



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** May 19, 2025

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

**Agenda Item:** First Reading Ordinance – Request by Brent Ricketts to Rezone Mallard Crossing Commercial Park Lot 5 (the “Subject Property”) from C-2 to C-3

**Explanation:** 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"><li>• Properties located North of the Subject Property:<ul style="list-style-type: none"><li>○ Use: Medical, Agricultural</li><li>○ Zoning: C-3 District</li></ul></li><li>• Properties located East of the Subject Property:<ul style="list-style-type: none"><li>○ Use: Self-Storage</li><li>○ Zoning: I-1 District (Light Industrial)</li></ul></li><li>• Properties located South of the Subject Property:<ul style="list-style-type: none"><li>○ Use: Office/Service</li><li>○ Zoning: C-2 District</li></ul></li><li>• Properties located West of the Subject Property:<ul style="list-style-type: none"><li>○ Use: Hotel, Restaurant, Office</li><li>○ Zoning: C-2 District</li></ul></li></ul> |
| 2. The extent to which property values are diminished by particular zoning restrictions: | <ul style="list-style-type: none"><li>• The C-3 District allows for numerous office, retail, and service uses. Property values do not figure to diminish due to the rezoning request.</li></ul>  |
| 3. The extent to which destruction of value of some property promotes                    | <ul style="list-style-type: none"><li>• The proposed zoning would mix well given the proximity to parcels zoned C-2, C-3, and I-1.</li></ul>   |

|   |   |
|---|---|
| the health, safety, morals or general welfare of the public:  |   |
| 4. The relative gain to the public compared to the hardship imposed upon individual property owners:                      | <ul style="list-style-type: none"> <li>The proposed rezoning would allow for the property to be utilized for a retail use without negatively impacting nearby properties.</li> </ul>  |
| 5. The suitability of the property for zoned purposes:  | <ul style="list-style-type: none"> <li>The Subject Property can meet each of the C-3 District zoning regulations.</li> </ul>  |
| 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"> <li>The Subject Property has been undeveloped since it was final platted in 2006.</li> </ul>   |
| 7. The community need for the proposed use:   | <ul style="list-style-type: none"> <li>One other similar use on Washington Road is currently within the Washington city limits.</li> </ul>  |
| 8. The compatibility with the Comprehensive Plan:   | <ul style="list-style-type: none"> <li>The designation denoted in the Comprehensive Plan for the Subject Properties 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 in the makes it suitable for a variety of commercial land uses.</li> </ul> |

**Fiscal Impact:** The Subject Property currently generates minimal property tax. There does not figure to be much of an increase in the assessed value of the land, as no permanent buildings are planned at the current time. There will likely be sales tax generation.

**Recommendation/**

**Committee Discussion Summary:** The Planning and Zoning Commission held a public hearing on this request at its meeting on May 7. The PZC unanimously recommended approval of the proposed rezoning.

**Action Requested:** Staff supports the approval of the rezoning of the Subject Property from C-2 to C-3. A first reading ordinance is scheduled for the May 19 City Council meeting and a second reading ordinance will be scheduled for the June 2 meeting.

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

(Adoption of this ordinance would rezone Mallard Crossing Commercial Park Lot 5 from the C-2 District, General Retail, to the C-3 District, Service Retail)

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF WASHINGTON, TAZEWELL COUNTY,  
ILLINOIS, BY REZONING MALLARD CROSSING COMMERCIAL PARK LOT 5  
FROM THE C-2 DISTRICT TO THE C-3 DISTRICT**

**WHEREAS**, a Petition has been filed by the Brent Ricketts on behalf of Ricketts Properties, LLC, for the hereinafter-described tract of real property, more particularly described on Exhibit A (the “Premises”), attached hereto, said Premises being within the corporate limits of the City of Washington, Illinois and by reference expressly made a part hereof, to have the Premises rezoned; and

**WHEREAS**, the current zoning classification of the Premises is the C-2 District and it is the petitioner’s intent for the Premises to change to the C-3 District zoning classification; and

**WHEREAS**, after proper notice, a public hearing on said Petition was conducted by the Planning and Zoning Commission of the City of Washington on May 7, 2025; and

**WHEREAS**, on May 7, 2025, the Planning and Zoning Commission unanimously recommended that the Premises be rezoned pursuant to the Illinois Municipal Code; and

**WHEREAS**, it is in the best interest of the City of Washington, Illinois that said Premises be rezoned within the City of Washington, to meet future business growth.

