



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: April 17, 2023

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

Agenda Item: Public Hearing and First Reading Ordinance – Comprehensive Plan

Explanation: A final draft of the Washington Comprehensive Plan has been released for additional public feedback prior to its adoption. It is available on the City's website through the following link: <https://drive.google.com/drive/folders/1odz0s3pIGzuRQdvcq61Uic5u7Gx1sdpE?usp=sharing>. Hard copies are available at both branches of the Washington Library. This incorporates considerable input received from various stakeholders since the start of the planning process in 2021. Citizens are encouraged to offer any additional feedback through the project website at <https://www.yourmunicipal.com/projects/plan-of-washington> or through comment sheets at the Library branches. Please note that any final minor revisions may be made to the digital version in the coming days, which will automatically update. Also, color remains to be added to a couple of the conceptual renderings at the rear of the plan.

The draft plan is geared towards action and making adjustments to current policy in order to provide a foundation and enable the kind of development that will benefit the entire community. It generally places more emphasis on growth opportunities within the existing city limits where infrastructure is currently in place or figures to be constructed in the future. That can reduce financial construction and maintenance obligations and assists in the establishment of better connectivity, pedestrian-friendliness, and the preservation of farmland. It also encourages various housing types and the support of mixed uses where feasible in areas such as the 223 property, the Freedom/Lakeshore corridor, Washington Plaza, and the possible redevelopment of Hillcrest Golf Course. Each of these are large enough and will have future traffic volumes to warrant a range of options. The future land use map uses a designation called "Flexible Use" as a replacement for a current moniker of "Urban Village." It acknowledges that market conditions can change relatively often and that trying to pigeonhole a specific use on larger properties does not make sense. These areas have the long-term potential to act as distinct districts with services offered to residents within close proximity but are also located on primary corridors that can attract visitors from other parts of the city and region.

With more growth encouraged within the city limits, most areas outside of the city limits within the 1.5-mile extraterritorial planning jurisdiction focus on agriculture preservation or residential (rural and hamlet) development as a transition from urban/suburban patterns to rural. A future Eastern Bypass construction does not appear to be on the horizon soon, if ever, which likely reduces some non-residential demand to the east and south of the existing city limits. Like most plans, this attempts to balance aspiration with reality while providing inspiration for future developments. Having such a plan is extremely beneficial, and more often necessary, when attempting to leverage state and federal grant opportunities.

Fiscal Impact: N/A

Action Requested: A public hearing to receive any additional public comments is scheduled for April 17 prior to the regularly scheduled City Council meeting. A first reading ordinance to adopt the plan is scheduled for April 17 and a second reading will be scheduled for May 1.

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, the City of Washington is a home-rule municipality located in Tazewell County, Illinois; and

WHEREAS, the City of Washington, with financial assistance from the Illinois Department of Transportation, has drafted a new Comprehensive Plan, titled “Plan Washington;” and

WHEREAS, the City of Washington, with assistance from its consulting team, sought the input of residents, business owners and operators, and other key stakeholders to shape the formulation of the Comprehensive Plan; and

WHEREAS, said plan is intended to provide for a guide for future growth and development, land use, economic development, and transportation initiatives within the city limits and 1.5-mile extraterritorial planning jurisdiction; and

WHEREAS, it is in the best interest of the health, safety, and welfare of the residents of the City of Washington to adopt the City’s Comprehensive Plan.

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

Section 1. That the City’s Comprehensive Plan adopted April 16, 2001, as amended, is hereby repealed and replaced with the new Comprehensive Plan titled “Plan Washington.”

Section 2. “Plan Washington” shall be advisory, and in and of itself shall not be construed to regulate or control the use of private property in any way.

Section 3. The Comprehensive Plan, including the Future Land Use Map, shall be placed on file with the City Clerk and shall be available on the City website.

PASSED AND APPROVED this _____ day of _____, 2023.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk