



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: December 18, 2023

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

Agenda Item: First Reading Ordinance – Request by Kenneth L. Haag and Donna L. Haag, as Trustees of the Kenneth L. Haag and Donna L. Haag Joint Revocable Trust Agreement Dated September 12, 2019, to Annex Two Parcels Near Centennial Drive, McClugage Road, and Spring Creek Road

Explanation: The owners have requested to annex two parcels into the city limits that are located adjacent to or near Centennial Drive, McClugage Road, and Spring Creek Road. The zoning code assigns a default zoning of R-1A (Single-Family Residential) to the zoning. While that would be the current zoning, the owners have filed an application to rezone the parcels from R-1A to C-2 (General Retail). The consideration of the rezoning of those parcels is scheduled for a public hearing at the January 3, 2024, Planning and Zoning Commission meeting and would only continue should the annexation be approved prior to that date.

The Haag's have owned the subject parcels totaling approximately 10.63 acres for several years. The smaller of the two parcels totals 2.21 acres while the larger piece is 8.42 acres. They also own an adjacent undeveloped 1.51-acre parcel at the intersection of Centennial and McClugage that is in the city limits. If the annexation and subsequent rezoning are approved, each of the Haag's three parcels would be sold to Bruce Bodner for future development. The parcel at Centennial and McClugage is zoned C-3 (Service Retail) and would likely be the first to develop with a small portion of the 8.42-acre parcel. Mr. Bodner plans on a commercial development near the McClugage and Centennial intersection as early as the first half of 2024. The annexation plat and a map showing the parcels to be annexed is included for your review.

Mr. Bodner does not have immediate plans to develop the unincorporated parcels, though the smaller parcel is likely to serve as stormwater detention for the overall development. He is exploring possible options for the future development of the larger parcel.

Fiscal Impact: Any development will generate considerably more property tax, as there are no current improvements on any of the three parcels. Commercial development would likely generate sales tax.

Action Requested: Approval of the attached ordinance. A first reading ordinance is scheduled for December 18 and a second reading ordinance will be scheduled for January 2, 2024.

ORDINANCE NO. _____

(Adoption of this ordinance would annex two parcels near Centennial Drive and Spring Creek Road totaling 10.63 acres into the City of Washington corporate limits and to zone it R-1A)

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 KENNETH L. HAAG AND DONNA L. HAAG, AS TRUSTEES OF THE KENNETH L. HAAG AND DONNA L. HAAG JOINT REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 12, 2019 LOCATED NEAR CENTENNIAL DRIVE AND SPRING CREEK 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 R-1A.

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 _____, 2024.

Ayes: _____

Nays: _____

Mayor

ATTEST:

City Clerk

EXHIBIT A
Legal Description

Tract 1-

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 16, Township 26 North Range 3 West of the Third Principal Meridian; situated in Tazewell County, Illinois, EXCEPTING THEREFROM, 1.576 acres more or less, inclusive of 0.311 acres, more or less, now being used for existing roadway purposes, conveyed by Trustees Deed Dated 8/1/2003 as Document No. 200300028402.

PIN: 02-02-16-300-014

Commonly known as: Centennial Drive, Washington, IL 61571
Tazewell County, Illinois

Tract 2-

A part of Tract VI, being part of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 16, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 16; thence North 00° 47'28" West (bearings assumed for descriptive purposes only) along the West line of the Southwest Quarter of said Section 16, a distance of 680.21 feet to the Southwest corner of the Northwest Quarter of said Southwest Quarter of Section 16, said point being the point of beginning of the tract to be described;

From the Point of Beginning; thence North 00°47'28" West, along the West line of the said Northwest Quarter of the Southwest Quarter a distance of 86.36 feet thence North 89°23'46" East a distance of 37.46 feet to the Easterly right-of-way line of Spring Creek Road (TR-5A South); thence North 00°36'17" West along the said Easterly right-of-way line a distance of 172.92 feet; thence North 32°07'41" East a distance of 359.93 feet to the Southwesterly right-of-way line of U.S. Route 24 (F.A.U. 6717); thence the following seven courses are along the said Southwesterly right-of-way line of U.S. Route 24 (F.A.U. 6717) South 30°13'24" East a distance of 11.86 feet; thence South 53°05'49" East a distance of 212.13 feet thence South 45°32'23" East a distance of 100.00 feet; thence South 17°29'33" East a distance of 56.36 feet; thence South 44°58'00" East a distance of 100.00 feet; thence South 74°12'56" East a distance of 57.31 feet; thence South 44°58'00" East a distance of 67.40 feet to the East line of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter; thence South 00°42'31" East along the said East line of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter a distance of 158.59 feet to the Southeast corner of the said Northwest Quarter of the Southwest Quarter of the Southwest Quarter; thence South 89°06'05" West along the

South line of the said Northwest Quarter of the Southwest Quarter of the Southwest Quarter a distance of 665.26 feet to the Point of Beginning.

