

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 Barry Vineyards, LLC, to Annex 1774 E. Cruger Road and to Rezone it to AG-1
DATE: July 2, 2019

Summary: Barry Vineyards, LLC, has requested to annex 1774 E. Cruger Road 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 AG-1 (Agriculture) upon annexation to be consistent with the adjacent parcels. Staff recommends approval of the annexation and its zoning to AG-1.

Background: Bob and Lisa Barry of Barry Vineyard's, LLC, recently purchased the property from the City of Washington. Neither city water or sewer are extended to the property nor are they planned for extension in the near future. The Barry's hope to open a winery to be located on the property. 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 51.59 acres. The default zoning for parcels brought into the city limits is R-1A (Single-Family Residential). Because most of the parcels in that area are zoned County A-1 (Agriculture), 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 zoning would also be consistent with the desired land use and the use would be consistent with the comprehensive plan designation as Parks and Open Space with so much of the property limited from development because of its location in the 100-year floodplain. The parcel is suitable for the proposed zoning.

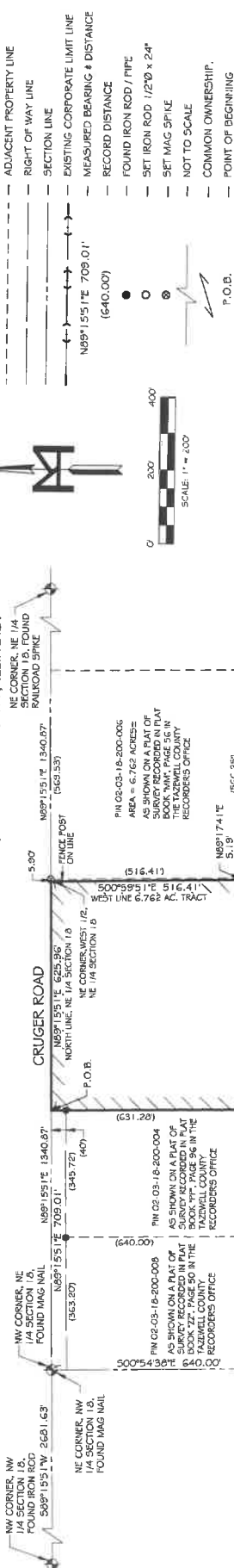
Staff recommends approval of the annexation of 1774 E. Cruger Road and rezoning it to AG-1.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, July 10 to make a recommendation to the City Council on the annexation and zoning.

Enclosures

ANNEXATION PLAT

PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF TRACT 3 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



DESCRIPTION 51.590 ACRES ±

PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF TRACT 3 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18, THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST, BEARING EAST IN THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 709.01 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 625.96 FEET TO THE NORTHWEST CORNER OF A 6.762 ACRES ± TRACT AS RECORDED IN PLAT BOOK "MM", PAGE 56 IN THE TAZEWELL COUNTY RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 59 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF SAID 6.762 ACRES ± TRACT, A DISTANCE OF 516.41 FEET TO A WOOD POST BEING THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 17 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1722.35 FEET TO THE POINT OF BEGINNING OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 55 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 18, 1722.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE TOLEDO, PEORIA & WESTERN RAILROAD, A DISTANCE OF 1516.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE TOLEDO, PEORIA & WESTERN RAILROAD, A DISTANCE OF 1516.14 FEET TO THE NORTH 00 DEGREES 54 MINUTES 36 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 295.75 FEET; THENCE NORTH 78 DEGREES 07 MINUTES 15 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 00 DEGREES 54 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 830.46 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 704.28 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 1376.54 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 51.590 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY THEREOF, ALSO BEING SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

EAST 1/2, NE 1/4 SECTION 18

WEST 1/2, NE 1/4 SECTION 18

PIN 02-03-18-200-002

AREA TO BE ANNEXED = 51.590 ACRES ±

SURVEYORS CERTIFICATE
STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE PREPARED AN ANNEXATION PLAT FOR PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF TRACT 3 IN THE NORTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 26 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION AS DRAWN TO A SCALE OF 1 INCH = 200 FEET.

