



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: March 4, 2024

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: Adoption of 2024 Official Map of Zoning Districts

Explanation: Attached is an 11”x17” copy of the latest City of Washington Zoning Map. State Statute 65 ILCS 5/11-13-19 requires the City to publish each year an official zoning map for the municipality if any zoning changes were done. The map includes the six zoning changes over the past year as follows:

- 160 N. Wilmor Road: Rezoned from R-1A (Single-Family Residential) to C-3 (Service Retail)
- 115 N. Cummings Lane: Rezoned from I-1 (Light Industrial) to C-3 (Service Retail)
- 1901 Stoneway Drive: Rezoned from I-1 (Light Industrial) to C-2 (General Retail)
- 206 Walnut Street: Rezoned from R-1 (Single- and Two-Family Residential) to C-1 (Local Retail)
- Vacant Land at Washington Road, Cummings Lane, and Lakeshore Drive: Rezoned from C-2 (General Retail) to R-2 (Multi-Family Residential)
- 2140 Washington Road: Rezoned from C-2 (General Retail) to C-3 (Service Retail)

This map includes all of the latest recorded final platted subdivisions, though some plats of survey have not been updated yet. This map also includes our latest GIS cadastral changes. All of the zoning is current and correct to the best of our staff’s knowledge.

Fiscal Impact: None

Recommendation/

Committee Discussion Summary: Staff recommends approval of the zoning map.

Action Requested: Approval of the zoning map. A first reading ordinance is scheduled for March 4 and a second reading will be scheduled for March 18.

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance approves the City of Washington Official Zoning Map for 2024 as required by state statute.)

**AN ORDINANCE ADOPTING CITY OF WASHINGTON
OFFICIAL MAP OF ZONING DISTRICTS FOR 2023**

WHEREAS, the City is required by Section 11-13-19 of the Municipal Code to publish a map each year clearly showing the existing zoning uses, divisions, restrictions, regulations, and classifications of the City; and

WHEREAS, the City staff has caused a zoning map to be created accurately depicting those matters, a copy of which is attached hereto, marked "Exhibit 1," and by reference expressly made a part hereof.

**NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATION
AUTHORITIES OF THE CITY OF WASHINGTON, TAZEWELL COUNTY,
ILLINOIS**, as follows:

Section 1. That the City of Washington Official Map of Zoning Districts for 2024 be, and the same, is hereby approved.

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

Section 3. That all ordinances, or parts thereof, in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2024.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk



2024 Zoning Map

Six Rezoning in 2023

Legend

 City Boundary

Zoning

AG-1

 I-1

CE

 R-1A

 R-1

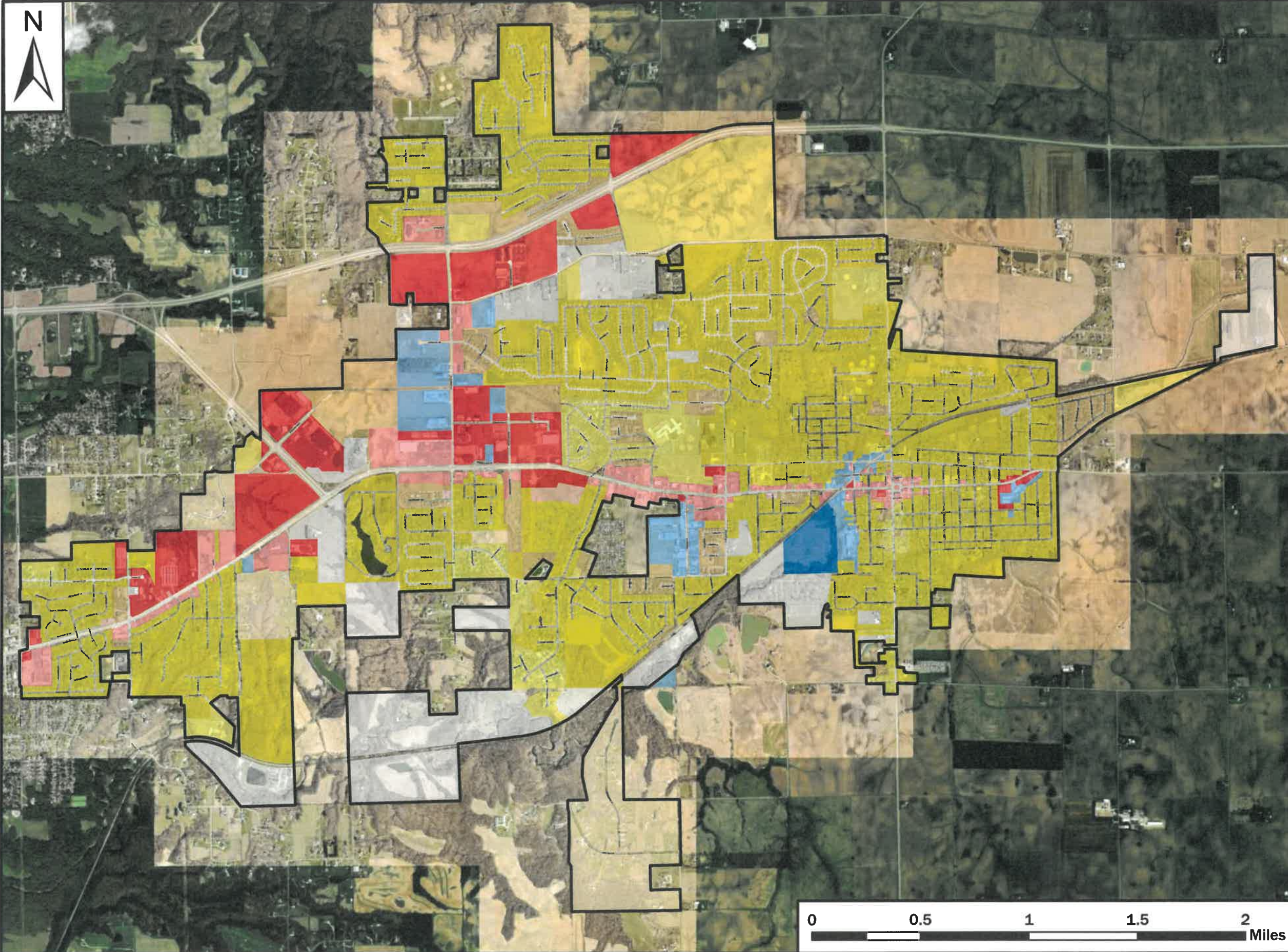
 R-2

 C-1

 C-2

 C-3

 I-2



Date: 2/26/2024

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

