

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

[joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us)

### MEMORANDUM

TO: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: First Reading Ordinance – Request by Daniel Manikowski to Annex Part of 600 Ernest Street and to Rezone it to R-1  
DATE: October 10, 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.

The Planning and Zoning Commission held a public hearing at its meeting on Wednesday, October 3 and unanimously recommended approval of the annexation and zoning. A first reading ordinance is scheduled for the October 15 City Council meeting with a second reading scheduled for November 5.

Enclosures

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

(Adoption of this ordinance would annex a part of a parcel at 600 Ernest Street totaling 0.265 acres into the City of Washington corporate limits and to zone it R-1)

**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF WASHINGTON, ILLINOIS, AND IS NOT NOW EMBRACED WITHIN THE CORPORATE LIMITS OF THE CITY OF WASHINGTON, ILLINOIS, OWNED BY DANIEL J. MANIKOWSKI LOCATED AT 600 ERNEST STREET**

**WHEREAS**, a verified Petition has been duly filed with the City Clerk of the City of Washington, Illinois, requesting the annexation of the real estate hereinafter described to the City of Washington, County of Tazewell and State of Illinois; and

**WHEREAS**, said Petition was legally sufficient and valid; and

**WHEREAS**, upon due consideration thereof by the Corporate Authorities of the City of Washington, Illinois, it is deemed to be in the best interests of said city that said territory be annexed to and made a part thereof; and

**WHEREAS**, due and proper notice has been given, pursuant to 65 ILCS 5/7-1-1 and an Affidavit of that Service has been filed with the Recorder of Deeds of Tazewell County, Illinois; and

**WHEREAS**, the City Clerk has submitted the Petition for Annexation to the Corporate Authorities; and

**WHEREAS**, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically 65 ILCS 5/11-15.1-1 et. seq.:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, ILLINOIS**, that:

**Section 1.** The real estate described on Exhibit A hereto attached, and by reference expressly made a part hereof and depicted on Exhibit B attached and by reference expressly made a part hereof, be, and the same is, hereby annexed to and made a part of the City of Washington, Tazewell County, Illinois, and that the same be, and it is hereby declared to be included within the corporate limits of the City of Washington, Tazewell County, Illinois.

**Section 2.** The annexation of the territory described herein will result in the real estate being zoned at the zoning classification of R-1.

**Section 3.** That a certified copy of this ordinance with an accurate map of the territory annexed shall be filed with the Recorder of Deeds of Tazewell County, Illinois, as provided by law.

**Section 4.** That this ordinance shall be in full force and effect from and after its passage by a majority vote of 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 \_\_\_\_\_, 2018.

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

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

\_\_\_\_\_  
Mayor

ATTEST:

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

**EXHIBIT A**  
**Legal Description**

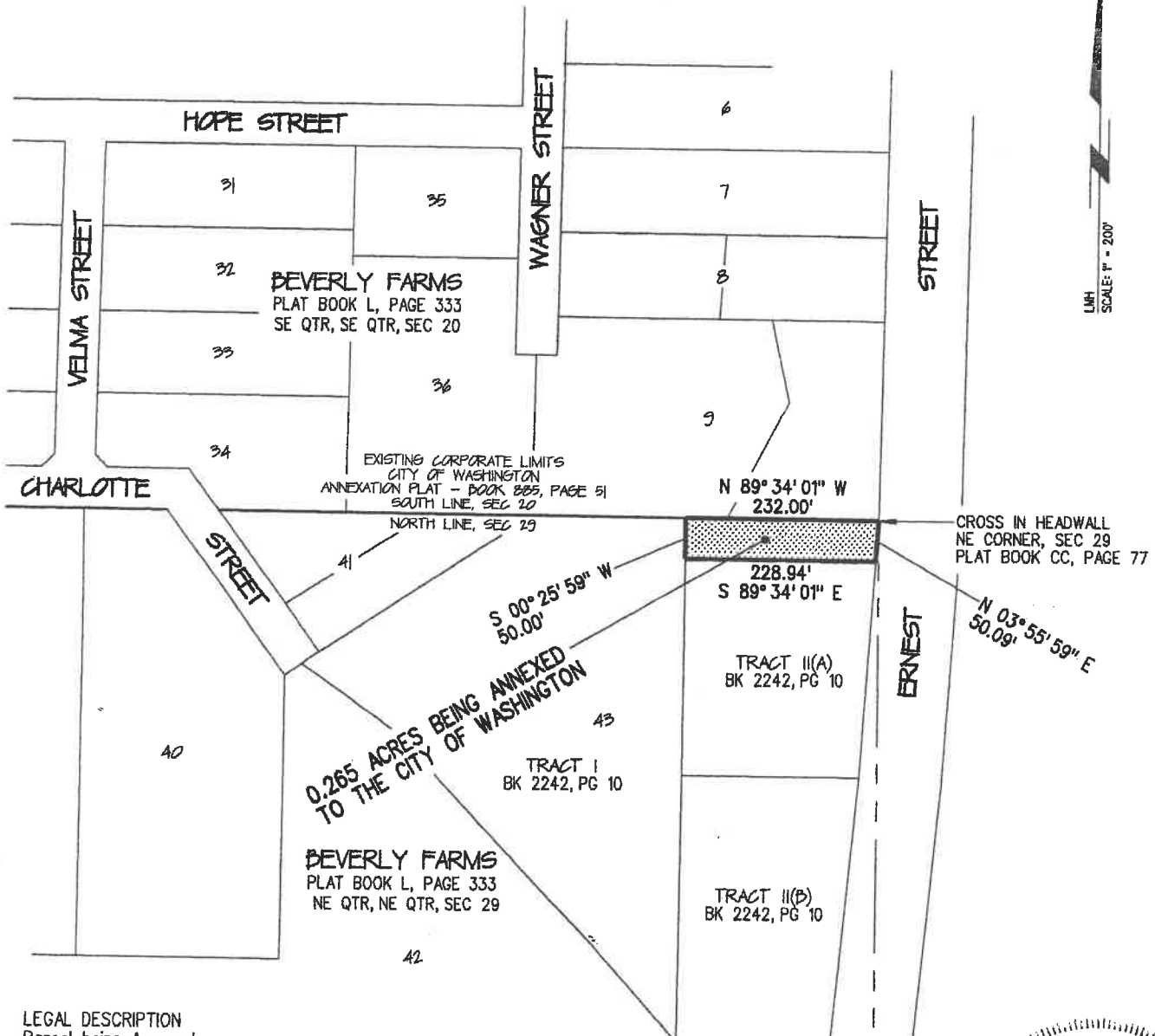
A part of Tract II(A), being a part of Lot 43 of Beverly Farms Subdivision of a part of the Southeast Quarter of Section 20 and part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois and being further 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 Manor 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.

Part of PIN: 02-02-29-201-013

# ANNEXATION PLAT

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



LMH  
SCALE: 1" = 200'

## 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 Northeast Quarter of Section 29, Township 26 North, Range 3 West 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 6, 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

