



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	TA 24-06
APPLICATION NAME:	Exterior Illumination (Text Amendment)
APPLICANT NAME:	City of Collinsville 125 South Center Street Collinsville, IL 62234
APPLICANT'S REQUEST:	A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to the City's exterior illumination standards.
COMMISSION MEETING DATE:	January 9, 2025
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	APPROVAL

REQUEST

The City of Collinsville has initiated a request to amend the following sections of *Title 17—Zoning of the City's Code of Ordinances* as it relates to exterior illumination standards for wallpack fixtures. The focus of this amendment is provide clarify that wallpack light fixtures may be acceptable if property shielded. The sections listed below are proposed to be amended with this ordinance.

➤ *Section 17.910.130. Standards*

BACKGROUND

The City is seeking to adopt a Text Amendment that will revise the Zoning ordinance to clarify requirements for wallpack fixtures. There are several standards for exterior illumination. This amendment specifically affects Item E as shown below. Highlighted in red is the portion proposed to be amendment.

Sec. 17.910.130.E. All building lighting for security or aesthetics will be full cut-off or a shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: a) disability glare for drivers or pedestrians, b) light trespass beyond the property line, and c) light above a ninety (90) degree, horizontal plane. Wallpack type fixtures are not acceptable.

Currently, staff permits wallpack fixtures if the fixtures are full cut-off or shielded as required in the code. Staff finds that it is onerous for business's to not be afforded a common type of light fixtures for commercial properties, IF the wallpacks meet the code and are full cut-off or shielded. The proposed amendment seeks to remove that provision of the code and simplify the standard.

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BACKGROUND

When staff considers a text amendment, we research and consider what comparable communities are doing in our area to see where Collinsville falls on the scale. Below are the findings from several nearby communities.

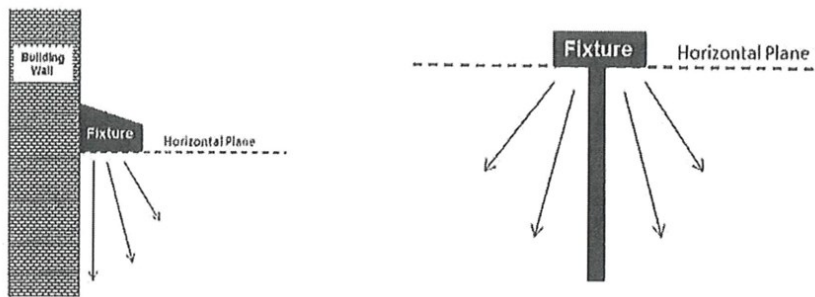
Edwardsville, Illinois:

Edwardsville does not prohibit certain types of light fixtures, but keeps the same standards as Collinsville to prevent glare and light pollution:

S1250.10 Exterior lighting controls

(b). General provisions. The following requirements shall be applicable to all properties within the jurisdictional limits of Edwardsville, unless otherwise provided for within the city's adopted regulations.

- (1) All new exterior lighting fixtures installed within the city shall utilize cutoff or full cutoff designs to ensure that no light is emitted above a horizontal plane, as depicted in the images below.*



O'Fallon, Illinois:

O'Fallon does not prohibit certain types of light fixtures, but keeps similar standards as Collinsville to prevent glare and light pollution:

158.142 Lighting

(B). All outdoor lighting shall comply with the following standards.

- (1) All illumination structures, except for approved street lights, shall be shaded, shielded or directed to prevent direct light from being cast upon any adjacent property or public right-of-way and to prevent glare or other objectionable problems to surrounding areas.*

Carbondale, Illinois:

Carbondale does not prohibit certain types of light fixtures and focuses on methods to reduce negative impacts of lighting.

