

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Request by Brent Ricketts to Rezone Mallard Crossing Commercial Park Lot 5 (the “Subject Property”) from C-2 to C-3
DATE: April 28, 2025

Current Zoning: C-2 District (General Retail)

Comprehensive Plan Designation: GC (General Commercial)

Request Summary: Brent Ricketts on behalf of Ricketts Properties, LLC, has submitted an application to rezone Mallard Crossing Commercial Park Lot 5 (1860 W. Cruger Road) from the C-2 District (General Retail) to the C-3 District (Service Retail). An analysis of the pertinent facts is offered below.

Background: The Subject Property totals approximately 1.33 acres and is currently zoned C-2. Ricketts Management, LLC, owns Mallard Crossing Commercial Park Lot 6, which is the neighboring property to the south. A multi-unit service-oriented building was recently completed on Lot 6. Lot 5 has not been developed since its platting. Mr. Ricketts proposes using the property for outdoor merchandise sales, notably the sale of storage sheds, chicken coops, and deer blinds. Such sales lots are only allowed as a permitted use in the C-3 district, necessitating the potential rezoning. The property would be leased to the tenant if the rezoning is approved.

The Subject Property has access on W. Cruger Road, just east of N. Cummings Lane. This lot is a transitional lot and has flexibility given its location as either a residential or commercial lot, though Lot 5 has more potential for commercial given its direct frontage onto W. Cruger. The Subject Property was originally final platted in May 2006 as was zoned C-2 at that time. It was rezoned in September 2006 to C-3. It was rezoned to R-2 in May 2011 and to C-2 in May 2022.

The zoning code lists dozens of different permitted office, retail, and service uses in the C-3 district. The Subject Property is in an area that is largely non-residential and figures to continue to experience development demand. The annual average daily traffic (AADT) count as of 2023 on W. Cruger is about 3,400 while N. Cummings has an AADT of about 8,000. The following are factors to consider in light of the rezoning request:

1. The existing uses and zoning of nearby properties:	<ul style="list-style-type: none">• Properties located North of the Subject Properties:<ul style="list-style-type: none">○ Use: Medical, Agricultural○ Zoning: C-3 District• Properties located East of the Subject Properties:<ul style="list-style-type: none">○ Use: Self-Storage○ Zoning: I-1 District (Light Industrial)• Properties located South of the Subject Properties:<ul style="list-style-type: none">○ Use: Office/Service○ Zoning: C-2 District• Properties located West of the Subject Properties:<ul style="list-style-type: none">○ Use: Hotel, Restaurant, Office○ Zoning: C-2 District
2. The extent to which property values are	<ul style="list-style-type: none">• The C-3 District allows for numerous office, retail, and service uses. Property values do not figure to diminish due to the rezoning request.

diminished by particular zoning restrictions:	
3. The extent to which destruction of value of some property promotes the health, safety, morals or general welfare of the public:	<ul style="list-style-type: none"> The proposed zoning would mix well given the proximity to parcels zoned C-2, C-3, and I-1.
4. The relative gain to the public compared to the hardship imposed upon individual property owners:	<ul style="list-style-type: none"> The proposed rezoning would allow for the property to be utilized for a retail use without negatively impacting nearby properties.
5. The suitability of the property for zoned purposes:	<ul style="list-style-type: none"> The Subject Property can meet each of the C-3 District zoning regulations.
6. The length of time the property has been vacant as zoned, considered in the context of land developed in the vicinity:	<ul style="list-style-type: none"> The Subject Property has been undeveloped since it was final platted in 2006.
7. The community need for the proposed use:	<ul style="list-style-type: none"> One other similar use on Washington Road is currently within the Washington city limits.
8. The compatibility with the Comprehensive Plan:	<ul style="list-style-type: none"> The designation denoted in the Comprehensive Plan for the Subject Property is General Commercial. This category serves a variety of possible uses and is most commonly associated with those that pertain to the sale of goods or services. The Subject Property's location makes it suitable for a variety of commercial land uses.

