



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: March 20, 2023

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

Agenda Item: Draft Comprehensive Plan Presentation

Explanation: A draft of the Washington Comprehensive Plan has been released for public feedback. It is available on the City's website through a Google Drive link and 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 minor revisions may be made to the digital version in the coming days, which will automatically update.

A first reading ordinance to adopt the plan will be scheduled for the April 3 City Council meeting with a second reading ordinance to be scheduled for the April 17 meeting. Zach Borders, President of Civic ArtWorks and project manager, will be in attendance at the March 20 Council meeting to summarize the principal components of the plan and to hear of any other comments that may be incorporated into the final plan.

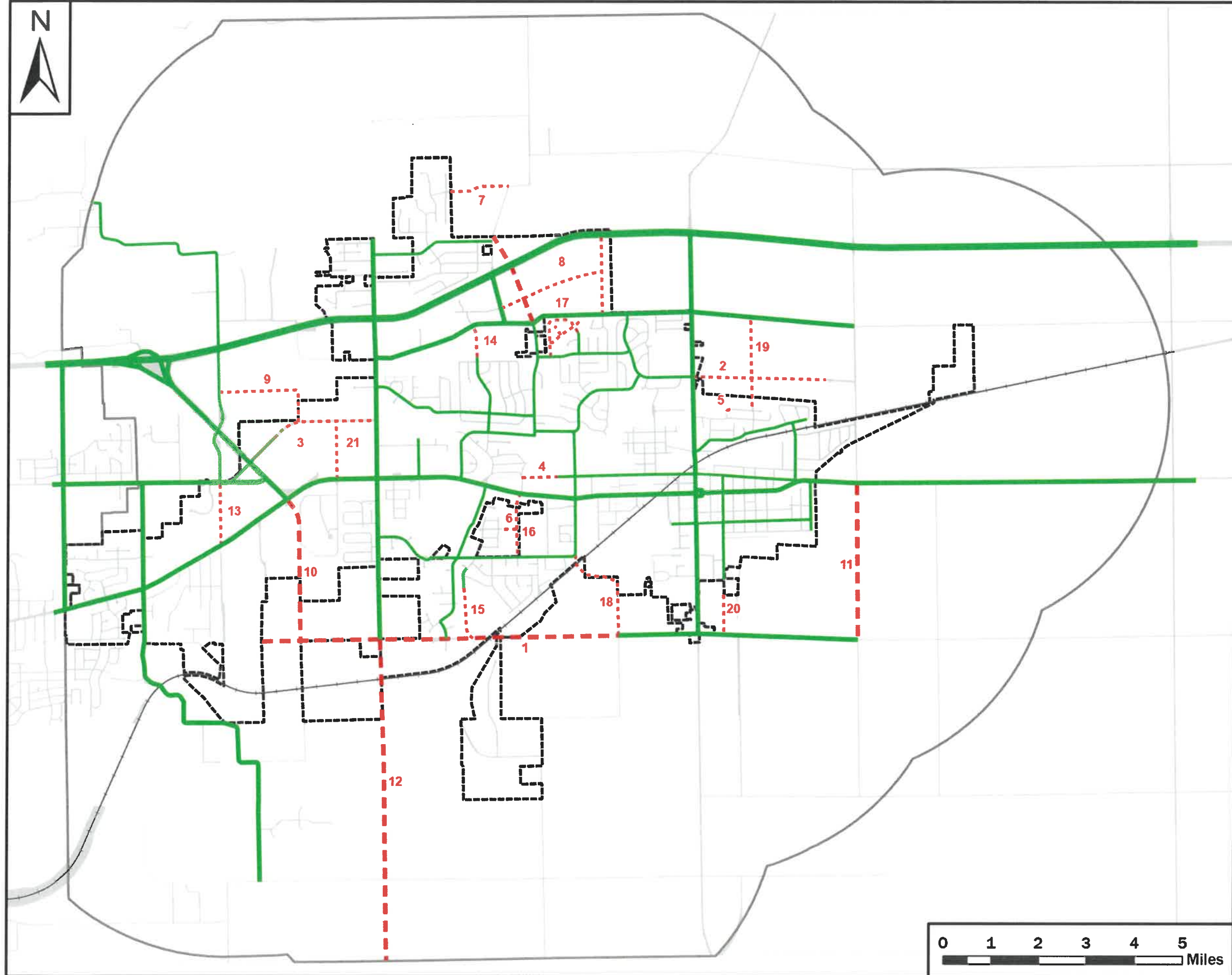
Attached are the thoroughfare (vehicular transportation) and future land use maps. Two significant roadway construction projects will begin in 2023: The extension of Freedom Parkway and the realignment of Nofsinger Road. Two other road projects are in the early planning stages that could impact residential and non-residential growth: The extensions of Lakeshore Drive and Eagle Avenue. Most of the other road projects depicted on the map are conceptual and would likely be driven by development demand and regional connectivity needs. An additional north-south connection towards Morton is desired, as would an extension of Guth Road. However, both of these would be expensive and would be dependent on other funding sources. Including each of the represented roads in such a plan can assist in securing future financial opportunities.

