

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 Daniel Manikowski to Annex Part of 600 Ernest Street and to Rezone it to R-1
DATE: September 24, 2018

Summary: Daniel Manikowski has requested to annex part of 600 Ernest Street into the city limits. Mr. Manikowski owns the neighboring property to the north (504 Ernest) and the subject tract would be attached to 504 Ernest. The zoning code assigns a default zoning of R-1A (Single-Family Residential) to the zoning and staff would recommend that it be zoned R-1 (Single- and Two-Family Residential) upon annexation to be consistent with the adjacent parcels. Staff recommends approval of the annexation and its zoning to R-1.

Background: Mr. Manikowski would like to construct a garage just south of his existing lot. A house currently sits on the south end of the 600 Ernest lot. Because an accessory structure cannot be constructed prior to a principal structure being built, the garage construction could not occur unless he attached that part of the parcel to his lot. This kicks in the annexation requirement because 600 Ernest is not currently in the city limits. The annexation plat is included for your review.

The subject property to be annexed totals about 0.265 acres, which would increase the size of 504 Ernest to approximately 1.465 acres. The default zoning for parcels brought into the city limits is R-1A (Single-Family Residential). Because the 504 Ernest property and nearly every other parcel in that neighborhood is zoned R-1 (Single- and Two-Family Residential), staff feels it is best to have the zoning consistent with the other parcels. As a result, this request is to concurrently annex and rezone the parcel. The parcel is suitable for the proposed garage, though the topography drops off significantly just beyond where the garage would be built.

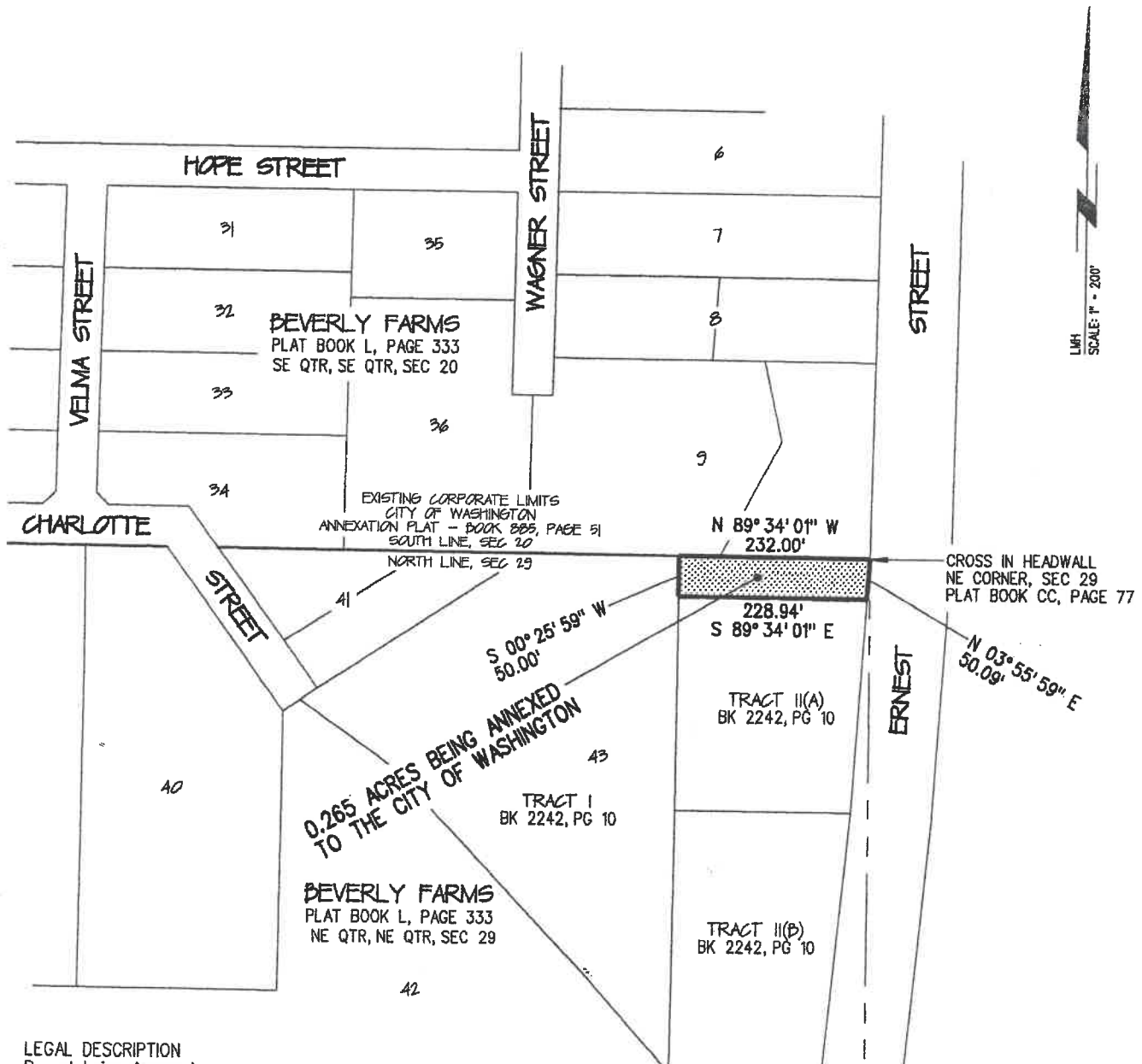
Staff recommends approval of the annexation of part of 600 Ernest Street and rezoning it to R-1.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, October 3 to make a recommendation to the City Council on the annexation and zoning.

Enclosures

ANNEXATION PLAT

Part of the E 1/2, NE 1/4, SEC 29, T26N, R3W, 3rd P.M.
Tazewell County, Illinois



LEGAL DESCRIPTION

Parcel being Annexed

A part of Tract II(A), being a part of Lot 43 of Beverly Farms Subdivision of a part of the Southeast Quarter of Section 20 and part of the Northeast Quarter of the Third Principal Meridian, Tazewell County, Illinois and being further described as follows:

Beginning at the northeast corner of said Section 29, said point also being the northeast corner of Tract II(A) of Lot 43 of Beverly Farms Subdivision;
Thence N 89° 34' 01" W, along the north line of said Tract II(A), a distance of 232.00 feet to the northwest corner thereof;
Thence S 00° 25' 59" W, along the west line of said Tract II(A), a distance of 50.00 feet;
Thence S 89° 34' 01" E, a distance of 228.94 feet to the east line of said Tract II(A);
Thence N 03° 55' 59" E, along said east line, a distance of 50.09 feet to the Point of Beginning.

Described Parcel contains 0.265 acres more or less.



EXP 11-30-2018
Leonard M. Holloway
SEPT 4, 2018

CITY OF
WASHINGTON
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



Legend

- Washington City Limits
- AG-1 (Agriculture)
- CE (County Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)



Prepared by the City of Washington
Department of Planning and Development
Printed: September 24, 2018

