



**CITY OF WASHINGTON, ILLINOIS**  
**City Council Agenda Communication**

**Meeting Date:** March 7, 2022

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

**Agenda Item:** Adoption of 2022 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:

- 704 Catherine Street: Rezoned from I-1 (Light Industrial) to R-1 (Single- and Two-Family Residential)
- 708 Catherine Street: Rezoned from I-1 to R-1
- 501 School Street: Rezoned from AG-1 (Agriculture) to R-1

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 7 and a second reading will be scheduled for March 21.



**ORDINANCE NO. \_\_\_\_\_**

(Synopsis: Adoption of this ordinance approves the City of Washington Official Zoning Map for 2022 as required by state statute.)

**AN ORDINANCE ADOPTING CITY OF WASHINGTON  
OFFICIAL MAP OF ZONING DISTRICTS FOR 2022**

**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 2022 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 \_\_\_\_\_, 2022.

AYES: \_\_\_\_\_

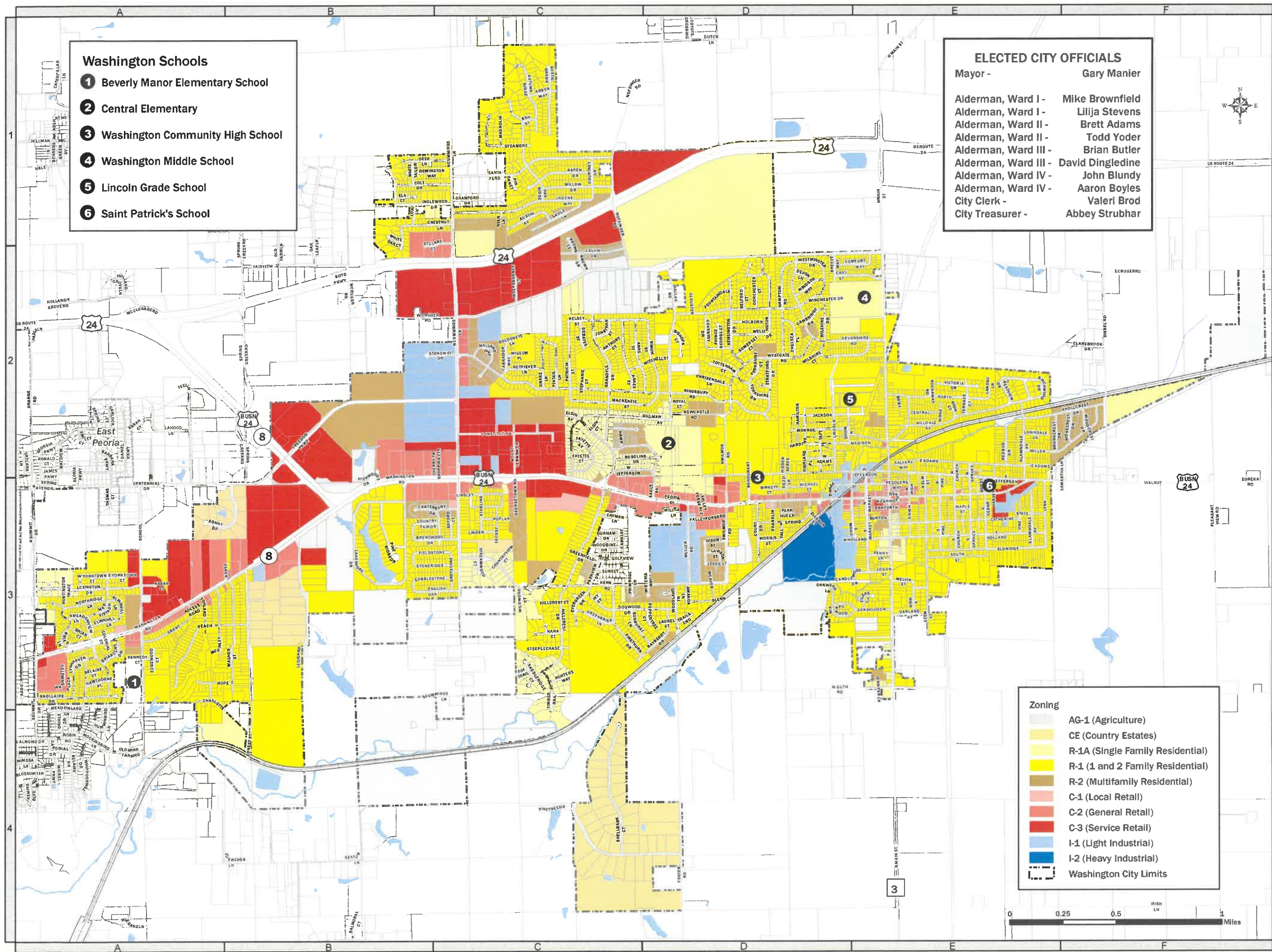
NAYS: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



