

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

MEMORANDUM

TO: Mayor Manier and City Council
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: First Reading Ordinance – Request by David Knoblett, Rusti Knoblett, and Devvonn Anderson to Annex 403 Charlotte Street and to Rezone it to R-1
DATE: December 11, 2018

Summary: David and Rusti Knoblett and Devvonn Anderson have requested to annex 403 Charlotte Street into the city limits. 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. and Mrs. Knoblett were the prior owners of this property when the annexation petition was submitted and subsequently sold the property about two weeks ago to Ms. Anderson, their niece. The petitioners would like to connect to the City's sanitary sewer. The lot is already served by City water. The City desires any lot be annexed as part of any future utility extension/connection. The City Council approved a request on November 19 to allow for the sanitary sewer connection construction to commence in order for it to be completed while the weather may still allow, per Chapter 50.25 of the City Code. The house is currently on a septic system that is nearing the end of its useful life and coming onto City sewer would be advantageous long-term. Mr. and Mrs. Knoblett also own the adjacent lot (407 Charlotte) and staff anticipates an annexation petition for that property in the near future. A map showing the property to be annexed is included for your review. The annexation plat is being finalized and will be completed prior to eventual approval and recording.

The subject property to be annexed totals about 0.3 acres. The default zoning for parcels brought into the city limits is R-1A (Single-Family Residential). Because the 403 Charlotte 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 zoning. A request to annex 407 Charlotte is expected soon and it would go through the same annexation and rezoning process.

Staff recommends approval of the annexation of 403 Charlotte Street and rezoning it to R-1.

The Planning and Zoning Commission held a public hearing at their meeting on Wednesday, December 5 and unanimously recommended approval of the annexation and zoning. A first reading ordinance is scheduled for the December 17 City Council meeting followed by a second reading on January 7, 2019.

Enclosures

ORDINANCE NO. _____

(Adoption of this ordinance would annex a parcel at 403 Charlotte Street totaling 0.3 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 DEVVONN ANDERSON LOCATED AT 403 CHARLOTTE 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 _____, 2019.

Ayes: _____

Nays: _____

Mayor

ATTEST:

City Clerk

EXHIBIT A
Legal Description

A part of Lot 41 in Beverly Manor Farms, being in the Northeast Quarter of the Northeast Quarter of Section 29, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois. More particularly described as follows:

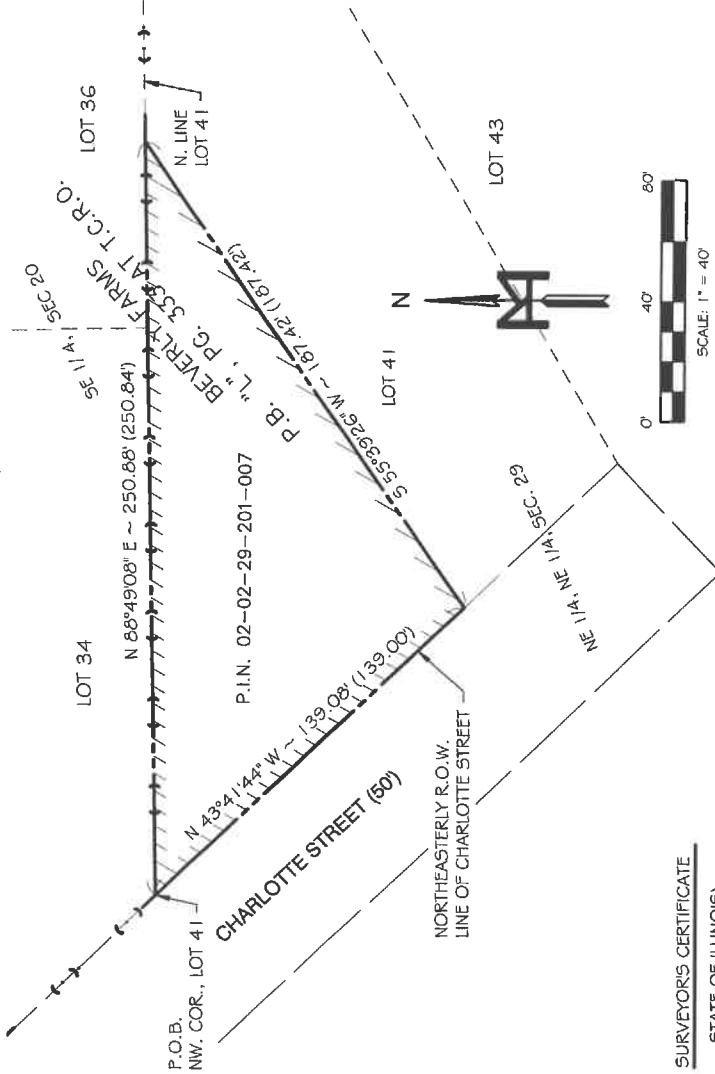
Commencing at the northwest corner of Lot 41, said point also being the Point of Beginning of the annexation to be described:

From the Point of Beginning; Thence N 88° 49' 08" E (bearings are for description purposes only), along the north line of said Lot 41, a distance of 250.88 feet; Thence S 55° 39' 26" W, a distance of 187.42 feet, to the northeasterly right-of-way line of Charlotte Street; Thence N 43° 41' 44" W, along said northeasterly right-of-way line, a distance of 139.08 feet, to the Point of Beginning, containing, 0.30 acres, more or less, subject to that portion along the southwesterly side being used as public road right-of-way, also being subject to any easements, restrictions and right-of-way of record.

PIN: 02-02-29-201-007

ANNEXATION PLAT

A PART OF LOT 41 IN BEVERLY FARMS, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA) 55

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE PREPARED AN ANNEXATION PLAT OF A PART OF LOT 41 IN BEVERLY FARMS, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. WE FURTHER STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE ANNEXATION PLAT IS CORRECT AS SHOWN AND DRAWN TO A SCALE OF 1" = 40'. (1 INCH = 40 FEET)

DATED THIS _____ DAY OF _____, 20__.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

MICHAEL W. MOHR
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3116

LICENSE EXPIRES _____

ANNEXATION DESCRIPTION

A PART OF LOT 41 IN BEVERLY FARMS, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF LOT 41, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE ANNEXATION TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 49 MINUTES 08 SECONDS EAST (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY), ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 250.88 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 187.42 FEET, TO THE NORTHEASTLY RIGHT-OF-WAY LINE OF CHARLOTTE STREET; THENCE NORTH 43 DEGREES 41 MINUTES 44 SECONDS WEST, ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.08 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE SOUTHWESTERLY SIDE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

LEGEND

- DEED LINE
- CURRENT CORPORATE LIMITS
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY
- MEASURED BEARING
- MEASURED DISTANCE
- RECORD DISTANCE
- TAZEWELL COUNTY RECORDERS OFFICE
- POINT OF BEGINNING
- AREA TO BE ANNEXED

N 43°41'44" E
139.08'
(139.00')

T.C.R.O.
P.O.B.



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
350 N. 1st Street, Suite 65
Peoria, Illinois 61614
www.mohr-kerr.com
Professional Design Firm #184-005091

ANNEXATION PLAT
403 CHARLOTTE ST.
WASHINGTON, IL

DRAWN	DATE	CHECKED	DATE	DATE
15-483	11-11-11	11-11-11	11-11-11	11-11-11

CITY OF
WASHINGTON
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



Legend

- 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: November 26, 2018



403 Charlotte Street:
To be annexed into
the City of Washington

CHARLOTTE ST.

VELMA ST.