

# 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 Barry Vineyards, LLC, to Annex 1774 E. Cruger Road and to Rezone it to AG-1  
DATE: July 11, 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 was 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. The PZC voted 4-2 to recommend approval. A first reading ordinance is scheduled for the July 15 City Council meeting with a second reading scheduled for August 5.

Enclosures

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

(Adoption of this ordinance would annex a parcel at 1774 E. Cruger Road totaling 51.59 acres into the City of Washington corporate limits and to zone it AG-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 BARRY VINEYARDS, LLC, LOCATED AT 1774 E. CRUGER ROAD**

**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 AG-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**

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:

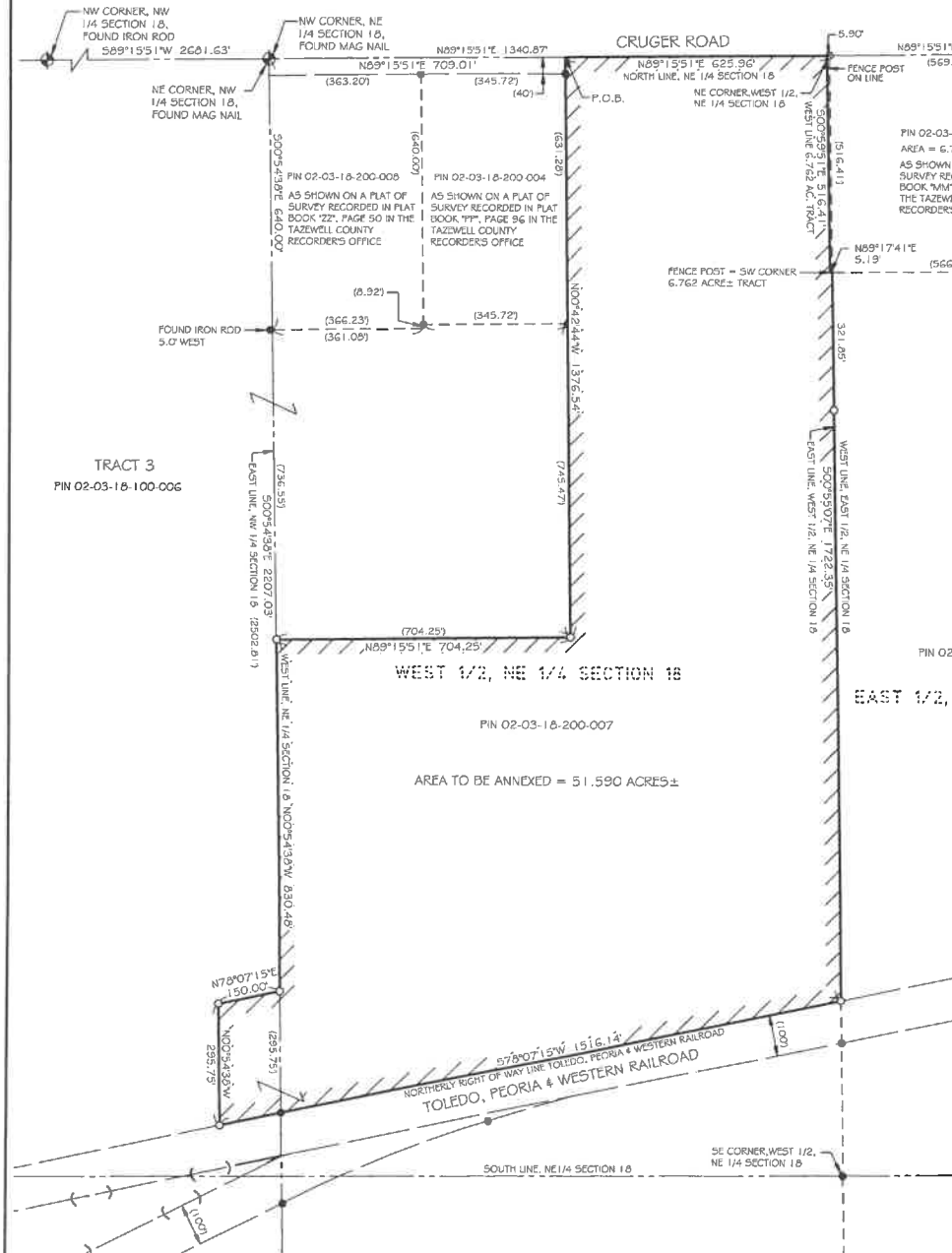
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18, THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 709.01 FEET TO THE POINT OF 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 ACRE± TRACT AS RECORDED IN PLAT BOOK "MM", PAGE 56 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 59 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF SAID 6.762 ACRE± TRACT, A DISTANCE OF 516.41 FEET TO A WOOD POST BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 17 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 5.19 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 55 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1722.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE TOLEDO, PEORIA & WESTERN RAILROAD; THENCE SOUTH 78 DEGREES 07 MINUTES 15 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1516.14 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 38 SECONDS WEST 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 38 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 830.48 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST, A DISTANCE OF 704.25 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, A DISTANCE OF 1376.54 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 51.590 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION USED AS PUBLIC ROAD RIGHT OF WAY ALONG THE NORTH SIDE THEREOF, ALSO BEING SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

PART OF PIN: 02-03-18-200-007

# 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.



LEGEND	
	NEW CORPORATE LIMIT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	EXISTING CORPORATE LIMIT LINE
	MEASURED BEARING & DISTANCE
	RECORD DISTANCE
	FOUND IRON ROD / PIPE
	SET IRON ROD 1/2" x 24"
	SET MAG SPIKE
	NOT TO SCALE
	COMMON OWNERSHIP
	POINT OF BEGINNING

## DESCRIPTION 51.590 ACRES±

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EAST 1/2, NE 1/4 SECTION 18

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) ss  
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.



