



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Dates: March 2, 2026 (First Reading Ordinance)
March 16, 2026 (Second Reading Ordinance)

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

Agenda Item: Adoption of 2026 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 one zoning change over the past year as follows:

- Mallard Crossing Commercial Prak Lot 5: Rezoned from C-2 (General Retail) to C-3 (Service Retail)

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: Staff recommends approval of the zoning map.

Action Requested: Approval of the zoning map. A first reading ordinance is scheduled for March 2 and a second reading will be scheduled for March 16.

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance approves the City of Washington Official Zoning Map for 2026 as required by state statute.)

**AN ORDINANCE ADOPTING CITY OF WASHINGTON
OFFICIAL MAP OF ZONING DISTRICTS FOR 2026**

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 2026 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 That all ordinances, or parts thereof, in conflict herewith are hereby expressly repealed.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 _____, 2026.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

CITY OF WASHINGTON

TAZEVELL COUNTY, ILLINOIS

ZONING MAP

STREET INDEX

A ADAMS ST (E), E2 - F2 ADAMS ST (W), D2 AMANDA LN, D3 ANNE ST, D2 ANTHONY CT, C2 ARBOR WAY, C1 ASH ST, C1 ASPEN DR, C1 AUTUMN RIDGE, C1 AVON CT, E2 B BAYBERRY DR, D3 BEHNS AVE, A1 BELAIRE DR, A3 - A4 BELFORD CT, D2 BIRCHWOOD DR, F2 BIRKETT CT, D3 BISHOPS CT, D2 BOBOLINK DR, D2 BONDURANT ST, D3 BREEZE WAY, D2 - E2 BRENTWOOD DR, C3 BRAR CT, A3 BRAR LN, A3 BRARCLIFF, A3 BRIF ST, E2 BROOKCREST DR, F2 BROOKSHIRE DR, C3 BROWN DR, D2 BROWNING CT, B1 BURTON ST, E3 BUSINESS US 24, B3 - F3 C CALVIN DR, D2 CAMBRIDGE DR, D2 CAMELOT DR, D2 CANDLEWOOD, E3 CANTERBURY DR, C3 CARDINAL LN, A4 CATERPILLAR LN, A1 CATHERINE ST, E3 CEDAR ST, E3 CENTRAL DR, A3 CENTRAL AVE, E2 CHARLOTTE ST, A4 CHELSEA PL, D2 CHESTNUT LN, B1 - C1 CHRISDALE LN, D2 CHURCH ST, E3 CLAREBROOK DR, F2 COBBLESTONE, B3 COLONIAL CT, A3 COLT DR, B1 COMFORT WAY, E2 CONSTITUTION ST, C2 COUNTRY FAIR DR, B3 COURTVIEW CT, C3 COURT DR, D3 COURTNEY DR, C1 COVENTRY DR, D2 CRANFORD DR, C1 CRESTVIEW DR, E2 CRUGER RD, B2 - E2 CUMMINGS LN (N), C2 CUMMINGS LN (S), C3 D DALLAS RD, D2 DANFORTH, E3 DEBATES ST, C2 DEER LN, C1 DEVON LN, D2 DEVONSHIRE RD, D2 - E2 DIEBEL RD, F1 - F2 DIXON ST, D3 DORWOOD DR, C3 - D3 DORCHESTER