

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

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joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Request by Beck Oil Company of Illinois to annex a parcel south of Washington Road and to Rezone it to C-2
DATE: August 24, 2020

Summary: Beck Oil Company of Illinois has requested to annex a parcel into the city limits that is south of the 1303-1321 Washington Road properties. The zoning code assigns a default zoning of R-1A (Single-Family Residential) to the zoning and staff would recommend that it be zoned C-2 (General Retail) upon annexation to be consistent with the adjacent parcels to the north. Staff recommends approval of the annexation and its zoning to C-2.

Background: Beck Oil recently purchased the subject 1.496-acre parcel as well as the 1303-1321 Washington Road parcels. A plat of survey recorded as part of the closing conveyed the subject parcel to the 1303-1321 Washington Road parcels. Beck Oil plans to construct a gas station and convenience store on the property. However, until such time that the subject parcel is annexed and rezoned, it cannot be used as a commercial land use. The annexation plat and a map showing the property to be annexed is included for your review.

The default zoning for parcels brought into the city limits is R-1A. Because a gas station with convenience store is planned for a part of this parcel, staff feels it is best to have the zoning consistent with the other parcels along Business 24. As a result, this request is to concurrently annex and rezone the parcel to C-2. The parcel is suitable for the proposed zoning. Upon recording of a final plat, a 60' wide ingress-egress easement will ensure access to the adjacent lots and serve as the area for a possible future right-of-way dedication for an extension of Eagle Avenue to the south. This would create a second lot of 0.723 acres to the east of the easement, whose ownership will revert back to the prior owner (Rollie Campbell).

Staff recommends approval of the annexation of this parcel south of Washington Road and rezoning it to C-2.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, September 2 to make a recommendation to the City Council on the annexation and zoning.

Enclosures

STATE OF ILLINOIS,)
) ss.
COUNTY OF TAZEWELL)

**In the Matter of the Petition of
Beck Oil Company of Illinois
for Annexation of Certain Territory
to the City of Washington, Illinois.**

PETITION FOR ANNEXATION

The undersigned, Beck Oil Company of Illinois respectfully petition and pray for the annexation of the territory hereinafter described to the City of Washington, Illinois, and in support thereof state:

- (1) That Beck Oil Company of Illinois hold legal title to the following-described real estate, to-wit (the "Real Property"):

A part of the E.1/2 of the N.E.1/4 of Section 22, T.26N., R.3W. of the 3rd P.M., being more particularly described as follows:

Commencing at the southeast corner of Lot 13 of Hillcrest Subdivision No. 1, being a subdivision of part of the N.E.1/4 and the N.W.1/4 of said Section 22 as the Point of Beginning of the Tract to be Described; Thence S78°-21'-42"E along the South line of Lots 9, 10, 11, and 12 of said Hillcrest Subdivision No. 1, a distance of 394.18 feet; Thence S11°-32'-32"W, a distance of 161.75 feet; Thence N79°-00'-19"W, a distance 400.53 feet to a point on the Southerly extension of the East line of said Lot 13; Thence N13°-43'-09"E along the Southerly extension of the East line of said Lot 13, a distance of 166.37 feet to the Point of Beginning, situate, lying and being in the County of Tazewell, and State of Illinois.

Part of PIN: 02-02-22-204-047

Commonly known as: Kern Road, Washington, IL 61571

- (2) That all of the Real Property is contiguous to the City of Washington, Tazewell County, Illinois, but is not now included within the corporate limits of the City of Washington nor within the corporate limits of any other city, village, or incorporated town.


(3) That this Petition for Annexation is upon the condition that the Real Property at this time shall be zoned in accordance with the ordinances of the City of Washington, Tazewell County, Illinois, as C-2.

WHEREFORE, the Petitioners pray that the Real Property be annexed to the City of Washington, Illinois.