15.4.3.2: Standards (Site Lighting)

B. All new and replacement outdoor lighting fixtures shall employ one or more of the following techniques to reduce glare or spillage: full cutoff fixtures; fully shielded fixtures, or "NEMA" type II, III and IV reflectors and shall be maintained in such a manner as to confine light rays to the premises. All lighting, regardless of location, shall be designed to prevent direct glare, light spillage, and hazardous interference with residential property or automotive, bicycle and pedestrian traffic on adjacent streets and properties. (Ord. 2013-20)



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ZONING ANALYSIS

Sec. 17.150.090. - Amendments to text.

When a proposed amendment would result in a change in the text of these regulations, but would not result in a change of zoning classification of any specific property, the recommendation of the Planning Commission shall contain a statement as to the nature and effect of such proposed amendment and determination as to the following items:

A. Whether such change is consistent with the intent and purpose of these regulations.

The proposed text amendment furthers the intent and purpose of the City's Zoning Ordinance ([Section 17.010—Title and Intent](#)), specifically:

- *To promote the health, safety, quality of life, comfort and general welfare of the City and its planning area, which includes the area within the City corporate limits and unincorporated territory lying outside the City forming the total community of which Collinsville is a part;*
- *To preserve and protect property values throughout the City and its planning area;*
- *To provide for the elimination of incompatible and nonconforming uses of land, buildings and structures which are adversely affecting the character of desirable development in each district; and*
- *To serve as a tool in the implementation of the Comprehensive Plan.*

Staff finds that based on the above criteria, the proposed amendments to Title 17 Zoning will further the intent of the City's Zoning Ordinance.

B. The areas which are most likely to be directly affected by such change and in what way they will be affected.

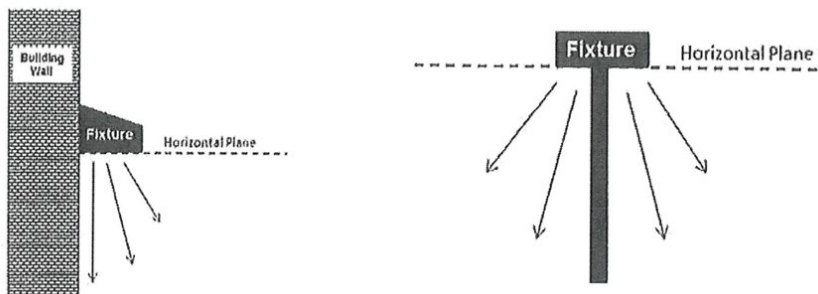
The proposed text amendment to Title 17 impacts all new exterior illumination fixtures for properties throughout the City. Below is a summary of the substantive amendments proposed. The full ordinance can be seen in Exhibit A.

Summary of Substantive Amendments Proposed for Title 17:

Section 17.910.—Exterior Illumination

The proposed amendment clarifies standard language for exterior illumination. Currently the code prohibits any wallpack fixtures, but permits floodlighting with certain conditions of being shielded or cut off to prohibit light above a 90 degree plane. These statements are slightly conflicting and the new language summarizes the intent of this section. Staff compared Collinsville's existing language and goals to surrounding communities and found consistent results. Edwardsville, Illinois, regulations include visuals to help depict what the language intends and staff has proposed to include this figure in the proposed amendment:

- E. *All new and replacement exterior lighting fixtures installed within the city shall be full cut-off or a shielded type, not allowing any upward distribution of light above a horizontal plane as depicted in the images below.*



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C. Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and zoning districts affected, or in the area of jurisdiction of such changed or changing conditions.

Staff is pursuing the proposed text amendment to amend the City's Code of Ordinance to clean up conflicting language and simplify the requirement. The standards themselves for exterior illumination are ultimately not changing. Currently staff enforces that all light fixtures must be shaded, shielded, or directed to not permit light trespass above a 90 degree plane as anything otherwise would risk 'flood lighting', light pollution and glare to neighboring properties, vehicles and pedestrians. The new language clarifies this requirement and removes the statement that wallpack fixtures are not acceptable. Staff finds and has interpreted that wallpack fixtures can be acceptable if properly shielded.