LICENSE EXPIRES NOVEMBER 30, 2020

JEFFREY E. FRANKLIN  
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3230  
5901 N. PROSPECT RD., SUITE 60, PEORIA, IL 61614  
PHONE: (309)692-8500, WEB SITE: WWW.MOHRANDKERR.COM  
JEFFRANKLIN@MOHRANDKERR.COM

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PROJECT NO. 19-177  
SHEET 1 OF 1  
DRAWING NO. 1

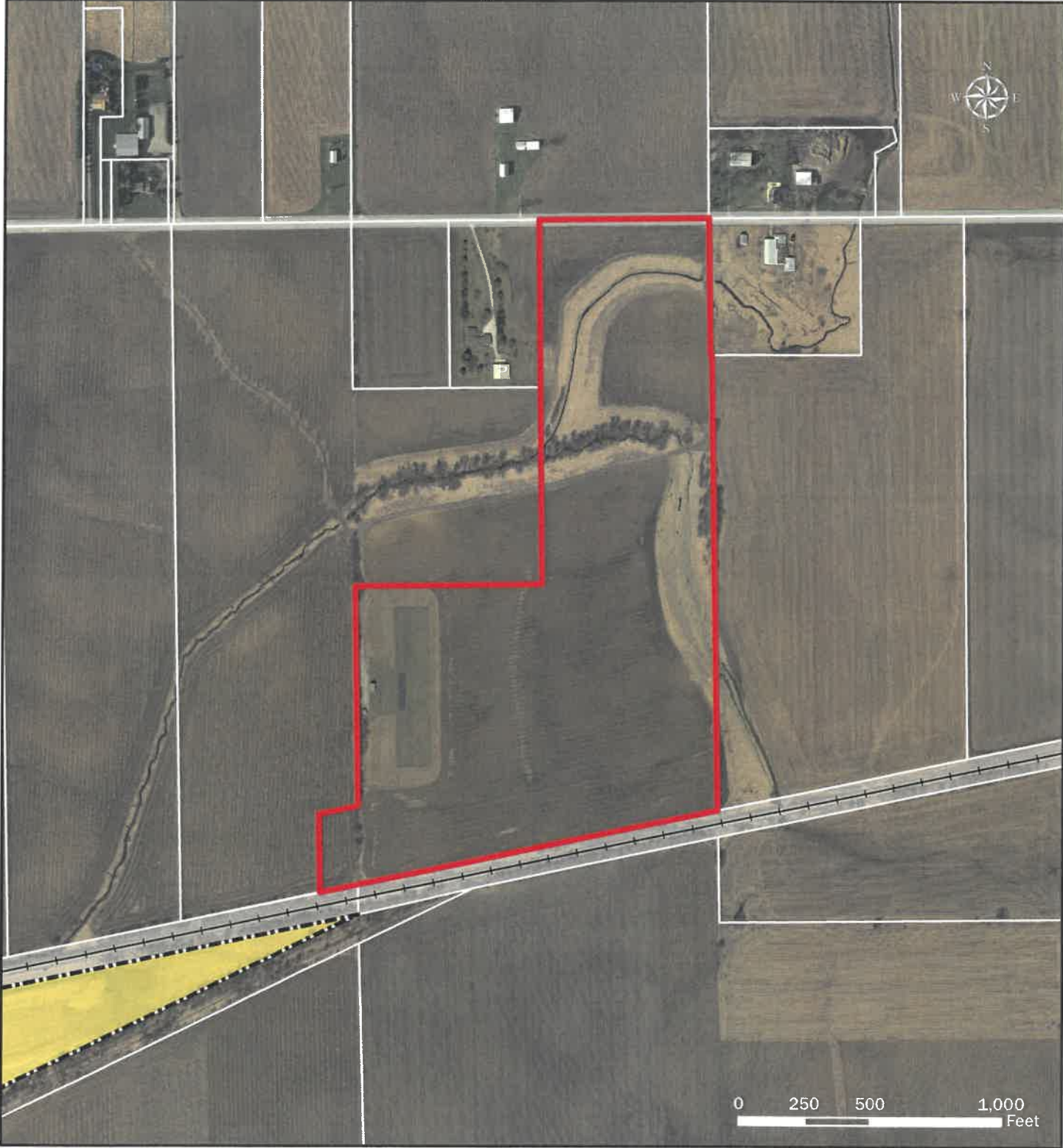
**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
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PEORIA, ILLINOIS 61614  
www.mohrandkerr.com  
Office: (309) 692-8500  
Fax: (309) 692-8501  
Professional Design Firm #184.003081


DATE	BY	REVISION
07/20/19	JEF	1

DATE	BY	REVISION
07/20/19	JEF	1

CITY OF WASHINGTON

# Barry Vineyards Annexation Request



-  Barry Vineyards Property
-  Existing Washington City Limits

**Zoning Classifications**

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