The draft plan 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 a pseudo-mini city with specific services offered to residents within close proximity but are also located on primary road 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 rural residential 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 hopefully providing some inspiration for future developments.

Fiscal Impact: N/A

Action Requested: Any additional feedback at the March 20 City Council meeting that can be used to further refine the plan.



Thoroughfare Plan

City of Washington
Tazewell County, IL

Existing		Proposed
	Expressway	
	Arterial	
	Collector	

Proposed East-West Connections

Arterials

1 - Guth Road

Collectors

- 2 - Clarebrook Road from Diebel to Main Street/Devonshire
- 3 - Extend Freedom Parkway to North Cummings Lane
- 4 - Jefferson from Wilmor to Eagle
- 5 - Victoria to Rockaway
- 6 - East-West Connection for the area Northeast of Parkview Estates
- 7 - Arbor Way extending east to connect to Nofsinger
- 8 - 223 Property & Nofsinger Realignment
- 9 - East-West Connection from Spring Creek Road to Freedom Parkway

Proposed North-South Connections

Arterials

- 10 - McClugage Road from Business 24 to Guth Road
- 11 - Diebel from Business 24 to Guth Road
- 12 - South Cummings from Guth Road to Cooper Road

Collectors

- 13 - Spring Creek from Centennial to Washington Road/Ernest Road
- 14 - Grandyle from North of Kingsbury to Cruger
- 15 - Evergreen Drive from Kem to Guth
- 16 - Eagle from Business 24 to Kem Road
- 17 - Kensington to Cruger
- 18 - Foster Road Extension to Wilmor Road
- 19 - Terrace to Cruger
- 20 - Elm Street to Guth
- 21 - Lakeshore extension to Freedom



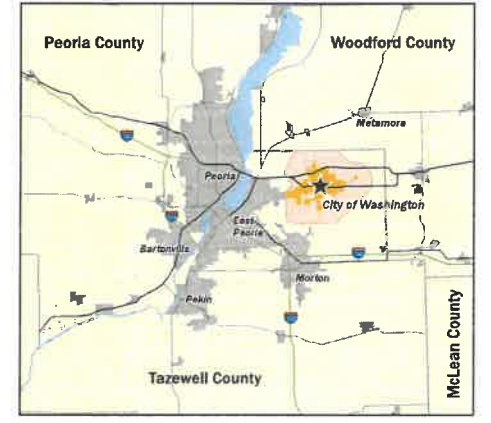
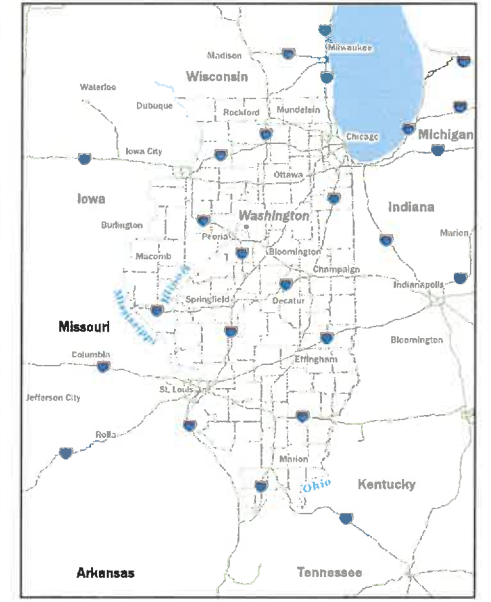
City of
Washington
Est. 1825