Strategic Plan Goals Achieved by the Proposed Text Amendment:

Achieve Strategic Plan Goal #1: Preserve and improve existing neighborhoods

Achieve Strategic Plan Goal #7: Support excellent municipal services

The proposed amendment will achieve this Strategic Plan goal by updating the zoning ordinance to make more contemporary, effective, and efficient and increasing clarity and communication of the City's ordinances.

RECOMMENDATION

Staff finds that the proposed text amendments meets or exceeds the review criteria for zoning text amendments. Further, staff finds that the proposed text amendment advances the intent of the City's Zoning Ordinance. Based on these findings, staff recommends 'Approval' of Text Amendment Application TA 24-06 Exterior Illumination Standards.



EXHIBITS

A.DRAFT ORDINANCE

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EXHIBIT A: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
TITLE 17 (ZONING) OF THE CODE OF ORDINANCES
OF THE CITY OF COLLINSVILLE, ILLINOIS AS IT RELATES TO
EXTERIOR ILLUMINATION STANDARDS**

WHEREAS, the City of Collinsville, Illinois, a home rule municipality (hereinafter the "City"), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience, and general welfare of the people.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE as follows:

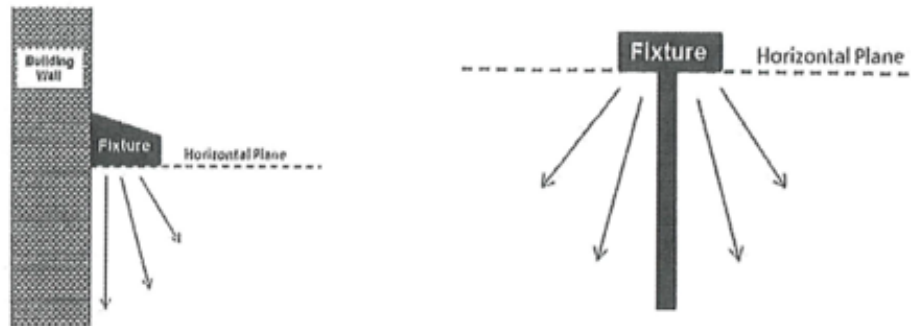
Section 1. **Section 17.910.130. Standards** of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be repealed and replaced as follows:

Sec. 17.910.130. Standards.

- A. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light at, and glare across, the property lines and disability glare at any location on or off the property.
- B. The "maintained horizontal illuminance recommendations" set by the Illuminating Engineering Society of North America (IES) shall be observed.
- C. Up lighting is prohibited except for the American flag or unless otherwise regulated. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained to the target area. Internally lighted signs are acceptable.

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- D. All new and replacement exterior lighting fixtures installed within the city shall be full cut-off or a shielded type, not allowing any upward distribution of light above a horizontal plane as depicted in the images below.



- E. Adjacent to residential property, no direct light source will be visible at the property line at ground level or above.
- F. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security. "Nonessential" lighting shall include all lighting that does not serve to display merchandise or advertise a business name or purpose.
- G. Exterior lighting fixtures used for illumination of any business, parking lot, private drive or residential structure shall not be mounted or installed on any public utility pole or light standard located in any public right-of-way. All such lighting shall be restricted to the private residential, commercial, instructional or industrial parcel on which lighting is sought.
- H. Exterior lighting fixtures used for illumination of any business, parking lot, private drive or residential structure shall not be mounted or installed on any public utility pole or light standard located on any utility easement on the same property that is primarily used for utility transmission lines (electric, phone, cable).

Section 4. In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

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EXHIBIT A: DRAFT ORDINANCE

Section 5. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 6. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 7. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED by the City Council and Approved by the Mayor this ___ day of _____ 2025.

Ayes: _____

Nays: _____

Absent: _____

Approved: _____

APPROVED: _____

JEFF STEHMAN, MAYOR

ATTEST: _____

KIM WASSER, CITY CLERK

RECORDED: _____ 2025.