



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: September 8, 2020

Prepared By: Jon R. Oliphant, AICP, Planning & Development Director

Agenda Item: First Reading Ordinance – Request by Beck Oil Company of Illinois to Annex a Parcel South of Washington Road and to Rezone it to C-2

Explanation: 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.

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).

Fiscal Impact: The gas station and convenience store will generate home rule, municipal, and motor fuel tax.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the annexation request and to rezone the parcel to C-2. A public hearing was held by the Planning and Zoning Commission at its meeting on September 2 and it unanimously recommended approval of the annexation and rezoning.

Action Requested: Approval of the attached ordinance. A first reading ordinance is scheduled for September 8 and a second reading ordinance will be scheduled for September 21.

ORDINANCE NO. _____

(Adoption of this ordinance would annex a parcel south of Washington Road totaling 1.496 acres into the City of Washington corporate limits and to zone it C-2)

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 BECK OIL COMPANY OF ILLINOIS LOCATED SOUTH OF WASHINGTON 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 C-2.

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 _____, 2020.

Ayes: _____

Nays: _____

Mayor

ATTEST:

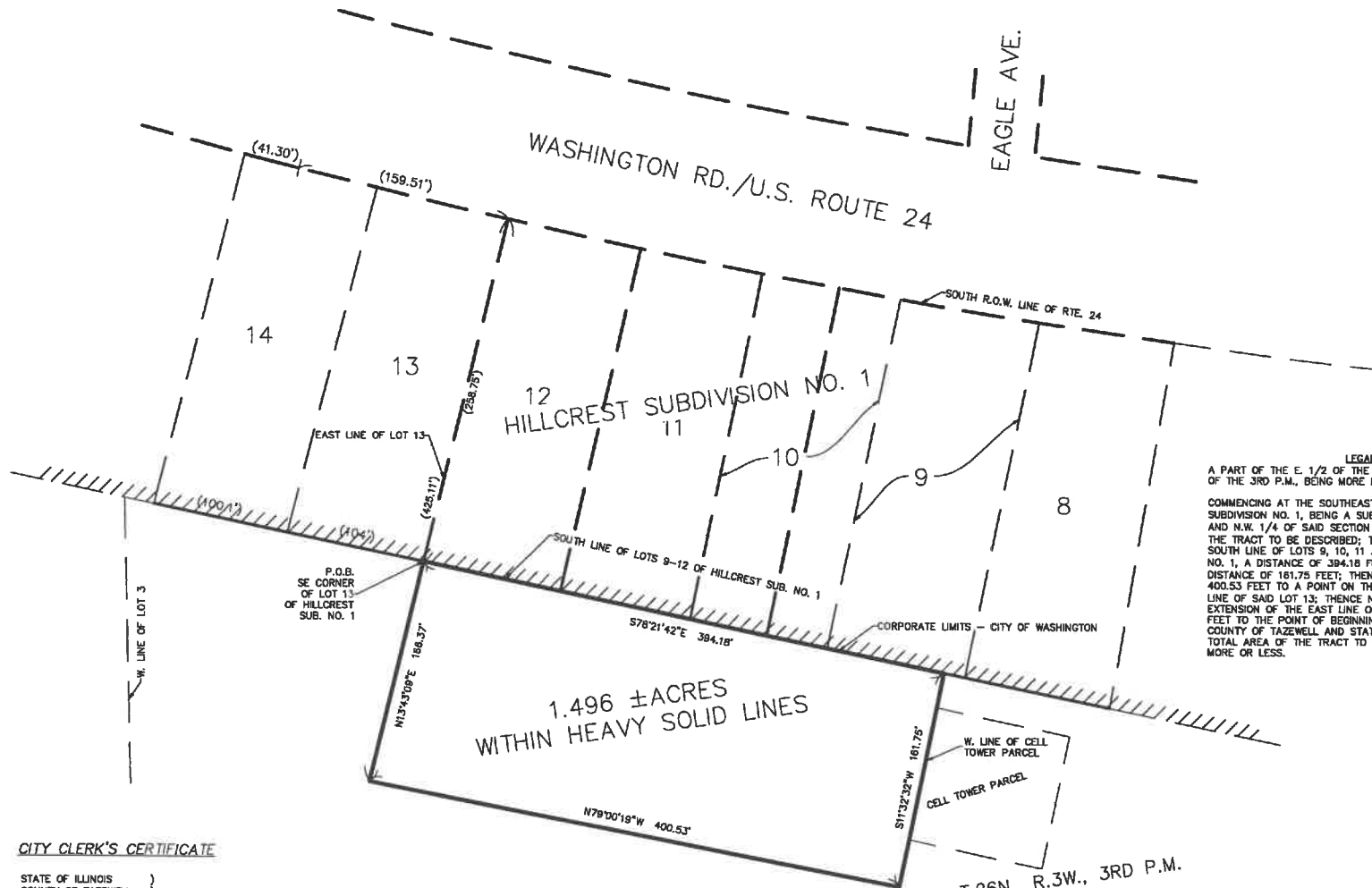
City Clerk

EXHIBIT A
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 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



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 384.18 FEET; THENCE S11°32'32"W, A DISTANCE OF 181.75 FEET; THENCE N79°00'18"W, A DISTANCE OF 400.53 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 13; THENCE N13°43'00"E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 13, A DISTANCE OF 168.37 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 1.498 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, T.26N., R.3W., 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" = 60'.

