

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, November 5, 2025, at 6:30 P.M.

At Five Points - 360 N. Wilmor Road, Washington

Call to Order Chairman Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. A quorum was established.

Roll Call *Present:* Commissioners Brecklin, Burdette, Collins, Milot, Reeder
Absent: Commissioner Scott, Shelton
Also present: P&D Director Oliphant, Building Zoning Coordinator Boyer and City Clerk Brod

Approve Minutes *Commissioner Reeder motioned, Commissioner Brecklin seconded to approve the minutes of the October 1, 2025 meeting. Motioned passed by voice vote.*

Public Comments None provided.

Public Hearing At 6:31 p.m., Commissioner Burdette opened the public hearing to consider a request of Robinson Outdoor, LLC, for a large billboard variance at 1230 Peoria Street: 1) To allow a large billboard adjacent to a road with a maximum permissible speed limit of less than 55 miles per hour; 2) To allow a large billboard to be located less than 20 feet from the property line; and 3) To allow a large billboard to be located within less than 500 feet from the nearest lot line of any residential zoned lot.

Requests of Robinson Outdoor, for a large billboard variance at 1230 Peoria St.

1) To allow a large billboard adjacent to a road with a maximum permissible speed limit of less than 55mph;

2) To allow a large billboard to be located less than 20' from the property line; and

3) To allow a large billboard to be located within less than 500' from the nearest residential lot line.

Robinson Outdoor, on behalf of Eagle Ridge Development Company, is requesting variances to install an 8' x 16' electronic billboard at 1230 Peoria Street. The property is zoned C-2. Zoning restricts billboards to roads with speed limits of at least 55-mph. This portion of BUS24 has a 35-mph speed limit. The request places the sign about 16 feet from property lines instead of the required 20 feet and approximately 394 feet from a residential lot instead of the required 500 feet. Although smaller than previously proposed, this sign would still be larger than most signs on BUS24. The billboard would be located at a busy intersection that includes pedestrian and school traffic. In 2023, the intersection had an average daily traffic count of 16,200 and additional southbound Eagle Avenue traffic is not included. Staff is concerned a billboard could be a safety risk. Potential future development impacts and attention to the 2023 Comprehensive Plan were also addressed. The superintendent of School District 51 provided concerns to Mr. Oliphant and asked for the request to be denied. The PZC's recommendation will go to Council for final consideration. The petitioner doesn't feel this is a large billboard and shared that the sign will look nice and have a stone base. This billboard will provide offsite advertising, free advertising for the City, and work with the police and fire departments for safety alerts. It can be programmed for "dayparting" warning the public about children crossing at the intersection. Three other communities have them and have not reported additional accidents. He would place it further back if needed and doesn't feel it could be seen from any residential properties. Per IDOT specifications, no digital movement is allowed on the sign.

At 6:43 p.m., Commissioner Burdette closed the public hearing.

Commissioner Brecklin motioned to accept the requests; Commissioner Milot seconded.

Commissioner Burdette clarified that the PZC didn't set the sign code and code is set by Council. Commissioner Collins clarified that after research he found billboards decreased nearby residential property values by \$1,000-\$30,000. He doesn't feel this is in the best interest of the community. Commissioner Milot explained that this is 10 times larger than the biggest television. The petitioner shared this is the smallest billboard they offer. Commissioner Brecklin likes the sign idea but doesn't feel this area is appropriate. Commissioner Milot expressed concern for younger pedestrian traffic. It was also noted that traffic could increase if Eagle Avenue is extended in the future. The consensus felt the proposed location causes safety concerns.

On roll call the vote was:
0 Ayes:
4 Nays: Brecklin, Burdette, Collins, Reeder
Motion failed

New Business No new business was presented.

Comm'r/Staff Comments Mr. Oliphant shared that there will be a December meeting.

Adjournment At 6:53 p.m. Commissioner Reeder motioned to adjourn; Commissioner Collins seconded.
Motion carried by voice vote.


Valeri L. Brod, City Clerk