

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: First Reading Ordinance – Request by David Knoblett to Annex 407 Charlotte Street and to Rezone it to R-1  
DATE: May 2, 2019

**Summary:** David Knoblett has requested to annex 407 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. Knoblett is the current property owner. The petitioner 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, 2018, to allow for the sanitary sewer connection construction to commence prior to annexation, 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. The adjacent 403 Charlotte property was annexed in December. The annexation plat and a map showing the property to be annexed is included for your review.

The subject property to be annexed totals about 0.37 acres. The default zoning for parcels brought into the city limits is R-1A (Single-Family Residential). Because 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.

Staff recommends approval of the annexation of 407 Charlotte Street and rezoning it to R-1.

A public hearing was held by the Planning and Zoning Commission at their meeting on Wednesday, May 1 and it unanimously recommended approval of the annexation and zoning. A first reading ordinance is scheduled for the May 6 City Council meeting with a second reading to be scheduled for the May 20 meeting.

Enclosures

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

(Adoption of this ordinance would annex a parcel at 407 Charlotte Street totaling 0.37 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 DAVID KNOBLETT LOCATED AT 407 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:

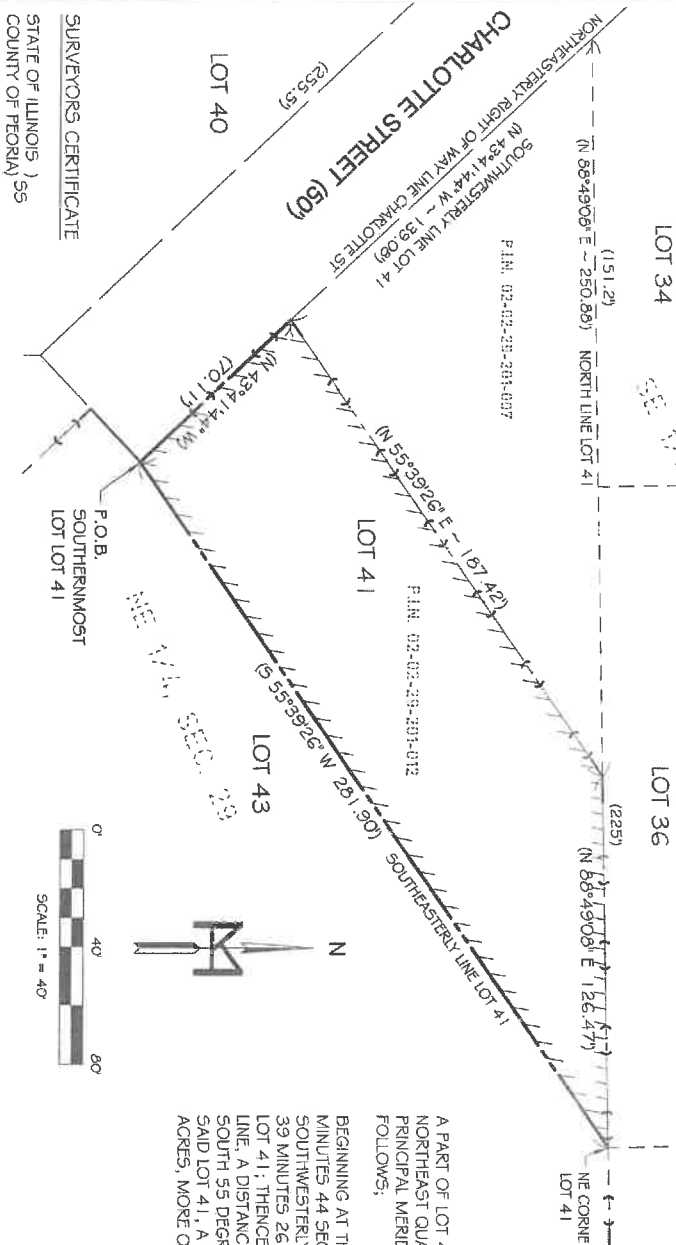
Beginning at the southern most corner of Lot 41, thence N 43° 41' 44" W (bearings are for description purposes only), along the southwesterly line of said Lot 41, a distance of 70.11 feet; thence N 55° 39' 26" E, a distance of 187.42 feet, to the north line of said Lot 41; thence N 88° 49' 08" E, along said north line, a distance of 126.47 feet, to the northeast corner of Said Lot 41; thence S 55° 39' 26" W, along the southeasterly line of said Lot 41, a distance of 281.90 feet, to the Point of Beginning, containing, 0.37 acres, more or less.

PIN: 02-02-29-201-012

# 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.

BEVERLY FARMS  
P.B. 17, P.O. 333 AT T.C.R.O.



## LEGEND

---	NEW CORPORATE LIMITS LINE
---	EXISTING CORPORATE LIMITS
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY
---	RECORD BEARING & DISTANCE
---	T.C.R.O.
---	P.O.B.
---	POINT OF BEGINNING
---	AREA TO BE ANNEXED

## 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:

BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 41, THENCE NORTH 43 DEGREES 41 MINUTES 44 SECONDS WEST (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY), ALONG THE SOUTHWESTERLY LINE OF SAID LOT 41 A DISTANCE OF 70.11; THENCE NORTH 55 DEGREES 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 187.42 FEET TO THE NORTH LINE OF SAID LOT 41; THENCE NORTH 68 DEGREES 49 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 126.47 FEET, TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE SOUTH 55 DEGREES 39 MINUTES 26 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 41, A DISTANCE OF 281.90 FEET, TO THE POINT OF BEGINNING, CONTAINING, 0.37 ACRES, MORE OR LESS.

## SURVEYORS CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF PEORIA)

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 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 22 DAY OF APRIL, 2019.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

JEFF E. FRANKLIN  
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3230



LICENSE EXPIRES NOVEMBER 30, 2020



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Professional Design Firm #184,005091

DATE	SCALE	SHEET	PROJECT NO.
04-22-19	1"=40'	1	407 CHARLOTTE ST. WASHINGTON, IL.