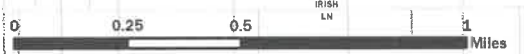


- Washington Schools**
- 1 Beverly Manor Elementary School
  - 2 Central Elementary
  - 3 Washington Community High School
  - 4 Washington Middle School
  - 5 Lincoln Grade School
  - 6 Saint Patrick's School

- ELECTED CITY OFFICIALS**
- Mayor - Gary Manier
- |                      |                  |
|----------------------|------------------|
| Alderman, Ward I -   | Mike Brownfield  |
| Alderman, Ward I -   | Lilija Stevens   |
| Alderman, Ward II -  | Brett Adams      |
| Alderman, Ward II -  | Todd Yoder       |
| Alderman, Ward III - | Brian Butler     |
| Alderman, Ward III - | David Dingledine |
| Alderman, Ward IV -  | John Blundy      |
| Alderman, Ward IV -  | Aaron Boyles     |
| City Clerk -         | Valeri Brod      |
| City Treasurer -     | Abbey Strubhar   |



- 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)
  - Washington City Limits



# ZONING

## CITY OF WASHINGTON

### TAZEWELL COUNTY, ILLINOIS

#### STREET INDEX

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| A<br>ADAMS ST (E), E2 - F2<br>ADAMS ST (W), D2<br>AGNES DR, D2<br>AMANDA LN, D3<br>ANNE ST, D2<br>ANTHONY CT, C2<br>ARROW WAY, C1<br>ASH ST, C1<br>ASPEN DR, C1<br>AUTUMN RIDGE, C1<br>AVON CT, E2<br>B<br>BAYBERRY DR, D3<br>BEHNS AVE, A1<br>BELLAIR DR, A3 - A4<br>BELFORD CT, D3<br>BIRCHWOOD DR, F2<br>BIRKET CT, D3<br>BISHOP CT, D2<br>BODOLINK DR, D2<br>BONDURANT CT, D3<br>BREEZE WAY, D2 - E2<br>BREYWOOD DR, C3<br>BRIAR LN, A3<br>BRIARLUFF, A3<br>BRIER CT, E2<br>BROOKCREST DR, F2<br>BROOKSHIRE DR, C3<br>BROWN DR, C1 - C2<br>BROWNING CT, B1<br>BURNING BL, E3<br>BUSINESS US 24, B3 - F3<br>C<br>CALVIN DR, C2 - D2<br>CAMBRIDGE DR, D2<br>CAMELOT DR, D3<br>CANDORWOOD, E3<br>CANTERBURY DR, C3<br>CARDINAL DR, A4<br>CATERILLAR LN, A1<br>CATHERINE ST, E3<br>CEDAR ST, E3<br>CENTENNIAL DR, A3<br>CENTRAL AVE, E2<br>CHARLOTTE ST, A4<br>CHELSEA PL, D2<br>CHESTNUT LN, B1 - C1<br>CHESLENDEN LN, D2<br>CHURCH ST, E3<br>CLAREBROOK DR, F2<br>COBBLESTONE, B3<br>COLONIAL CT, A3<br>COLT DR, B1<br>COMFORT WAY, E2<br>CONSTITUTION ST, C2<br>COUNTRY FAIR DR, B3<br>COUNTRYVIEW CT, C3<br>COURT DR, D3<br>COURTNEY DR, C3<br>COUNTRY DR, D2<br>CRANFORD DR, C1<br>CRESTVIEW DR, E2<br>CRUSHER DR, B2 - E2<br>CUMMINGS LN (N), C2<br>CUMMINGS LN (S), C3<br>D<br>DALLAS DR, D2<br>DANFORTH, E3<br>DEBATES ST, C2<br>DEER LN, C1<br>DEVON LN, D2<br>DEVONSHIRE DR, D2 - E2<br>DESEL DR, F1 - F2<br>DIXON ST, D3<br>DOGWOOD DR, C3 - D3<br>DOUGHERTY