

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Variance request by Our Savior Lutheran Church to allow an electronic message board in a residential zoning district at 1207 Kingsbury Road
DATE: June 17, 2025

Zoning: R-1 (Single-and Two-Family Residential)

Comprehensive Plan: Single- and Two-Family Residential

Summary: Our Savior Lutheran Church is requesting the allowance of an electronic message board on its church property at 1207 Kingsbury Road. (Note: While the church address is commonly referred to as 1209 Kingsbury, the County Assessor uses 1207 Kingsbury as the address). The property is zoned R-1 (Single- and Two-Family Residential). Such signs cannot be located within 100 feet of a residential zoning district. A variance must be approved to allow for the placement of the sign on the church property.

Background: Our Savior Lutheran Church would like to construct a 96" x 36" (33.3 square feet) ground sign with a 72" x 36" (18 square feet) electronic message board below that about 175' north of the intersection of Dallas Road and Kingsbury. The church's only current ground sign is located near its main building and entrance close to Kingsbury. The Washington zoning code allows for electronic message boards that are attached and subordinate to a permitted wall or ground sign. Such signs are not allowed to flash or display video or graphic animation, and not utilize chasing, scintillating, or high intensity lighting. Electronic message boards cannot display any advertising other than references to the business conducted on the premises. Civic announcements, congratulatory remarks, personal salutations, and the time, date, and/or temperature are also allowed. They cannot exceed 60 square feet in area and cannot exceed 40 percent of the total area of the sign. The proposed electronic message board would be about 35 percent of the total area of the sign.

The sign code does not allow for electronic message boards to be located within 100 feet of a residential district, which prohibits them from being located on properties such as Our Savior Lutheran Church that have a residential zoning classification. Staff is aware of two similar requests when a variance was approved in 2010 to allow an electronic message board for Evangelical United Methodist Church at 401 Walnut Street within the existing ground sign and another that was approved in 2023 for St. Mark's Lutheran Church at 200 S. Main Street.

Electronic message boards have become more common among commercial and institutional uses. The proposed sign would not appear to be detrimental to surrounding property owners or motorists on Dallas and Kingsbury. As such, **staff recommends approval of the proposed variance request to allow an electronic message board to be placed on the Our Savior Lutheran Church property.**

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, July 2, 2025.

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): OUR SAVIOR LUTHERAN CHURCH

Phone Number of Applicant: 309 696 3966 ATTN TIM WATT

Address of Applicant: 1209 KINGSBURY

Owner of Property: "

Address of Owner: "

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

Property Tax ID (PIN) number: 02-02-14-308-029

Current zoning classification of the property: R-1 Current use of the property: 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:

VARIANCE TO ALLOW A FREESTANDING SIGN ALONG
DALLAS RD

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.)

Describe how your situation is unique or different from any other property: _____

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

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

A FREESTANDING SIGN ALONG DALLAS RD

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.

Timothy A. Watt
Signature of Applicant

4/14/24
Date

Signature of Owner

Date

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 Aaron Paque, Planner, at (309) 444-1122.

Property Information

Parcel Number

02-02-14-308-029

Tax Year

2024 (Payable 2025) ▼

Sale Status

None

Property Class

0090 - Tax Exempt

Net Taxable Value

0

Township

WASHINGTON

Site Address

1207 KINGSBURY RD
WASHINGTON, IL 61571

Tax Code

02027 -

Acres

0.0000

Owner Name & Address

OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH
1207 KINGSBURY RD
WASHINGTON, IL, 61571

Tax Status

Exempt

Mailing Address

OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH
1207 KINGSBURY RD
WASHINGTON, IL, 61571