Conclusion: The requested zoning change from the C-2 District to the C-3 District is reasonable to allow for the property to be utilized for its proposed purpose for outdoor merchandise sales. The proposed use would fit within the surrounding neighborhood and would not cause incompatibility concerns. Staff recommends approval of the rezoning request from the C-2 District to the C-3 District.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, May 7, 2025, to make a recommendation to the City Council.

Enclosures

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR REZONING

To have a complete application for a rezoning, you must submit the following:

- Signed and completed application
- Plat showing subject property and all adjacent properties – See below for plat requirements
- Ownership documentation (lease, deed, mortgage, etc.)
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: 1860 W. Cruger Road Lot 5 Mallard Crossing Commercial Park

Property Tax ID (PIN) number: 02 .02 15-161-067

Current zoning classification of the property: C-2 Proposed zoning classification of the property: C-3

Current use of the property: Vacant farmground

Proposed use of the property: Outdoor merchandise sales

Does the proposed zoning meet the City's Comprehensive Plan? YES ☒ NO ☐

If not, what unique characteristics about your property warrant a rezoning? _____

Name of Applicant: Brent Ricketts

Phone Number of Applicant: _____

Address of Applicant: _____

Owner of Property: Ricketts Properties, LLC

Address of Owner: _____

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: _____

PLAT REQUIREMENTS: Your rezoning plat must show:

- The subject property and all adjacent properties (including across rights-of-way)
- Each property shall be labeled to show the owner or business name, address, current zoning, and proposed zoning
- Adjacent rights-of-way, streets, roads, railroads, waterways, and other physical features

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the first Wednesday of every month at 6:30 p.m. at the Washington Fire Department at 200 N. Wilmor Road. At the Planning and Zoning Commission meeting, you will present your request. The Planning Commission will consider the following factors before making their recommendation to the City Council:

1) Existing uses and zoning of nearby property; 2) Extent to which property values are diminished by particular zoning restrictions; 3) Extent to which destruction of value of some property promotes health, safety, morals or general welfare of the public; 4) Relative gain to public compared to hardship imposed upon individual property owners; 5) Suitability of property for zoned purposes; 6) Length of time property has been vacant as zoned, considered in context of land developed in vicinity; 7) Community need for the proposed use; and 8) Compatibility with the Comprehensive Plan.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Rezoning.