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

**Section 1.** That the Washington City Council hereby finds as facts the assertions set forth above.

**Section 2.** That the minutes of the Planning and Zoning Commission made at the public hearing held on May 7, 2025, and the recommendation of staff contained in its Memorandum to the Planning and Zoning Commission dated April 28, 2025, are hereby incorporated by reference as the findings of the City Council, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto.

**Section 3.** That the City Zoning Ordinance adopted February 20, 1961, as amended, and the Official Zoning Map which is a part of said ordinance, are hereby amended to rezone the Premises from the C-2 District to the C-3 District.

**Section 4.** That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance on the Official Zoning Map of the City of Washington, Tazewell County, Illinois.

**Section 5.** That this Ordinance shall be in full force and effect from and after its passage and approval by the City Council of the City of Washington, Tazewell County, Illinois.

**PASSED AND APPROVED** in due form of law at a regular meeting of the City Council of the City of Washington, Tazewell County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

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

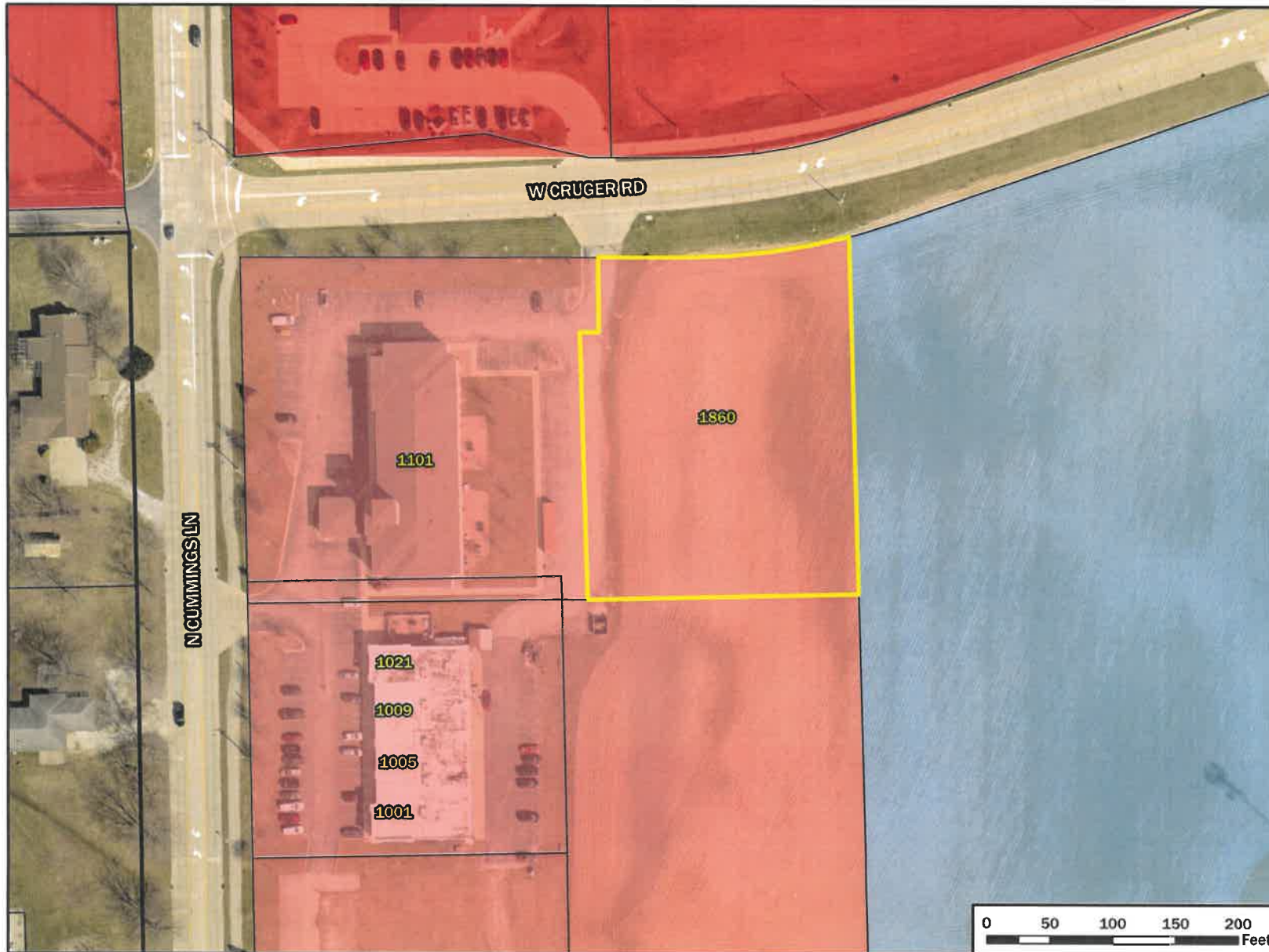
**EXHIBIT A**

**LEGAL DESCRIPTION**

SEC 15 T26N R3W MALLARD CROSSING COMMERCIAL PARK LOT 5 (EXC WLY  
.15 AC & SLY 8 FT) NW 1/4

PIN: 02-02-15-101-067

Commonly known as: 1860 W. Cruger Road, Washington, IL 61571, Tazewell County,  
Illinois



# Mallard Crossing Commercial Park Lot 5

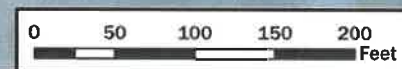
PIN: 02-02-15-101-067

## Legend

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

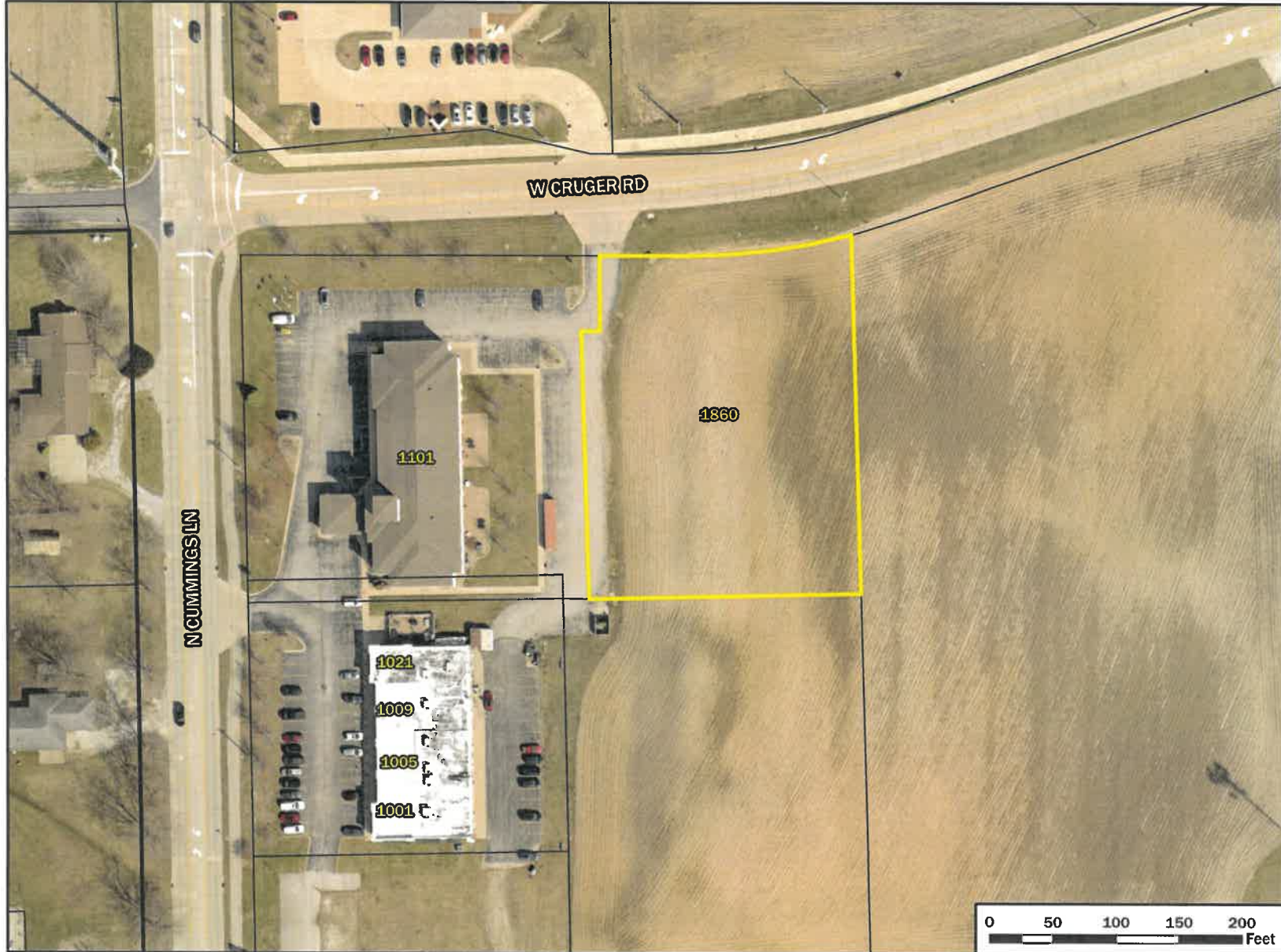


Date: 4/8/2025



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

- 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.