Revised and Updated
Spring 2023

CITY OF WASHINGTON

TAZEWELL COUNTY, ILLINOIS

COMPREHENSIVE PLAN

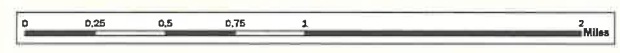
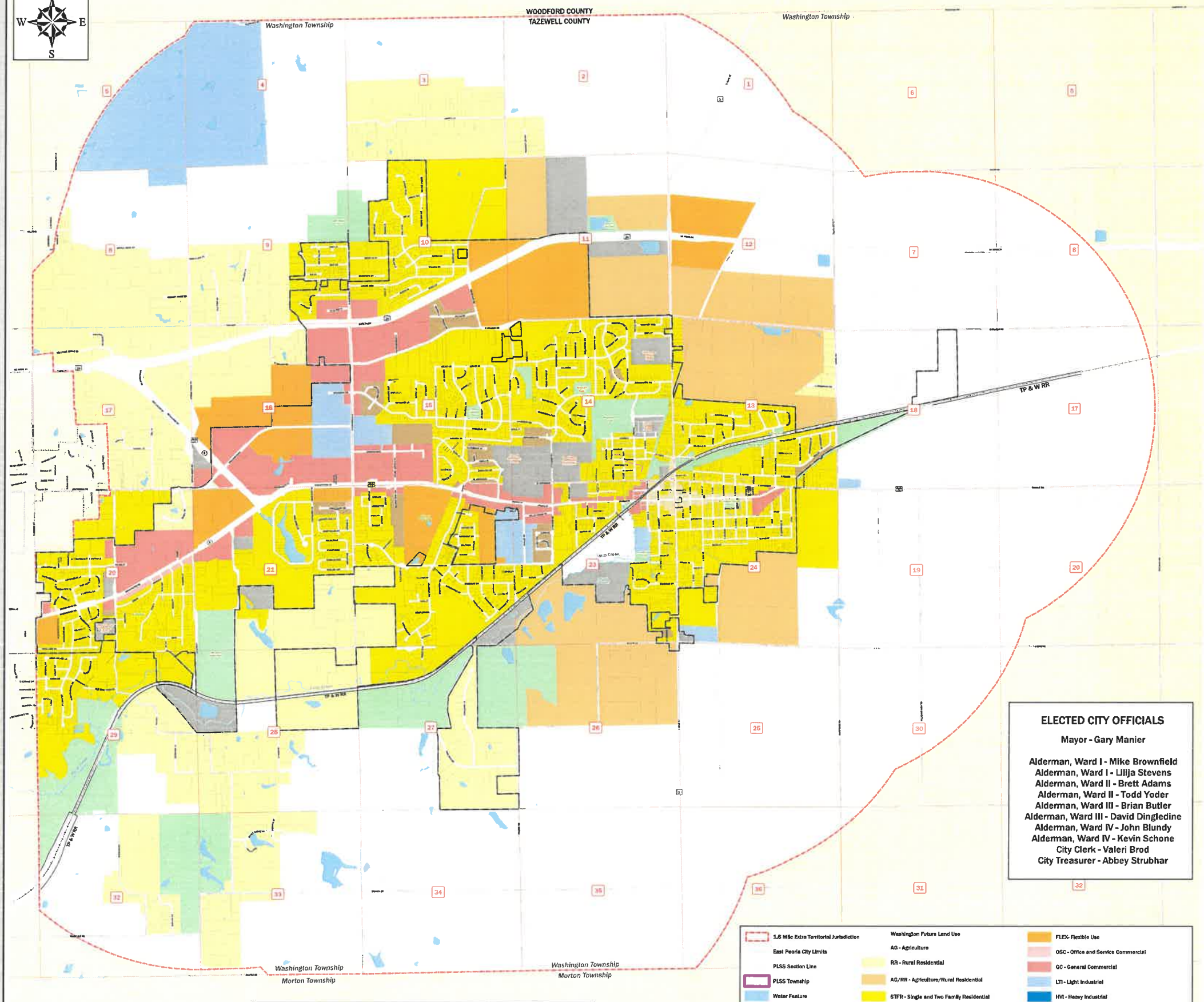


ELECTED CITY OFFICIALS
 Mayor - Gary Manier
 Alderman, Ward I - Mike Brownfield
 Alderman, Ward I - Lijija Stevens
 Alderman, Ward II - Brett Adams
 Alderman, Ward II - Todd Yoder
 Alderman, Ward III - Brian Butler
 Alderman, Ward III - David Dingtledine
 Alderman, Ward IV - John Blundy
 Alderman, Ward IV - Kevin Schone
 City Clerk - Valeri Brod
 City Treasurer - Abbey Strubhar

Map is provided for use as a planning tool & data is provided 'as is' without warranty or any representation of accuracy, timeliness, or completeness. Newly constructed streets or recently annexed areas may not be shown.

Printed: Date: 3/16/2023

Prepared by the City of Washington
 Department of Planning & Development.
 For information contact Planning & Development Director,
 Jon Oliphant, AICP.



1.5 Mile Extra Territorial Jurisdiction	Washington Future Land Use	FLEX- Flexible Use
East Peoria City Limits	AG - Agriculture	OSC - Office and Service Commercial
PLSS Section Line	RR - Rural Residential	GC - General Commercial
PLSS Township	AG/RR - Agriculture/Rural Residential	LTI - Light Industrial
Water Feature	SFR - Single and Two Family Residential	HI - Heavy Industrial
Parcels	MFR - Multifamily Residential	PBI - Public Institutional
	MXD - Mixed Use: Downtown Commercial & Residential	PKOS - Parks and Open Space