CT, D2<br>DRAKE LN, C2<br>DURHAM DR, C3<br>DUTCH LN, D1<br>E<br>EAGLE AVE, D2 - D3<br>EAST ST, E2<br>EDGEWOOD CT, A3<br>ELERS CT, E3<br>ELDRIDGE ST, E3<br>ELGAR CT, D3<br>ELGIN CT, D2<br>ELK CT, B1<br>ELM ST, E3<br>ENGLISH OAK, A3<br>ERNEST ST, D2 - E2<br>EVERGREEN DR, C3<br>F<br>FAIRVIEW, B2<br>FALL ST, D3<br>FAYETTE AVE, C2<br>FAYETTE CT, E2<br>FIELDSTONE, B3<br>FIRETHORN DR, D3<br>FLOSSMOOR AVE, C2<br>FORB LN, D3<br>FOSTER DR, D4<br>FOX TRAIL, C3<br>FRANKLIN ST, D3<br>FREEDOM PKWY, B2<br>G<br>GARFIELD, D3<br>GEORGETOWN DR, C3<br>GILLMAN AVE, C2<br>GLENN ST, D3<br>GLOUSTER, D2<br>GOLDENITE LN, C2<br>GOLFVIEW DR, C3<br>GRANDVIEW DR, C2<br>GRANITE RD, A2<br>GRANT ST, A3<br>GREEN AVE, A1<br>GREENBRIER LN, C3<br>GREENDALE, B3<br>GREENHILL DR, C3<br>GREENSTONE, C3<br>GUTH RD, E3<br>H<br>HALE CT, A1<br>HAMILTON ST, D2<br>HAMPTON RD, D2<br>HARDING, D2<br>HARVEY ST, E3<br>HAWK ST, A3<br>HAWTHORNE PL, A3<br>HEATHER CT, D3<br>HERMAN ESBIG DR, C2<br>HICKORY GROVE, D1<br>HICKORY ST, C3<br>HIGH ST (N), E2 - E3<br>HIGH ST (S), E3<br>HIGHLAND PL, D2<br>HIGHLANDS DR, B2<br>HILLCREST CT, A3<br>HILLCREST DR, C3<br>HILLDALE AVE, E2<br>HILLMAN, A1<br>HOLBORN, D2<br>HOLLAND ST, E3<br>HOLLANDS GROVE RD, A2<br>HOLLANDS GROVE RD, A3<br>HUNTERS WAY, C3<br>HUNTINGTON TR, A3<br>HUNZICKER, F4<br>I<br>I-55, A3 - B3<br>INDEPENDENCE CT, C2<br>IRISHWOOD DR, B1<br>IRISH LN, E4<br>IVY CT, C3<br>J<br>JACKSON ST, D2<br>JADENS WAY, C1<br>JEFFERSON ST (E), E3<br>JEFFERSON ST (W), D2<br>JENNIFER LN (PRVT), E3<br>JESSIE ST, D4<br>JONATHAN ST, D3<br>K<br>KARA CT, C3<br>KELSEY ST, C2<br>KENNEDY CT, A3<br>KENSINGTON, D2<br>KERN DR, D3<br>KINGSBURY DR, C2 - D2<br>KNOLLCREST DR, F2<br>KNOLLCREST DR, F2<br>LABRADOR WAY, C2<br>LAHOD LN, A2<br>LAKESHORE DR, B3<br>LANDAUL LN, C2<br>LAUREL CT, D3<br>LAWDALE AVE (N), E2<br>LAWDALE AVE (S), F3<br>LAUREL DR, C3<br>LAWSON ST, D3<br>LEGION DR, A3<br>LEIGHTON DR, A3<br>LINCOLN AVE, E2<br>LINCOLN, C3<br>LINCOLN ST, E2<br>LINLEY ST, C3<br>LOCAST ST, C3<br>LOGAN ST, E3<br>LORI LN, B1<br>LYNN ST, D3<br>LYNNHAVEN DR, A3<br>M<br>MACKENZIE ST, C2 - D2<br>MADISON ST, E2<br>MAGNOLIA ST, C1<br>MAIN ST (E), E3<br>MAIN ST (W), C3<br>MAPLE LEAF LN, B1<br>MAPLE ST, E3<br>MARISTA DR, A3<br>MARKET ST, E3<br>MCCLUGAGE RD, A2<br>MCCLUGAGE ST, B3<br>MEADOWLARK LN, A4<br>MEADOWVIEW LN, A3<br>MELVIN ST, D3<br>MICHAEL CT, D3<br>MILLER ST, F2<br>MITCHELL ST, D2<br>MOCHINGBIRD LN, A4<br>MONROE ST, D2 - E2<br>MORRIS ST, D3<br>MT VERNON, C2<br>MULLER