## 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: \_\_\_\_\_

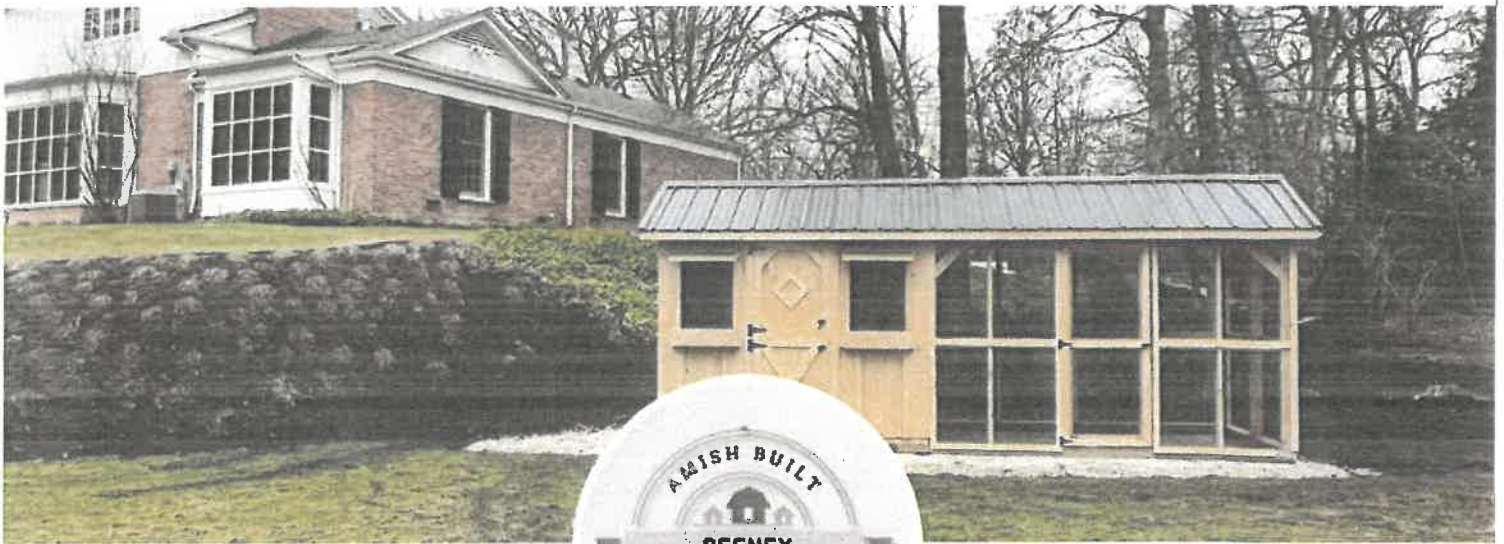


| Property Information  |   |   |
|---|---|---|
| <b>Parcel Number</b><br>02-02-15-101-067  | <b>Site Address</b><br>1860 W CRUGER RD<br>WASHINGTON, IL 61571 | <b>Owner Name &amp; Address</b><br>RICKETTS PROPERTIES LLC<br>1860 W CRUGER RD<br>WASHINGTON, IL, 61571 |
| <b>Tax Year</b><br>2024 (Payable 2025) ▼  |   |   |
| <b>Sale Status</b><br>None  |   |   |
| <b>Property Class</b><br>0021 - Farmland  | <b>Tax Code</b><br>02021 -                                      | <b>Tax Status</b><br>Taxable  |
| <b>Net Taxable Value</b><br>640   | <b>Tax Rate</b><br>8.736300                                     | <b>Total Tax</b><br>\$55.92   |
| <b>Township</b><br>WASHINGTON   | <b>Acres</b><br>1.3300  | <b>Mailing Address</b><br>RICKETTS PROPERTIES LLC<br>1819 KERN RD<br>WASHINGTON, IL, 61571              |
| <b>Legal Description</b><br>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   |   |   |
| <b>Public Notes</b><br>2015 = 2/24/15 split 039 see 067, 068 & 069<br>2023 came off dev rate, not full value<br>2024=6/3/24 did CofE 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



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### Intro

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