Brent Ricketts
Signature of Applicant

04/01/2025

Date

Brent Ricketts
Signature of Owner

04/01/2025

Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY

Case No.: _____

Plat Submitted? Y / N Date: 04/01/2025

Date to go before the Planning and Zoning Commission: 04/01/2025

Fee Paid? Y / N

Date: 04/01/2025

Documentation of Authority Submitted: _____

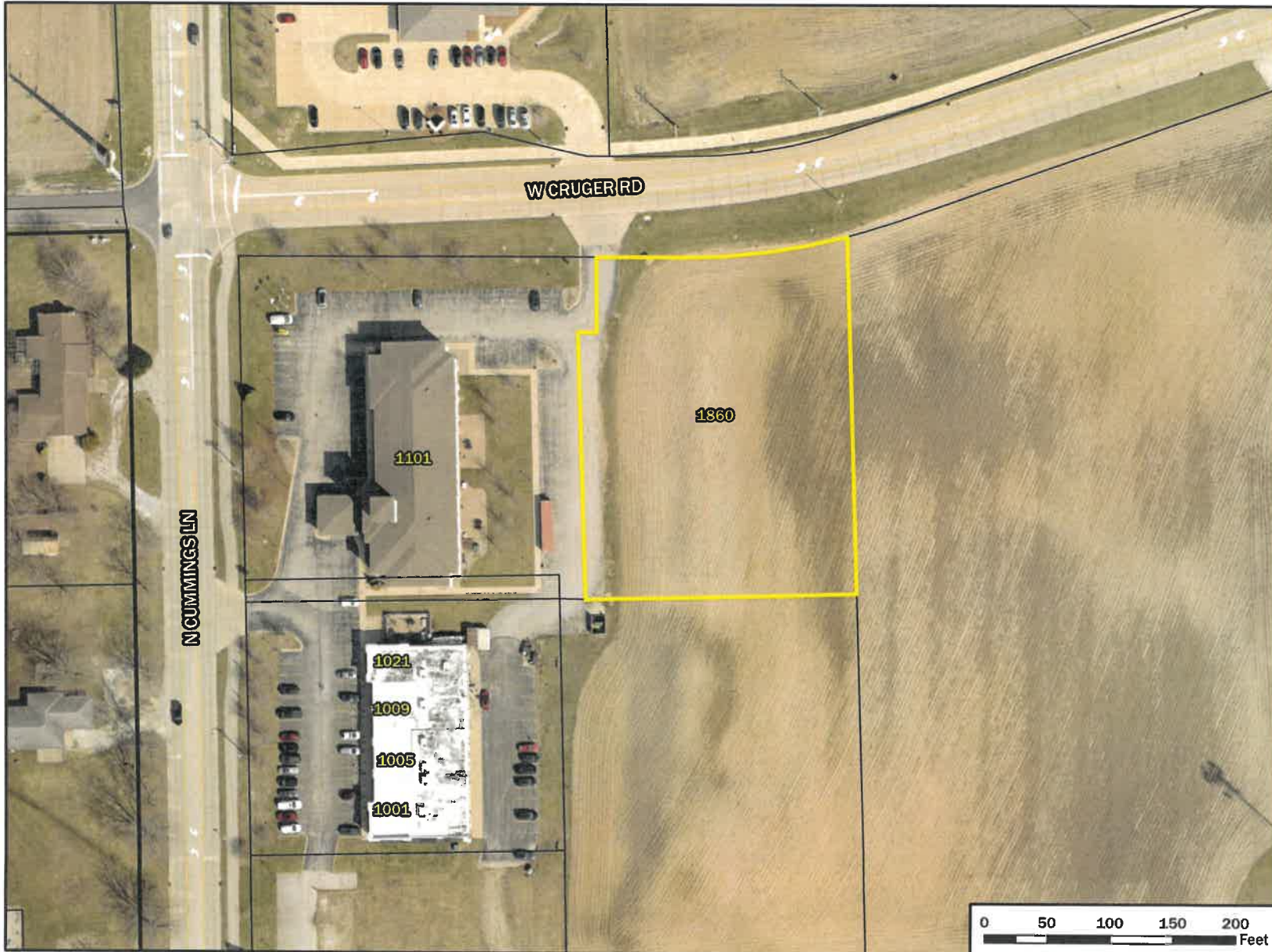
Commission Action: _____

Property Information		
Parcel Number 02-02-15-101-067	Site Address 1860 W CRUGER RD WASHINGTON, IL 61571	Owner Name & Address RICKETTS PROPERTIES LLC 1860 W CRUGER RD WASHINGTON, IL, 61571
Tax Year 2024 (Payable 2025) ▼		
Sale Status None		
Property Class 0021 - Farmland	Tax Code 02021 -	Tax Status Taxable
Net Taxable Value 640	Tax Rate 8.736300	Total Tax \$55.92
Township WASHINGTON	Acres 1.3300	Mailing Address RICKETTS PROPERTIES LLC 1819 KERN RD WASHINGTON, IL, 61571
Legal Description SEC 15 T26N R3W MALLARD CROSSING COMMERCIAL PARK LOT 5 (EXC WLY .15 AC & SLY 8 FT) NW 1/4 1.33 AC DDD 1		
Public Notes 2015 = 2/24/15 split 039 see 067, 068 & 069 2023 came off dev rate, not full value 2024=6/3/24 did CoE for 2023 to make farm per owner & farm info.		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	640	0	0	640
Department of Revenue	0	0	640	0	0	640
Board of Review Equalized	0	0	640	0	0	640
Board of Review	0	0	640	0	0	640
S of A Equalized	0	0	640	0	0	640
Supervisor of Assessments	0	0	640	0	0	640
Township Assessor	0	0	640	0	0	640
Prior Year Equalized	26,580	0	0	0	0	26,580
Final values						

