



CITY OF WASHINGTON, ILLINOIS
City Council Agenda Communication

Meeting Date: March 3, 2025

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

Agenda Item: Adoption of 2025 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 three zoning changes over the past year as follows:

- Two Parcels Near Centennial Drive, McClugage Road, and Spring Creek Road: Rezoned from R-1A (Single-Family Residential) to C-2 (General Retail)
- 200 N. Wilmor Road: Rezoned from R-1 (Single- and Two-Family Residential) to C-1 (Local Retail)
- 926 Dallas Road: Rezoned from R-1 (Single- and Two-Family Residential) to AG-1 (Agriculture)

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 3 and a second reading will be scheduled for March 17.

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance approves the City of Washington Official Zoning Map for 2025 as required by state statute.)

**AN ORDINANCE ADOPTING CITY OF WASHINGTON
OFFICIAL MAP OF ZONING DISTRICTS FOR 2025**

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 2025 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 _____, 2025.

AYES: _____

NAYS: _____

Mayor

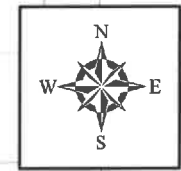
ATTEST:

City Clerk

CITY OF WASHINGTON

TAZEWELL COUNTY, ILLINOIS

Zoning Map



ELECTED CITY OFFICIALS

Mayor - Gary Manier

Alderman, Ward I - Mike Brownfield

Alderman, Ward I - Lilija Stevens

Alderman, Ward II - Brett Adams

Alderman, Ward II - Jamie Smith

Alderman, Ward III - Brian Butler

Alderman, Ward III - Bobby Martin

Alderman, Ward IV - John Blundy

Alderman, Ward IV - Mike McIntyre

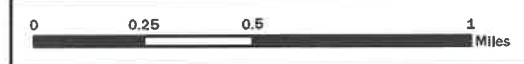
City Clerk - Valeri Brod

City Treasurer - Carol Crocker

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- Zoning**
- AG-1 (Agriculture)
 - CE (Country Estates)
 - R-1A (Single Family Residential)
 - R-1 (1 and 2 Family Residential)
 - R-2 (Multifamily Residential)
 - C-1 (Local Retail)
 - C-2 (General Retail)
 - C-3 (Service Retail)
 - I-1 (Light Industrial)
 - I-2 (Heavy Industrial)



Prepared by the City of Washington Department of Planning and Development: 2/24/2025

This map indicates approximate street right-of-way and may not be 100% accurate. Newly constructed streets or recently annexed areas may not be shown.