Legal Description

SEC 14 T26N R3W DEVONSHIRE EST 5TH ADDN SEC 2 LOT 8 (EXC TRACT N) SW 1/4

Public Notes

2019 = 7/17/19 split 008 see 029 & 030

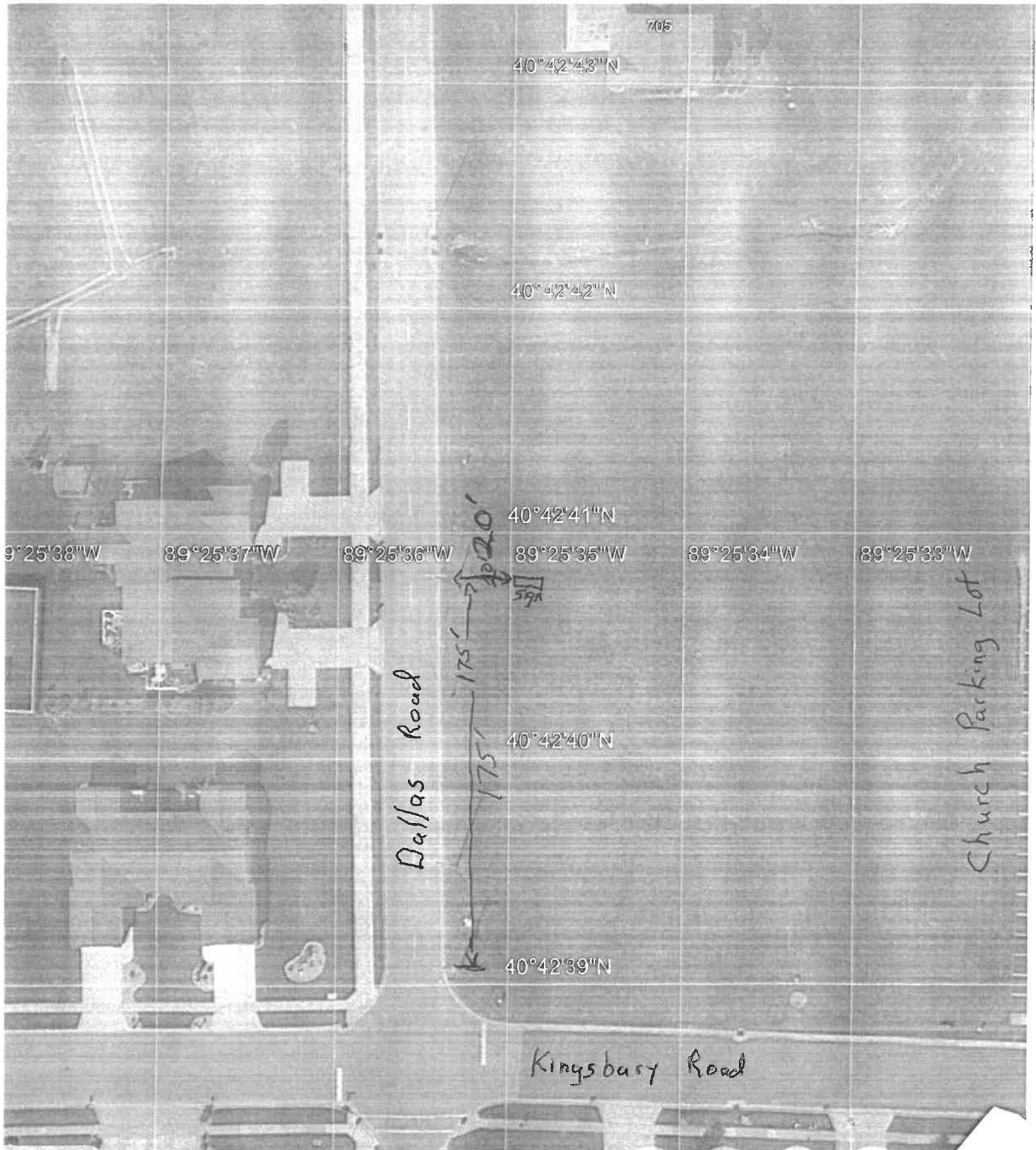
Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	0	0	0	0	0	0	No
Department of Revenue	0	0	0	0	0	0	No
Board of Review Equalized	0	0	0	0	0	0	No
Board of Review	0	0	0	0	0	0	No
S of A Equalized	0	0	0	0	0	0	No
Supervisor of Assessments	0	0	0	0	0	0	No
Township Assessor	0	0	0	0	0	0	No
Prior Year Equalized	0	0	0	0	0	0	No
Final values							

No Billing Information

Exemptions						
Exemption Type	Begin Date	End Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Exempt Parcel	1/1/2024	12/31/2024	2/1/2024		0	0