CT, D2 DRAKE LN, C2 DURHAM DR, C3 DUTCH LN, D1 E EAGLE AVE, D2 - D3 EASY ST, E2 EDGEWOOD CT, A3 ELERS CT, E3 ELDRIDGE ST, E3 ELANOR ST, D3 ELGIN AVE, C2 ELGIN CT, D2 ELK CT, B1 ELM ST, E3 ENGLISH OAK, B3 ERNEST ST, B3 ESSEX (PRVT), A3 EVERGREEN DR, C3 F FAIRVIEW, B2 FALL ST, D3 FAYETTE CT, C2 FELSTONE, B3 FIRETHORN DR, D3 FLOSSMOOR AVE, C2 FORD LN, E3 FOSTER DR, D4 FOX TRAIL, C3 FRANKLIN ST, D3 FREEDOM PKWY, B2 G GARFIELD, D2 GEORGETOWN RD, C3 GILLMAN AVE, C2 GLENH ST, D3 GLOUSTER, D2 GOLFVIEW DR, C3 GRANDLE DR, C2 GRANGE RD, A2 GRANT ST, A3 GREEN AVE, A1 GREENBRIER LN, C3 GREENDALE, B3 GREENFIELD DR, C3 GREYSTONE, C3 GUTH RD, E3 H HALE CT, A1 HAMILTON ST, D2 HAMPTON RD, D2 HARDING, D2 HARVEY ST, E3 HAWK ST, D2 HAWTHORNE PL, A3 HEATHER CT, D3 HERMAN ESSIG DR, C2 HICKORY GROVE, B1 HICKORY ST, C3 HIGH ST (N), E2 - E3 HIGH ST (S), E3 HIGHLAND PL, D2 HIGHWOODS RD, B2 HILLCREST CT, C3 HILLCREST DR, C3 HILDALE AVE, E2 HELLMAN, A1 HOLIDAY, D2 HOLLAND ST, E3 HOLLAND GROVE LN, A2 HOLLANDS GROVE RD, A2 HOPKINS, B3 HUMMINGBIRD LN, A4 HUNTERS WAY, C3 HUNTINGTON TR, A3 HUNZICKER, F4 I IL ROUTE 5, A3 - B3 INDEPENDENCE CT, C2 INGLEWOOD DR, B1 IRISH LN, E4 IVY CT, C3 J JACKSON ST, D2 JADENS WAY, C1 JEFFERSON ST (E), E3 JEFFERSON ST (W), D2 JENNIFER LN (PRVT), E3 JESSE ST, D3 JONATHAN ST, D2 K KARA CT, C3 KELSEY ST, C2 KENNEDY CT, A3 KENSINGTON, D2 KERN RD, D3 KINGSBURY DR, C2 - D2 KNOLL LAKE DR, A4 KNOLLCREST DR, F2 L LABRADOR WAY, C2 LAHOOD LN, A2 LAKESHORE DR, B3 LANDAU LN, E2 LAUREL CT, D3 LAWDALE AVE (N), E2 LAWDALE AVE (S), F3 LAWDALE LN, F2 LAWSON ST, D3 LEGION RD, B3 LEDINGTON DR, A3 LEWIS LN, E2 LINDEN, C3 LINHILL LN, A3 LINSLEY ST, C3 LOCUST ST, C3 LOGAN ST, E3 LORI LN, B1 LYNN ST, F3 LYNNHURST DR, A3 M MACKENZIE ST, C2 - D2 MADISON ST, E2 MAGNOLIA ST, C1 MAIN ST (N), E3 MAIN ST (S), E3 MALLARD WAY, C2 MAPLE LEAF LN, B1 MAPLE ST, E3 MAR VISTA DR, A3 MARKET ST, E3 MCCLUGAGE RD, A2 MCGINLEY ST, B3 MEADOWLARK LN, A4 MEADOWVIEW LN, A3 MELVIN ST, E3 MICHAEL CT, D3 MILLER CT, B1 MITCHELL ST, D2 MOCKINGBIRD LN, A4 MONROE ST, D2 - E2 MORRIS ST, D3 MT VERNON, C2 MULLER RD, D3 N NEWCASTLE RD, D2 NOBINGER RD, D1 NORTH ST, E2 NORTHIDGE CT, A3 NORTHTRIDGE LN, A3 O OAKLAND AVE, E3 OAK LEAF LN, B1 OAK RIDGE, C1 OAKWOOD CR, E3 OAKWOOD DR, E3 OAKWOOD LN, E3 OLD FARM LN, B1 OLD MINK FARM RD, A4 ORISKANY, A4 OXFORD CT, C3 P PARK BLVD, E2 PARKVIEW DR, C3 PARRIS LN (PRVT), D3 PARTRIDGE LN, A4 PATRICIA ST, C2 PEACH ST, A3 - B3 PEDDLERS WAY, E3 PENNEY LN, E3 PEORIA ST, D3 PEPPER TREE