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/02/2025	\$27.96	\$0.00	\$0.00	\$0.00	\$27.96	\$0.00		\$27.96
2	09/02/2025	\$27.96	\$0.00	\$0.00	\$0.00	\$27.96	\$0.00		\$27.96
Total		\$55.92	\$0.00	\$0.00	\$0.00	\$55.92	\$0.00		\$55.92

No Exemptions



Mallard Crossing Commercial Park Lot 5

PIN: 02-02-15-101-067

Legend

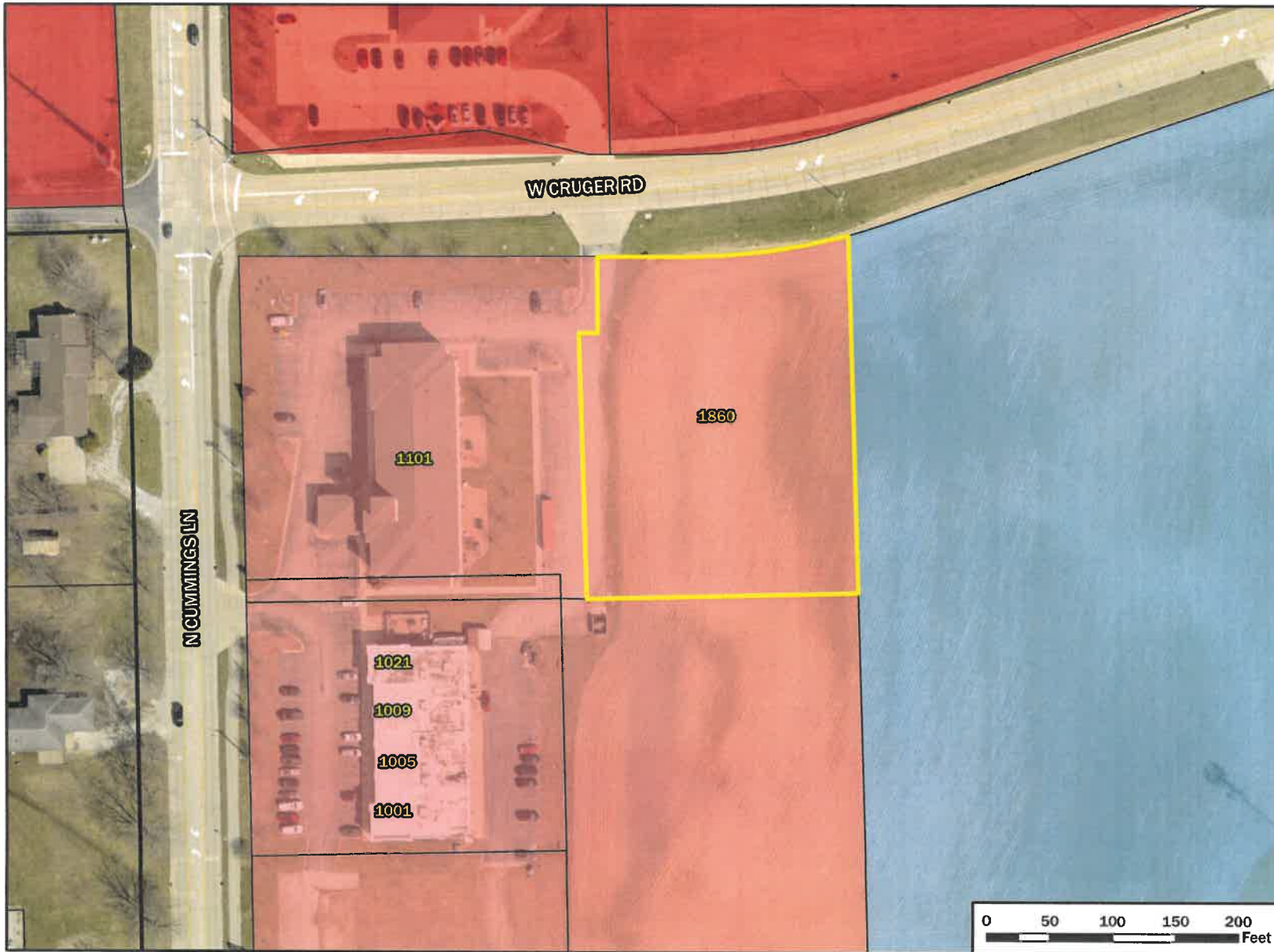
-  Mallard Crossing Commercial Park Lot 5
-  City Boundary
-  Parcels