No Farmland Information

File View Add Tools Help

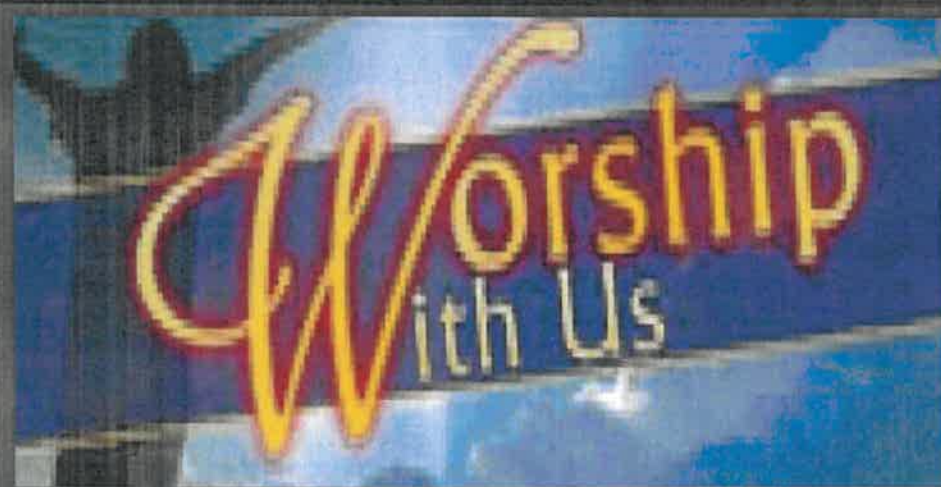




LCMS

OUR SAVIOR LUTHERAN CHURCH

1209 Kingsbury Road • 309-444-4030



watchfire

72"

36"

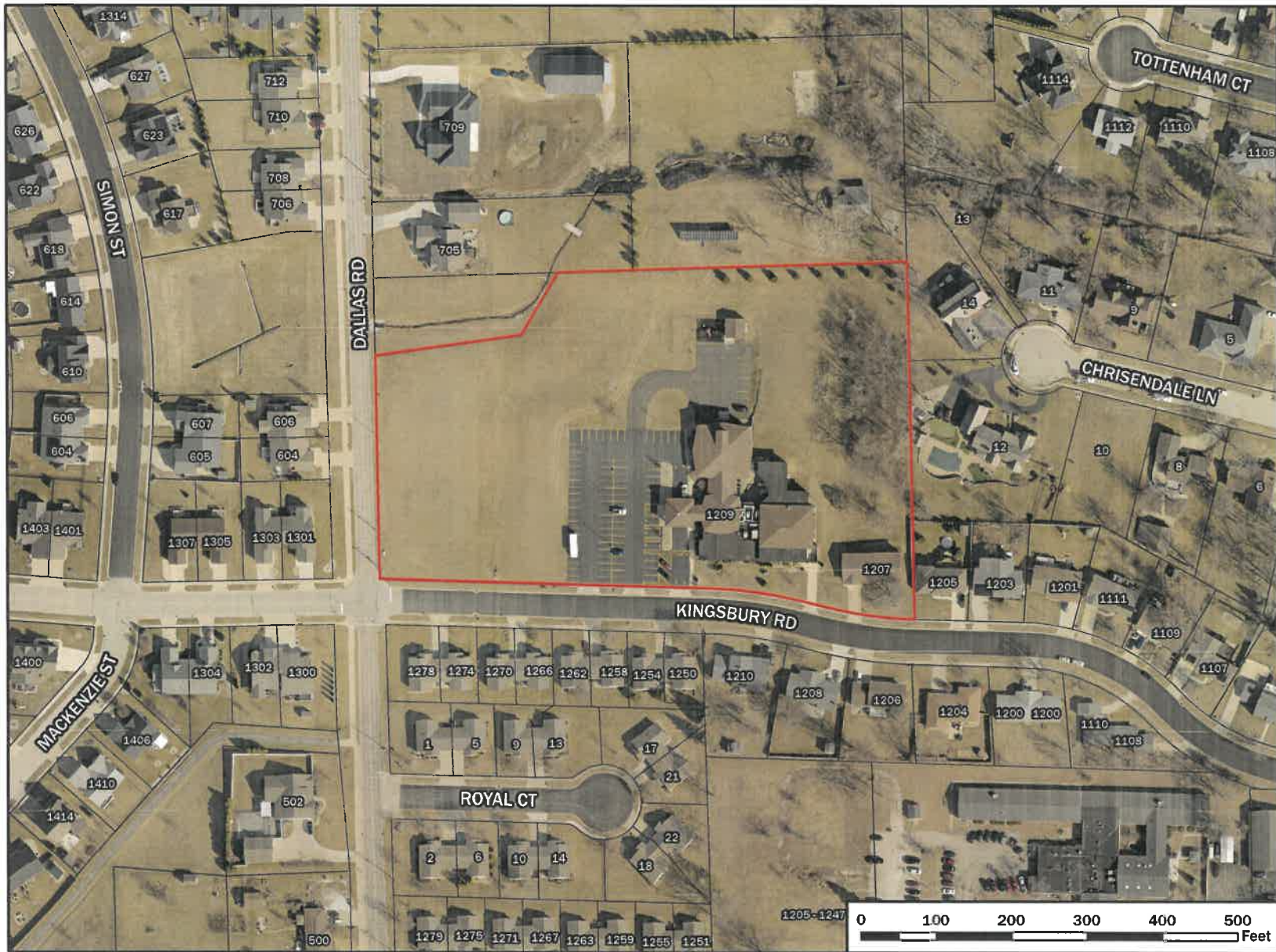
77 in

36"