CT, D3 PIN OAK CT, C1 PINE ST, E3 PINERIDGE DR, B3 PINETREE DR, D4 PINTAIL LN, C2 PLEASANT VIEW RD, F3 PLYMOUTH CT, A3 POLK, D2 POPLAR, C3 PRINCE LN, D3 PRINCE GEORGE CT, D2 R RAGAN CT, A3 REDBIRD ST, E2 REMINGTON WAY, C1 RIDGECREST DR, F2 RIDGE ST, E2 ROBIN RD, A4 ROCKAWAY RD, E2 ROXBURY LN, A3 ROYAL CT, D2 RYAN LN, C1 S SADDLERIDGE CT, C3 SANTA FE RD, C1 SARAH CT, A2 SAWLE, C1 SCHEIDT LN, B4 SHELLBARK CT, C4 JESSE ST, D3 SOMERSET CT, D2 SONNY DR, A3 SOUTH ST, E3 SPRING CREEK RD, A1 - B3 SPRING ST, D3 SPRUCE ST, E3 ST CLARE CT, C1 STATE ST, F2 STEPHENSON, C3 STEPHANIE CT, C2 STERLING ST, C3 STONERIDGE, B3 STONEMAN DR, C2 STRAITFORD CT, D2 STRAITFORD DR, D2 STREAMWOOD CT, C3 SUMMIT DR, A3 SUNBURST LN, D3 SUNSET ST, E2 SYCAMORE, C1 T TAFT, E2 TEEL LN, A2 TERRACE CT, E2 THOMAS CT, A3 THEZZI LN, D3 TIMBER RAIL, C3 TOTTENHAM CT, D2 TRAILS END, D3 TYLER, E2 U US ROUTE 24, A2 - C2 V VALLEY FORGE DR, D3 VELMA ST, B4 VICTORIA DR, E2 VINE ST, F3 VOLAND ST, A3 W WAGNER ST, B3 WALNUT ST, E3 WASHINGTON RD, A3 - D3 WEAVER ST, D3 WELLINGTON, D2 WEST ST, E2 WESTGATE RD, D2 WESTMINSTER DR, D2 WHIPPOORWILL DR, A4 WHITE OAK CT, B1 WHITE TAIL DR, C1 WIGDON PL, C2 WILLOWOOD CT, C3 WILLA LN (PRVT), D3 WILLIAM ST, D3 WILLOW DR, C1 WILSON RD, D2 - D3 WILSHIRE CT, D2 WILSHIRE DR, E2 WINCHESTER, D2 WINDSOR WAY, D2 WINTERBERRY CT, C3 WISCONSIN WAY, D3 WOODCREST DR, F2 WOOD ST, E2 - E3 WOODBINE DR, C3 WOODLAND TRAIL, D3 WOODVIEW CT, C3 Y YORKSHIRE DR, D2 YORKTOWN CT (E), A3 YORKTOWN CT (W), A3 Z ZINSER PL, E3
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ELECTED CITY OFFICIALS

Mayor - Lilija Stevens

Alderman, Ward I - Paula Johnson
Alderman, Ward I - Todd Sluder
Alderman, Ward II - Michael Ernst
Alderman, Ward II - Jamie Smith
Alderman, Ward III - Bobby Martin
Alderman, Ward III - Brandon Moss
Alderman, Ward IV - John Blundy
Alderman, Ward IV - Mike McIntyre

City Clerk - Valeri Brod
City Treasurer - Carol Crocker

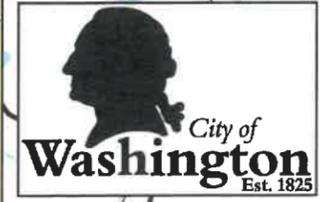
SCHOOL DISTRICT 51

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East Peoria

Washington Zoning	I-2 (Heavy Industrial)
AG-1 (Agriculture)	Railroad
CE (Country Estates)	Parcel Boundary
R-1A (Single Family Residential)	Right-of-Way
R-1 (1 and 2 Family Residential)	Washington City Limits
R-2 (Multifamily Residential)	School Districts
C-1 (Local Retail)	East Peoria
C-2 (General Retail)	Detention Basin
C-3 (Service Retail)	Water Feature
I-1 (Light Industrial)	



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.