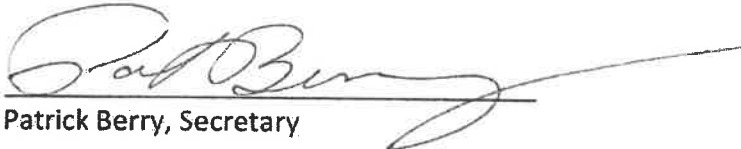
DATED this 5th day of August, 2020.

PETITIONERS:

Holders of legal title to the Real Property:



Bill Smith, President



Patrick Berry, Secretary

STATE OF ILLINOIS,)
) ss.
COUNTY OF TAZEWELL,)

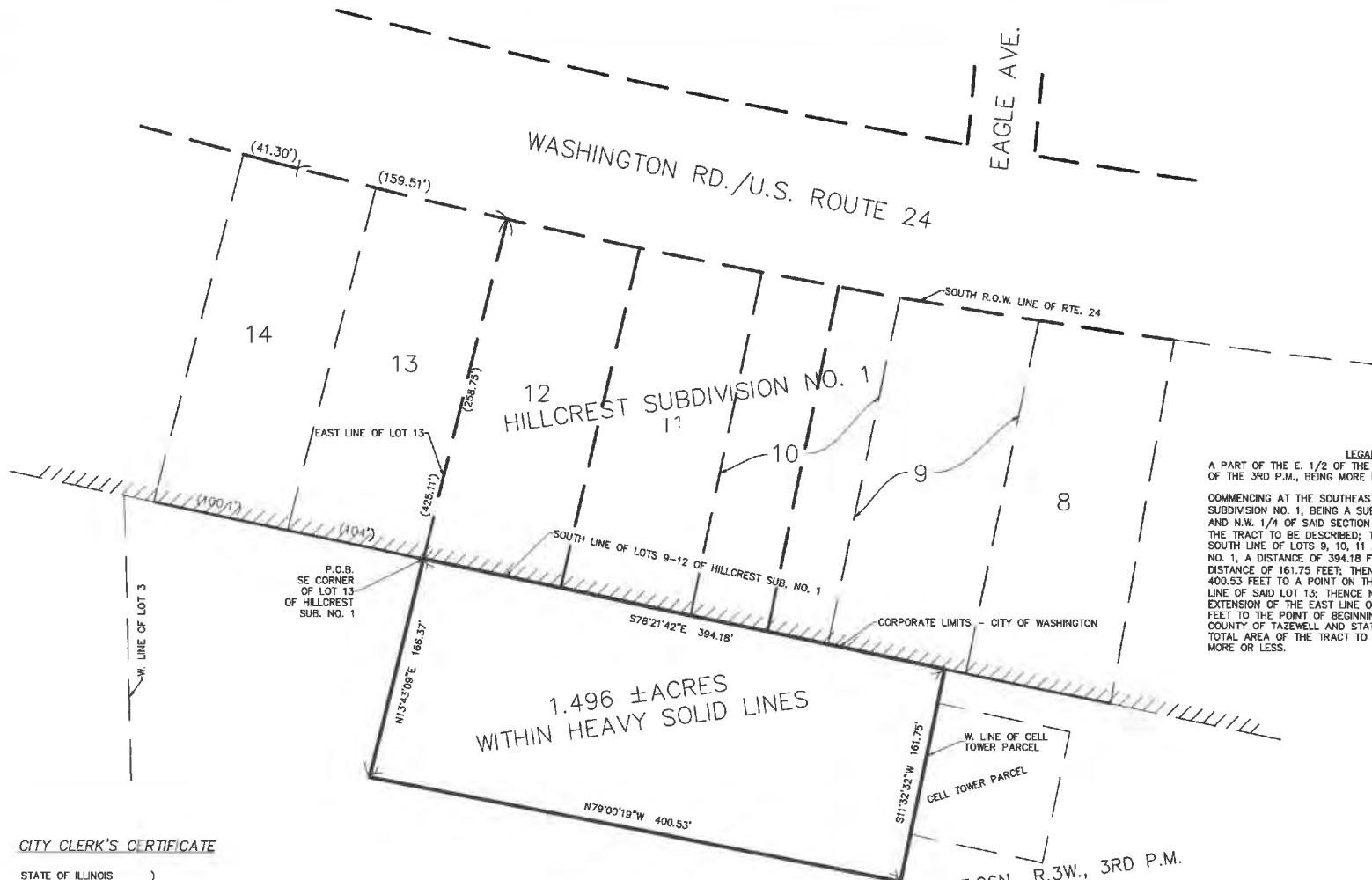
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BILL SMITH AND PATRICK BERRY, OFFICERS FOR BECK OIL COMPANY OF ILLINOIS, personally known to me to be the same people whose names are subscribed to the foregoing instrument as trustees, appeared before me this day in person and severally acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act as such trustees, and as the free and voluntary act of said trust for the uses and purposes therein set forth; and on their respective oaths state that they are duly authorized to execute said instrument and the matters and things therein set forth are true and correct.