106"

54"

96"



1209 Kingsbury Road

PIN: 02-02-14-308-029

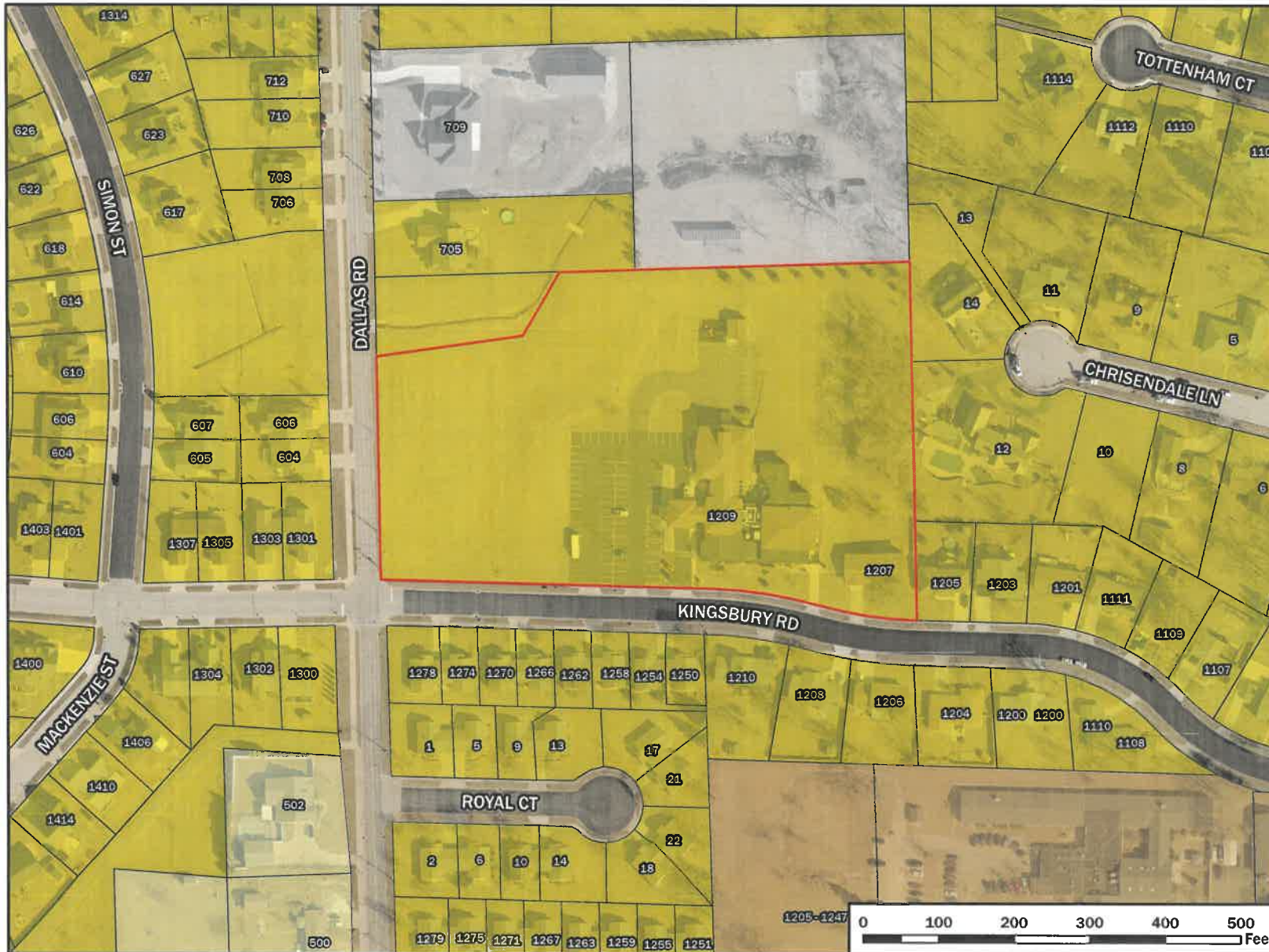
Legend

-  1209 Kingsbury Rd
-  Parcels



Date: 6/5/2025



This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Taxwell County.



1209 Kingsbury Road

PIN: 02-02-14-308-029

Legend

-  1209 Kingsbury Rd
-  Parcels
- Zoning**
 -  AG-1
 -  R-1A
 -  R-1
 -  R-2



Date: 6/5/2025

This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.