Date: 4/8/2025

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





Mallard Crossing Commercial Park Lot 5

PIN: 02-02-15-101-067

Legend

- City Boundary
- Mallard Crossing Commercial Park Lot 5
- Parcels
- Zoning**
 - C-2
 - C-3
 - I-1



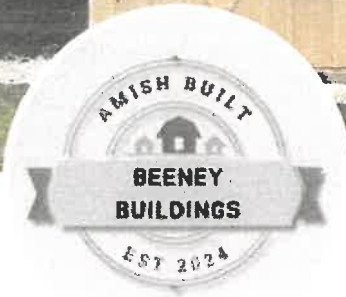
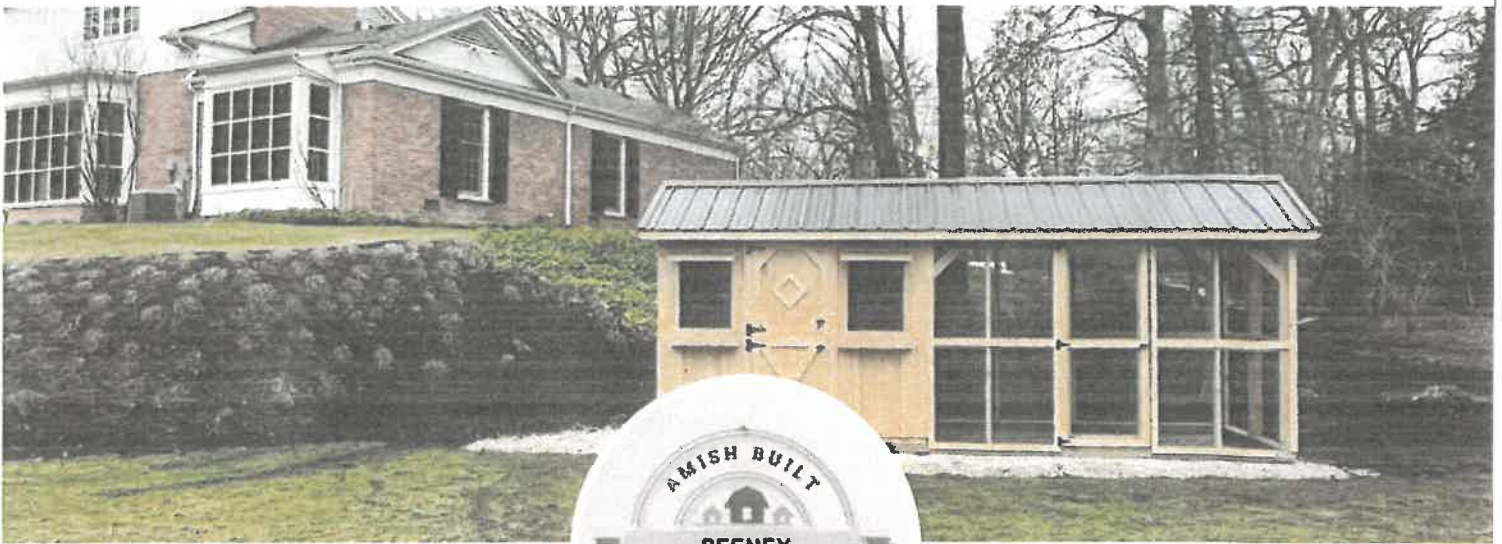
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