Subscribed and sworn to before me
this 5 day of August, 2020.



Notary Public





LEGAL DESCRIPTION
 A PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T.26N., R.3W. OF THE 3RD P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 13 OF HILLCREST SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE N.E. 1/4, AND N.W. 1/4 OF SAID SECTION 22, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S78°21'42"E ALONG THE SOUTH LINE OF LOTS 9, 10, 11 AND 12 OF SAID HILLCREST SUBDIVISION NO. 1, A DISTANCE OF 394.18 FEET; THENCE S11°32'32"W, A DISTANCE OF 161.75 FEET; THENCE N79°00'19"W, A DISTANCE OF 400.53 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 13; THENCE N13°43'09"E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 13, A DISTANCE OF 166.37 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF TAZEWELL AND STATE OF ILLINOIS.
 TOTAL AREA OF THE TRACT TO BE ANNEXED CONTAINS 1.496 ACRES, MORE OR LESS.

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF TAZEWELL }

I, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY RESOLUTION NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020, THE ANNEXATION PLAT FOR THE SUBJECT PARCEL WAS APPROVED.

CITY CLERK

STATE OF ILLINOIS }
 COUNTY OF PEORIA }

WE, ZUMWALT & ASSOCIATES, INC., DO HEREBY CERTIFY THAT WE HAVE PREPARED AN ANNEXATION PLAT TO THE CITY OF WASHINGTON, FOR A TRACT OF LAND BEING A PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T26N., R3W. OF THE 3RD P.M., TAZEWELL COUNTY, ILLINOIS, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY AS DRAWN TO A SCALE OF 1" EQUALS 60 FEET.

DATED THIS 1ST DAY OF JULY, A.D. 2020.

ZUMWALT & ASSOCIATES, INC.

BY *Gay R. Zumwalt*
 IL FOR #2328



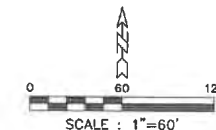
PT. E. 1/2, N.E. 1/4, SEC. 22, T.26N., R.3W., 3RD P.M.

NOTES

1. OWNER: BECK OIL COMPANY OF ILLINOIS
2. PARCEL IS LOCATED WITHIN PIN 02-02-22-201-047.
3. ADDRESS: THERE IS NO ASSIGNED ADDRESS FOR THIS PROPERTY.
4. THERE ARE CURRENTLY NO BUILDINGS OR IMPROVEMENTS ON THE SUBJECT PARCEL TO BE ANNEXED.

LEGEND

- ////// CITY OF WASHINGTON CORPORATE LIMITS
- P.O.B. POINT OF BEGINNING
- ANNEXATION AREA = 1.496 ± ACRES



DRAWN BY: TWA
 APPROVED BY: GRZ
 DATE: JULY 1, 2020
 DWG: 20675-AX-001

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-093189

ANNEXATION PLAT

FOR
CITY OF WASHINGTON

1/1

JOB NO. 20,875

BR 24 Annexation Tracts