EXCEPTING THEREFROM:

A part of Tract VI, being a part of the Northwest Quarter of the Southwest Quarter, of the Southwest Quarter of Section 16, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois more particularly described as follows: Commencing at the Southwest corner of Section 16, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois; thence North 00 degrees 47 minutes 28 seconds West along the West line of Section 16 a distance of 660.21 feet to the Point of Beginning. From the Point of Beginning North 00 degrees 47 minutes 28 seconds West 86.36 feet; thence North 89 degrees 23 minutes 46 seconds East 37.46 feet; thence North 00 degrees 36 minutes 17 seconds West 172.92 feet; thence North 32 degrees 07 minutes 41 East 139.58 feet; thence South 51 degrees 15 minutes 26 seconds East 243.35 feet; thence South 16 degrees 04 minutes 55 seconds West 230.96 feet; thence South 89 degrees 06 minutes 31 seconds West 234.52 feet to the Point of Beginning, situated in Tazewell County, Illinois.

PIN: 02-02-16-300-022

Commonly known as: Spring Creek Road (Off Of), Washington, IL 61571
Tazewell County, Illinois



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



ANNEXATION & ZONING EXHIBIT

A PART OF THE SOUTHWEST QUARTER OF
SECTION FIFTEEN (16), TOWNSHIP TWENTY-SIX (26) NORTH,
RANGE SIX (3) WEST OF THE
THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS
APPLICANT/DEVELOPER = B.A. BODNER CO., LLC

ISSUED

11-22-2023
12-14-2023

**ANNEXATION &
ZONING EXHIBIT
TO THE CITY OF
WASHINGTON, IL**

PROJECT NO 70-23-066

DATE 11-22-2023

SURVEYED	JAG
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DRAWN OLB

SHEET

1 of 2

LEGEND

BOUNDARY OF ANNEXATION

EXISTING PROPERTY LINE

SEE SHEET 2 OF 2
FOR LEGAL DESCRIPTIONS
OF PARCELS PROPOSED FOR
ANNEXATION AND ZONING
TO THE CITY OF WASHINGTON

A PART OF TRACT VI, BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING; THENCE NORTH 00°47'28" WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 86.36 FEET; THENCE NORTH 89°23'46" EAST A DISTANCE OF 37.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SPRING CREEK ROAD (TR-5A SOUTH); THENCE NORTH 00°36'17" WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 172.92 FEET; THENCE NORTH 32°07'41" EAST A DISTANCE OF 359.93 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 24 (F.A.U. 6717); THENCE THE FOLLOWING SEVEN COURSES ARE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 24 (F.A.U. 6717) SOUTH 30°13'24" EAST A DISTANCE OF 11.86 FEET; THENCE SOUTH 53°05'49" EAST A DISTANCE OF 212.13 FEET; THENCE SOUTH 45°32'23" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 17°29'33" EAST A DISTANCE OF 56.36 FEET; THENCE SOUTH 44°58'00" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 74°12'56" EAST A DISTANCE OF 57.31 FEET; THENCE SOUTH 44°58'00" EAST A DISTANCE OF 67.40 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°42'31" EAST ALONG THE SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 158.59 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. THENCE SOUTH 89°06'05" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 665.26 FEET TO THE POINT OF BEGINNING.

A PART OF TRACT VI, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 47 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SECTION 16 A DISTANCE OF 660.21 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING NORTH 00 DEGREES 47 MINUTES 28 SECONDS WEST 86.36 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 46 SECONDS EAST 37.46 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 17 SECONDS WEST 172.92 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 41 SECONDS EAST 139.58 FEET; THENCE SOUTH 51 DEGREES 15 MINUTES 26 SECONDS EAST 243.35 FEET; THENCE SOUTH 16 DEGREES 04 MINUTES 55 SECONDS WEST 230.96 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 31 SECONDS WEST 234.52 FEET TO THE POINT OF BEGINNING, SITUATED IN TAZEWELL COUNTY, ILLINOIS.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN TAZEWELL COUNTY, ILLINOIS, EXCEPTING THEREFROM, 1.576 ACRES MORE OR LESS, INCLUSIVE OF 0.311 ACRES, MORE OR LESS, NOW BEING USED FOR EXISTING ROADWAY PURPOSES, CONVEYED BY TRUSTEES DEED DATED 8/1/2023 AS DOCUMENT NO. 200300028402.