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

ZUMWALT & ASSOCIATES, INC.

BY *Gay R. Zumwalt*
 FOR #2326



DRAWN BY: TWA
 APPROVED BY: GRZ
 DATE: MAY 1, 2020
 DWS: 20875-AK-001

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

ANNEXATION PLAT
 FOR
CITY OF WASHINGTON

1/1
 JOB NO. 20,875

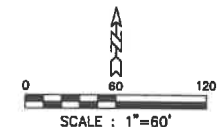
PT. E. 1/2, N.E. 1/4, SEC. 22, T.26N., R.3W., 3RD P.M.

NOTES

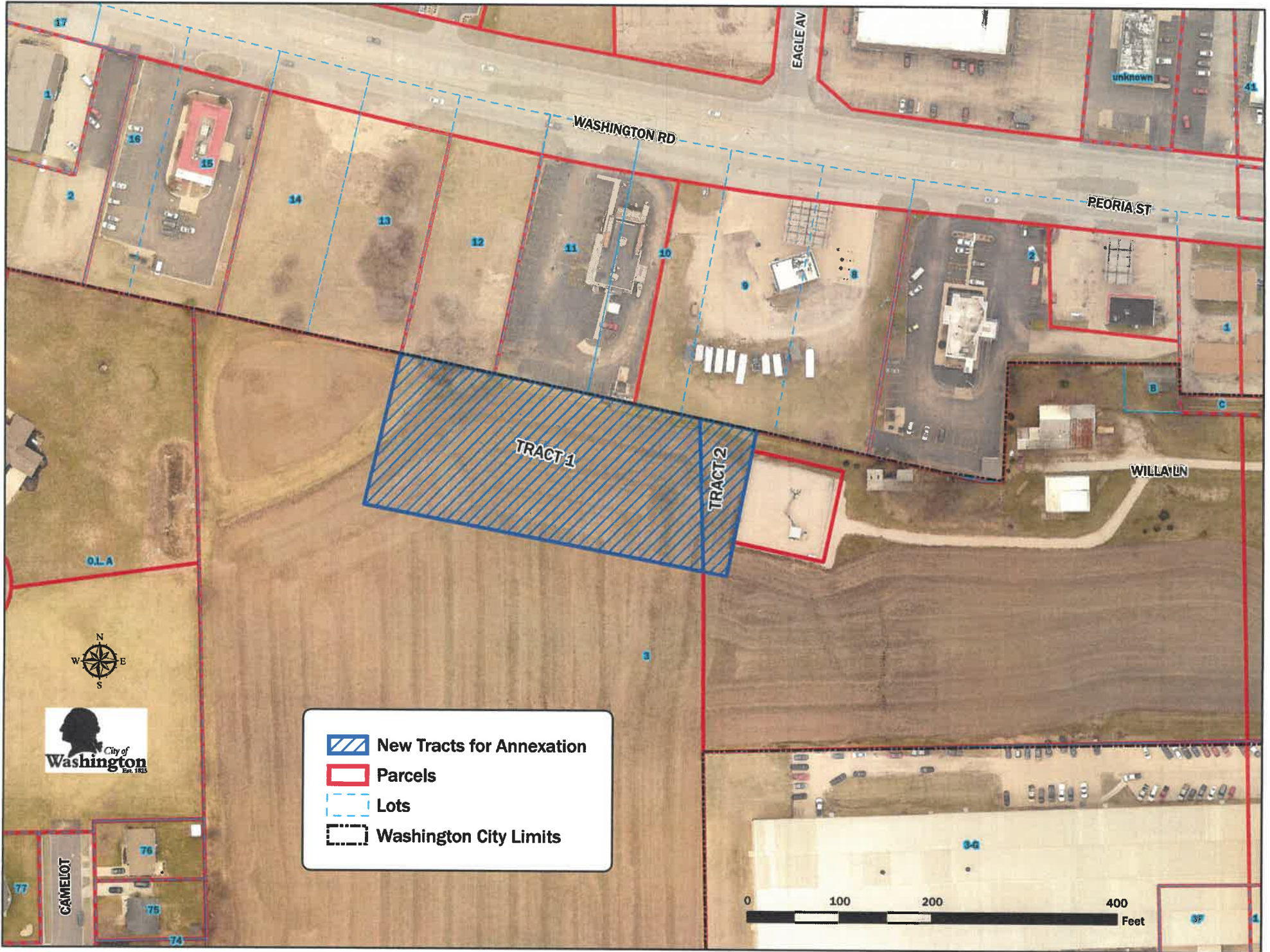
1. OWNER: BECK OIL COMPANY OF ILLINOIS
2. PARCEL IS LOCATED WITHIN PIN 02-02-22-201-047.
3. ADDRESS: THERE IS NO ASSIGNED ADDRESS FOR THIS PROPERTY.
4. THERE ARE CURRENTLY NO BUILDINGS OR IMPROVEMENTS ON THE SUBJECT PARCEL TO BE ANNEXED.

LEGEND

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



BR 24 Annexation Tracts



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 A
Bill Smith, President

Patrick Berry
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.

Gerri A. Frank
Notary Public

