as presented.

Commissioner comments: Several concerns were shared that included the setting of a precedent if the billboard sign was permitted outside of the City's code restrictions, its location, visibility, and distraction along a roadway not intended for billboard signage.

There was no additional discussion and on roll call the vote was:
Ayes: 0
Nays: 5 Burdette, Fischer, Milot, Ritter, Scott
Motion carried.

Mr. Giebelhausen thanked the residents and Commissioner's and indicated that he would be withdrawing the request and not have it go before the City Council for consideration.

A public hearing for the purpose of hearing comment pertaining to proposed amendment to the Zoning Code for the purpose of adding or deleting text was opened for comment at 7:06 p.m.

P & D Director provided the following information: 1) the current code allows for motor vehicle sales businesses as a permitted use in the C-3 (service retail) zoning district; 2) staff is recommending to allow for motor vehicle sales as a permitted use in the C-2 (general retail) zoning district but only on smaller lots not exceeding one acre in size; 3) an inquiry has been received about opening a vehicle sales lot on two lots along Route 8 that are currently zoned C-2 and rather than a rezoning that potentially would allow for a variety of other uses, it was better thought to consider a text amendment permitting a modified use in C-2; and 4) outdoor lighting of lots can be of concern but current code requires that lighting in conjunction with parking lots be so arranged as to reflect the light away from all adjoining residential zoning and streets.

Public comments: Mr. Mike Rodene commented that he is a mechanic and has always dreamed of owning his own dealership and is looking for help in modifying the code in order to locate a small dealership on the property along Route 8.

At 7:09 p.m. the public hearing was closed.

Commissioner Scott moved and Commissioner Milot seconded to recommend approval of the text amendment as presented.

Commissioner comments: Commissioner Fischer raised a concern about it being a permitted use due to its location with surrounding residential uses. He noted several C-2 zoning locations through the community with surrounding residential uses and indicated he would rather see the motor vehicle sales be considered as a special use in C-2 zoning. No other concerns were raised.

There was no additional discussion and on roll call the vote was:
Ayes: 4 Burdette, Milot, Ritter, Scott
Nays: 1 Fischer
Motion carried.

Building & Zoning Supervisor Holmes indicated that there will be a meeting next month.

At 7:19 p.m. Commissioner Scott moved and Commissioner Milot seconded to adjourn.
Motion carried unanimously by voice vote.

Close Public Hearing

Recommend approval to permit a large billboard

Public Hearing: Proposed Zoning Code text amendment, motor vehicle sales

Close Public Hearing

Recommend approval of text amendment

Commissioner/Staff Comments

Adjournment

1750 Washington Road – Proposed Sign - Not a Traditional “Billboard”

Sign Description/Purpose:

- “Monument Style” – final brick/stonework subject to City/Community Input
 - Bottom of Sign will be a Stone/Brick Base
 - Middle of Sign is an On-Premise Signage (Church, Storage, etc) – size per Code
 - Top of Sign is a Digital Message Board (this is not Video; Shows no motion; flips every 10 seconds)

Sign Dimensions/Function

- Overall Height 25-28’ – approximately same as Auto Parts Store – below 30’ Code
- Digital Sign Face: 300 sq.ft. – size chosen is the smallest size deemed visible from both east and west bound traffic

Location

- To be placed not less than 20’ from Property Line – most likely substantially more; final placement based on traffic safety, to minimize impact on adjacent properties and to ensure proper sightlines

