

# CITY OF WASHINGTON, ILLINOIS

## Planning and Zoning Commission Meeting

Wednesday, May 6, 26, at 6:30 P.M.

At Five Points - 360 N. Wilmor Road, Washington

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**Call to Order** Chairman Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:34 p.m. A quorum was established.

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

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

**Public Comments** Jeff Giebelhausen shared that they have other signs in neighboring communities and they want to work with staff and Council to find the right locations. They are not traditional billboards. He would like the City to create a special permitting process for signs.

**New Business** None provided.

**Old Business** P&D Director Oliphant explained that this item was a continuation of previous discussions and invited Commissioners to suggest amendments. He recommended allowing billboards through the special use permit process and establishing basic regulations for future consideration. He explained that signs must be set back at least 10 feet from property lines, and properties must meet minimum lot size requirements or utilize sign easements for leased locations. Special use permits and sign-related variance requests would be reviewed by the Planning and Zoning Commission before going to City Council for final consideration. Attorney Walton concurred with the proposed process and anticipated a small number of applications annually. Discussion clarified that current code ties billboard sizes to speed limits, limiting billboards to Route 24, which is state controlled. If roadway speed limits are changed by the state, existing signs would not be affected. Commissioners also discussed billboard ownership, spacing requirements, and the distinction between large and smaller billboard types. Commissioner Milot supported the special use and variance processes, favored decorative sign bases, and suggested requiring light-detection technology for any illuminated digital billboard. He specifically requested changing the word “if” to “any” in item 2-J of the proposed ordinance; however, it would not affect static billboards. Commissioner Reeder supported the proposed zoning districts C-2, C-3, and I-1, and noted the reduction of the roadway speed threshold from 55 mph to 50 mph. Consensus was reached to move forward with the amendments. Mr. Oliphant will return with revised ordinance for further consideration.

**Comm’r/Staff Comments** Minutes were provided from the March 19, 2026, EDC meeting.

**Adjournment** At 7:05 p.m. Commissioner Milot motioned to adjourn; Commissioner Reeder seconded.  
Motion carried by voice vote.

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Valeri L. Brod, City Clerk