B. A. BODNER CO., LLC
MR. BRUCE BODNER
brucebodner@icloud.com
47 S. MERIDIAN ST, #307
INDIANAPOLIS, IN 46207
(317) 710-9700



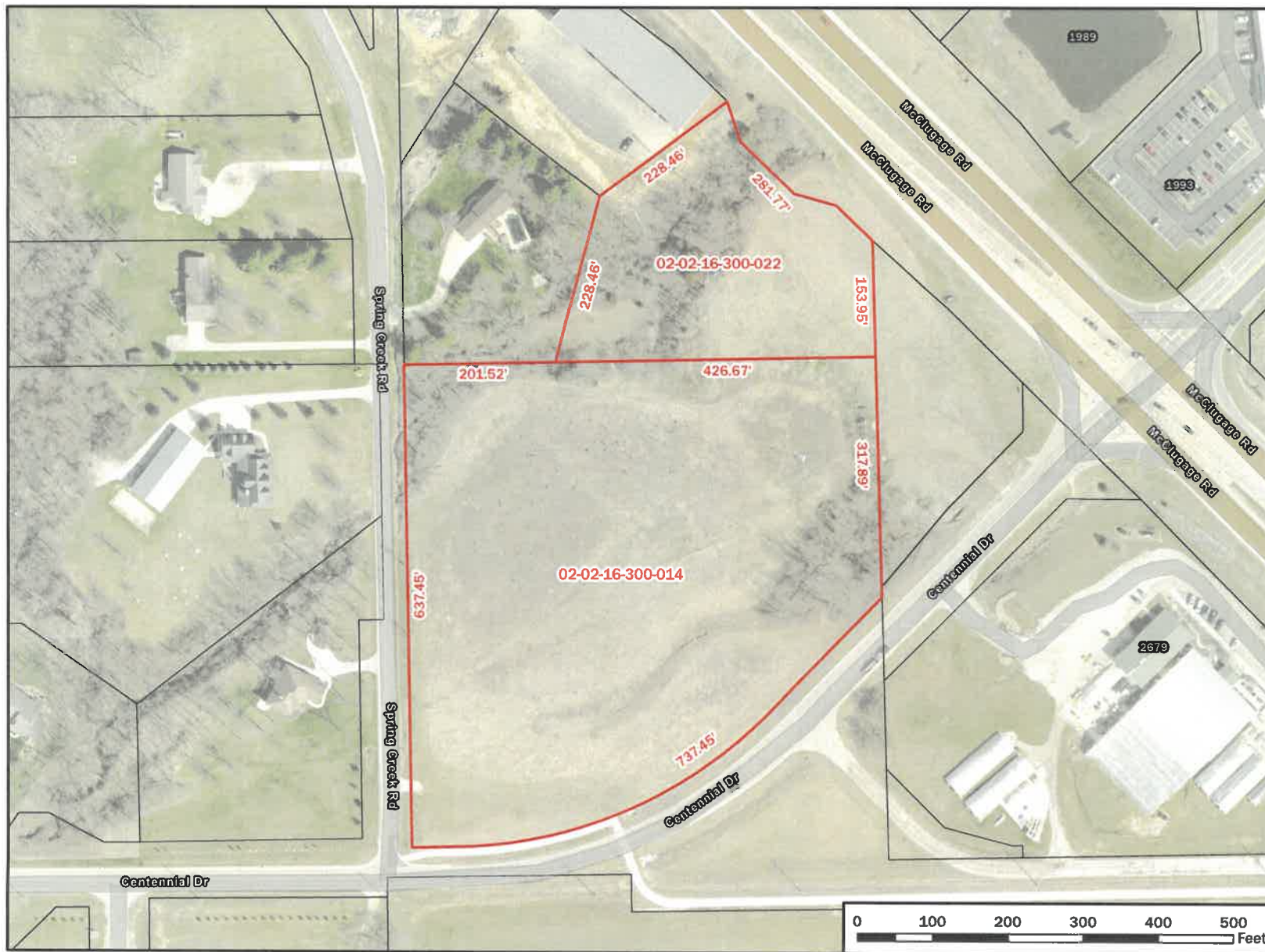
ISSUED

11-22-2023

12-14-2023 REV.

PROJECT NO	70-23-066
DATE	11-22-2023
SURVEYED	JAG
DRAWN	DLB

2 of 2



ANNEXATION MAP

PIN: 02-02-16-300-022
SHORT LEGAL: SEC 16 T26N
R3W SELY PT OF TRACT
VI IN SW 1/4
OF SW 1/4 2.21 AC

PIN: 02-02-16-300-014
SHORT LEGAL: SEC 16 T26N
R3W SW 1/4 OF SW 1/4
OF (EXC TRACT)
SW 1/4 8.42 AC

Legend

-  Annexation Properties
-  Parcels



Date: 12/13/2023

This map indicates approximate
data locations and may not be 100% accurate.
Parcels are provided and maintained
by Tazewell County.