DR, D3<br>N<br>NEWCASTLE DR, D2<br>NORTH ST, D2<br>NORTH ST, E2<br>NORTHSHIRE DR, E2<br>NORTHSHIRE CT, A3<br>NORTHSHIRE LN, A3<br>O<br>OAKLAND AVE, E3<br>OAK LEAF LN, B1<br>OAK RIDGE, C1<br>OAKWOOD DR, E3<br>OAKWOOD LN, E3<br>OLD FARM LN, B1<br>OLD MINK FARM RD, A4<br>ORIOLE DR, A4<br>OSFORD CT, C3<br>P<br>PARK BLVD, E2<br>PARKVIEW DR, C3<br>PARRHUE LN (PRVT), D3<br>PARTHURSE LN, A4<br>PATRICIA ST, C2<br>PEACH ST, A3 - B3<br>PEODLINS WAY, E3<br>PENNY LN, E3<br>PEORIA ST, D3<br>PEPPERREE CT, D3<br>PIN OAK CT, C1<br>PINE ST, E3<br>PINERIDGE DR, B3<br>PINETREE DR, D4<br>PORTAL LN, C2<br>PLEASANT VIEW RD, F3<br>PLYMOUTH CT, A3<br>POLK, D2<br>POPPLAR, C3<br>PRIMROSE LN, D3<br>PRINCE GEORGE CT, D2<br>R<br>RAGAN CT, A3<br>REDBO ST, E2<br>REMINING WAY, C1<br>RIDGECREST DR, F2<br>RIDGE ST, E2<br>ROBIN RD, A4<br>ROCKAWAY RD, E2<br>ROCKBURY LN, A3<br>ROYAL CT, D2<br>RUSTIC OAK DR, C1<br>RYAN LN, C1<br>S<br>SADDLERIDGE CT, C3<br>SANTA FE RD, C1<br>SARAH CT, A2<br>SARUL CT, A3<br>SCHOL ST, A3 - B4<br>SEATON LN, B4<br>SELMER CT, A3<br>SEMINAR ST, D2<br>SONNET DR, A2<br>SOUTH ST, E3<br>SPRING GREEN RD, A1 - B3<br>SPRING ST, D3<br>SPURGE ST, E3<br>ST CLARE CT, E2<br>STATE ST, F3<br>STEELCHASE, C3<br>STEPHANIE CT, C2<br>STERLING ST, C3<br>STONEBRIDGE, B3<br>STONEMAN CT, C2<br>STRATFORD CT, D3<br>STRATFORD DR, C3<br>STRIMWOOD CT, C3<br>SUMMIT DR, A3<br>SUNBURT DR, D3<br>SUNSET DR, C3<br>SYCAMORE, C1<br>T<br>TART, E2<br>TELL LN, A2<br>TERACE CT, E2<br>THOMAS CT, A3<br>TIEZZI LN, D3<br>TIMBER RAIL, C3<br>TOTENHAM CT, D2<br>TRAILS END, D3<br>TYLER, E2<br>U<br>US ROUTE 24, A2 - C2<br>V<br>VALLEY FORGE DR, D3<br>VELMA ST, B4<br>VICTORIA DR, E2<br>VINE ST, F3<br>VOLAND ST, A3<br>W<br>WAGNER ST, B3<br>WASHINGTON RD, A3 - D3<br>WEAVER ST, D3<br>WELINGTON, D2<br>WEST ST, E2<br>WESTGATE RD, D2<br>WESTMINSTER DR, D2<br>WHITFOOT DR, A4<br>WHITE OAK CT, B1<br>WHITE TAIL DR, C1<br>WIDEN DR, C2<br>WILLOWOOD CT, C3<br>WILMA LN (PRVT), D3<br>WILLIAM ST, D3<br>WILLOW DR, C1<br>WILSON DR, D2 - D3<br>WILSHIRE CT, D2<br>WILSHIRE DR, E2<br>WINCHESTER DR, D2<br>WINDSOR WAY, D2<br>WINTERBERRY CT, C3<br>WINTERBERRY DR, F2<br>WOOD ST, E2 - E3<br>WOODSHIRE DR, C3<br>WOODLAND TRAIL, D3<br>WOODVIEW CT, C3<br>Y<br>YORKSHIRE DR, D2<br>YORKTOWN CT (B), A3<br>YORKTOWN CT (W), A3<br>Z<br>ZINSER PL, E3 |
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Prepared by the City of Washington Department of Planning and Development: 1/25/2022.

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.