DATED THIS 2nd DAY OF JULY, 2019.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

JEFFREY E. FRANKLIN
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3230
5901 N. PEORIA STREET, SUITE 104, PEORIA, ILLINOIS 61614
PHONE: (309) 692-3500, MFB SITE: WWW.MOHRANDKERR.COM
JEFFRANKLIN@MOHRANDKERR.COM



LICENSE EXPIRES NOVEMBER 30, 2020

ANNEXATION PLAT

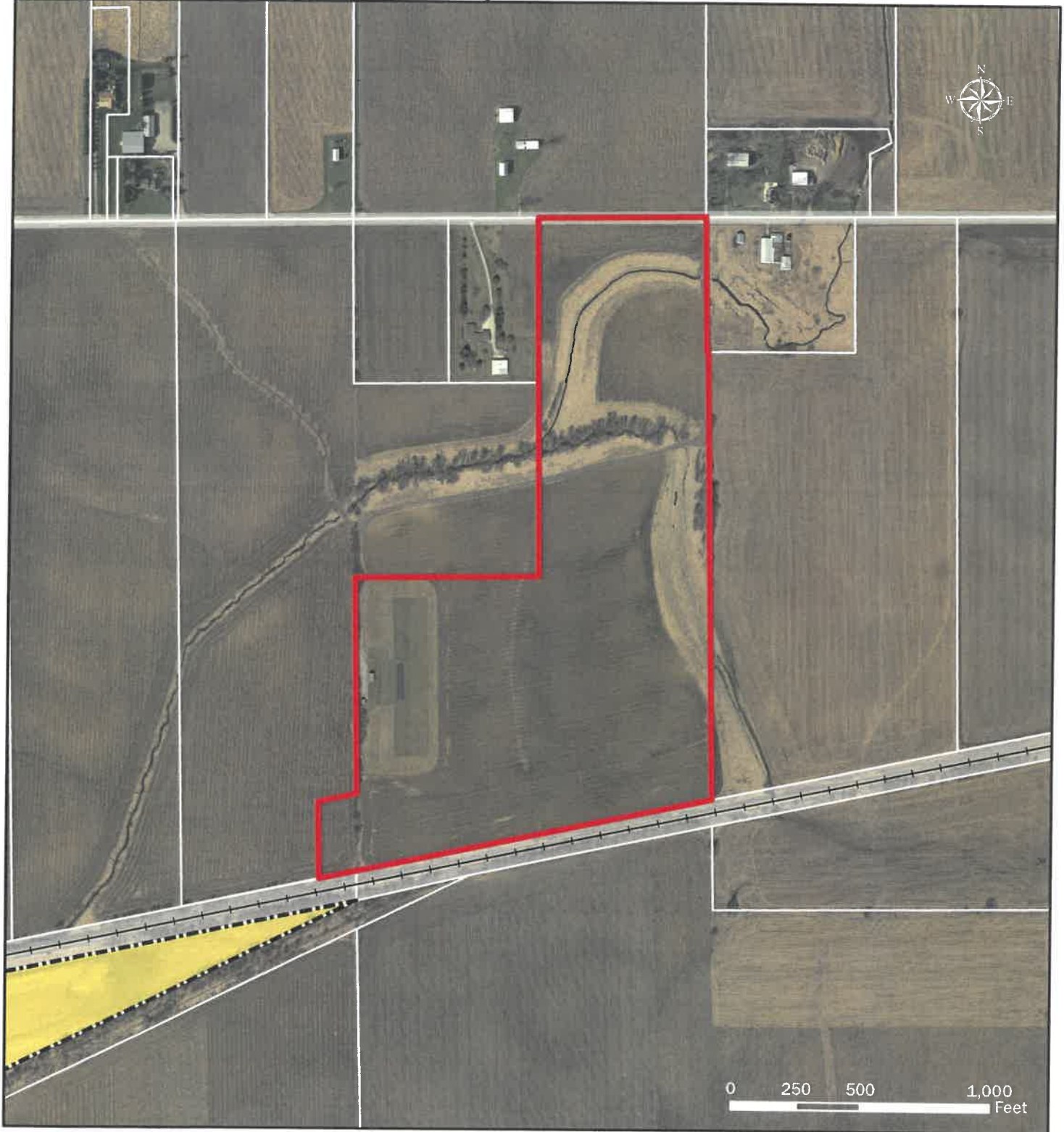
PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF TRACT 3 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

CITY OF WASHINGTON

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
Office: (309) 692-3500
Peoria, Illinois 61614
www.mohrandkerr.com
Professional Design Firm # 184-000891

DATE	SCALE	BY	CHECKED	DATE	CLIENT
07/09/19	1" = 200'	MM	MM		

Barry Vineyards Annexation Request



Barry Vineyards Property

Existing Washington City Limits

Zoning Classifications

AG-1 (Agriculture)

CE (Country 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)