Brightness/Light “Spillage” – see Light Study

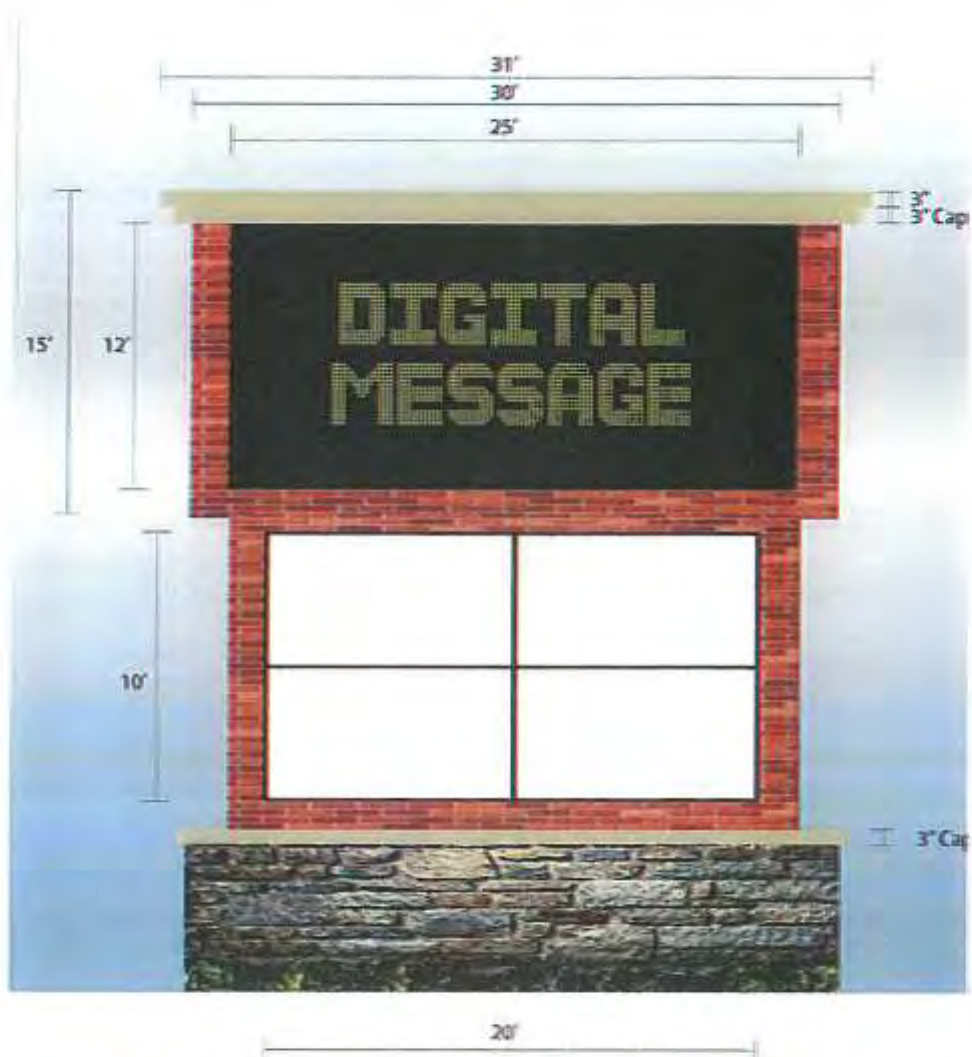
- Sign is turned off from 12 midnight to 6 am
- Light Study by Watchfire - Conclusion – “the area will see an almost undetectable difference in ambient light after installation of the digital LED displays”
- **Commitment:** If any of the 3 homes potentially impacted (see the light study for reference), are in fact impacted, we will take such steps as necessary including installation of appropriate tree screening to negate the impact

Proposal is Business Community Demand Generated

- The reason we are seeking to place a Digital Sign in Washington is because we have substantial interest from the business community/advertisers for it

Adams Outdoor is Committed to Benefitting the Community:

- Emergencies – Amber Alerts, Weather Events, Road Closures, Boil Orders, etc – Immediate Free Messaging
- Community Events, Festivals, etc – Free Programmed Messaging



Furnish & install top cap for customer, structure .063 aluminum painted sandstone.
 Furnish & install cap and flashing around bottom section over stone.
 Furnish & install (2) 10' x 20' single faced illuminated sign cabinets with divider bar for four tenants

February 28, 2020

Background on Optical Measurements and Calculations

Watchfire Signs has manufactured outdoor electric signs since 1932 and led signs since 1996. We have more than 60,000 led signs in operation worldwide.

Incandescent signs were commonly measured using illuminance measurements, partly because the light bulb is ideally a point source of light, illuminating equally in all directions, and illuminance meters are commonly available and inexpensive. Foot-candle measurements are made at a defined distance from the sign and the magnitude depends on the physical size of the sign.

LED signs are highly directional however, which is an advantage in an urban setting since the light can be directed more precisely to the intended audience. Luminance measurements have been used to specify LED signs by the industry. The candela per square meter (NITS) unit allows a specification that does not depend on size or viewing distance.

The study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations are then scaled up to the size of the sign and the distance; corrections are made using the inverse square law.

Watchfire adopted brightness standards set forth by both the ISA (International sign Association) and OAAA (Outdoor Advertising Association of America). The standards used are based on the studies of Dr. Lewin and the IESNA (Illuminating Engineering Society of North America).

Below is a list of some of the measurement equipment used by Watchfire engineers.

Equipment used by Watchfire engineers to make lighting measurements:

Foot-candles/Lux - Minolta Illuminance Meter T-10

NITS/candela/sq. m - Minolta Luminance Meter LS-100

Sign Calibration - Minolta CS-1000 Spectra radiometer

SIGN LIGHTING STUDY

Sign Details

Size: 12x25 Digital Billboard

Location: 1750 W. Washington road

Light measurements are completed in foot-candles. A foot-candle is the amount of light produced by a single candle when measured from 1 foot away. For reference, a 100-watt light bulb produces 137 foot-candles at 1 foot away, .0548 foot-candles at 50 feet and .0137 foot-candles at 100 feet.

The table represents the total increase in ambient light produced by the sign under normal or typical operation at night. The ambient light increases will be less than shown in the chart since they fail to consider any objects blocking the line of site to the sign. Obstructions such as trees would further reduce real world overall ambient light increases. In addition to obstructions any existing light within the viewing cone will further diminish any light increase.

	0 degrees	20 degrees	40 degrees	60 degrees	75 degrees
100'	0.2183	0.1801	0.1216	0.0550	0.0109
200'	0.0546	0.0450	0.0304	0.0138	0.0027
300'	0.0243	0.0200	0.0135	0.0051	0.0012
400'	0.0136	0.0113	0.0076	0.0034	0.0007
500'	0.0087	0.0072	0.0049	0.0022	0.0004

Light values in foot-candles at night under typical operation





Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital led displays.

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