



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: September 16, 2024

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

Agenda Item: First Reading Ordinance – Request by Richard F. Reichel, Sr. Declaration of Trust to Disconnect Part of a Parcel on S. Cummings Lane

Explanation: Staff recently received the attached plat of survey from the family of Richard F. Reichel, Sr. to split a 45’-wide strip of an undeveloped parcel on S. Cummings Lane (PIN: 02-02-22-300-002) and attach it to two other adjacent parcels to the south (PIN’s: 02-02-22-300-003 and 02-02-22-300-013). While this plat can be approved administratively, staff informed the property owner that the 002 parcel is currently in the city limits while the 003 and 013 parcels are unincorporated. It is highly recommended to not have any parcels split between being incorporated and unincorporated. As a result, staff informed the owner that either the 003 and 013 parcels would need to be annexed or the 45’-wide strip of the 002 parcel would need to be disconnected, which is the term used by state statute to refer to a de-annexation.

A petition for disconnection has been submitted by Jennifer Noe, who is the successor trustee of the Richard F. Reichel, Sr. Declaration of Trust to disconnect the portion of the 002 property. The Reichel family seeks to record the plat of survey with the disconnection request because the footing tiles from the house on the 013 parcel (809 S. Cummings) drain into a portion of the 002 parcel. The remainder of the 002 parcel has a pending sale that would take place after possible approval of the disconnection and recording of the plat. In addition to the plat of survey, the disconnection plat and a map showing the property’s general location are attached. The subject property is approximately 1.35 acres in size. It would receive a County R-1 zoning classification upon disconnection from the city to meet the zoning of adjacent unincorporated parcels. The piece would be attached to the neighboring parcels also owned by the Reichel family.

Fiscal Impact: The City would lose a small proportional property tax amount upon disconnection. The current total property tax is \$394 for the 17 acres on the 002 parcel and the City receives about \$23 of the bill. The total assessed value and tax bill would likely be slightly reduced.

Action Requested: Staff recommends approval of the disconnection request. Ordinarily, staff would not advocate for disconnections. However, in this case, the 45’-wide strip subject to the disconnection is heavily wooded, much of it cannot be developed, and receives water that drains from the house. There would be a very minimal loss of property tax revenue. A first reading ordinance is scheduled for September 16 and a second reading ordinance will be scheduled for October 7.

ORDINANCE NO. _____

(Adoption of this ordinance would de-annex approximately 1.351 acres from a 17.05-acre parcel owned by the Richard F. Reichel Sr. Declaration of Trust on S. Cummings Lane from the City of Washington corporate limits)

AN ORDINANCE PROVIDING FOR THE DISCONNECTION OF CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF WASHINGTON, ILLINOIS, AND IS CURRENTLY EMBRACED WITHIN THE CORPORATE LIMITS OF THE CITY OF WASHINGTON, ILLINOIS, OWNED BY THE RICHARD F. REICHEL SR. DECLARATION OF TRUST, LOCATED ON S. CUMMINGS LANE

WHEREAS, a verified Petition has been duly filed by Jennifer Noe as trustee of the Richard F. Reichel, Sr. Declaration of Trust with the City Clerk of the City of Washington, Illinois, requesting the disconnection of the real estate hereinafter described from the City of Washington; 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 disconnected from the city limits; 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 Disconnection 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 disconnected from and part of the City of Washington, Tazewell County, Illinois.

Section 2. The disconnection of the territory described herein will result in the real estate being zoned in accordance with the ordinances of Tazewell County, Illinois, as R-1.

Section 3. That a certified copy of this ordinance with an accurate map of the territory disconnected 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

Being a Part of the West Half of the Southwest Quarter Section 22, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at an Iron Pipe Found at the Northeast Corner of the Said West Half of the Southwest Quarter of Section 22; Thence South $01^{\circ}-37'-25''$ East, Along the East Line of the Said West Half of the Southwest Quarter of Section 22, a Distance of 1171.63 Feet; Thence South $88^{\circ}-38'-35''$ West, a Distance of 915.54 Feet, to the Point of Beginning; Thence South $01^{\circ}-08'-44''$ East, a Distance of 45.00 Feet; Thence South $88^{\circ}-38'-35''$ West, a Distance of 392.36 Feet, to a Point on the East Right-of-Way Line of South Cummings Lane; Thence North $01^{\circ}-08'-44''$ West, Along the Said Right-of-Way Line, a Distance of 45.00 Feet; Thence North $88^{\circ}-38'-35''$ West, a Distance of 392.36 Feet, to the Point of Beginning; Containing 0.405 Acres More or Less; Subject to Any Easements, Covenants and/or Agreements of Record.

Part of PIN: 02-02-22-300-002

And

Being a Part of the West Half of the Southwest Quarter Section 22, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at an Iron Pipe Found at the Northeast Corner of the Said West Half of the Southwest Quarter of Section 22; Thence South $01^{\circ}-37'-25''$ East, Along the East Line of the Said West Half of the Southwest Quarter of Section 22, a Distance of 1171.63 Feet; Thence Continuing South $01^{\circ}-37'-25''$ East, Along the Said East Line of the West Half of the Southwest Quarter of Section 22, a Distance of 45.00 Feet, to the Northeast Corner of an Existing Tract III, Said Tract III Being Described in a Warranty Deed as Shown in Document Number 201700006843; Thence South $88^{\circ}-38'-35''$ West, Along the North Line of Said Tract III, a Distance of 915.91 Feet; Thence North $01^{\circ}-08'-44''$ West, a Distance of 45.00 Feet; Thence North $88^{\circ}-38'-35''$ East, a Distance of 915.54 Feet, to the Point of Beginning; Containing 0.946 Acres More or Less; Subject to Any Easements, Covenants and/or Agreements of Record.

Part of PIN: 02-02-22-300-002



Disconnection Map

PIN: 02-02-22-300-002

SHORT LEGAL:
 LOTS 1-2&3
 OF NW 1/4
 OF SW 1/4

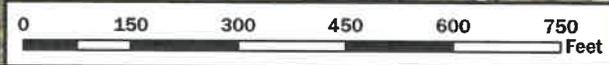
Legend

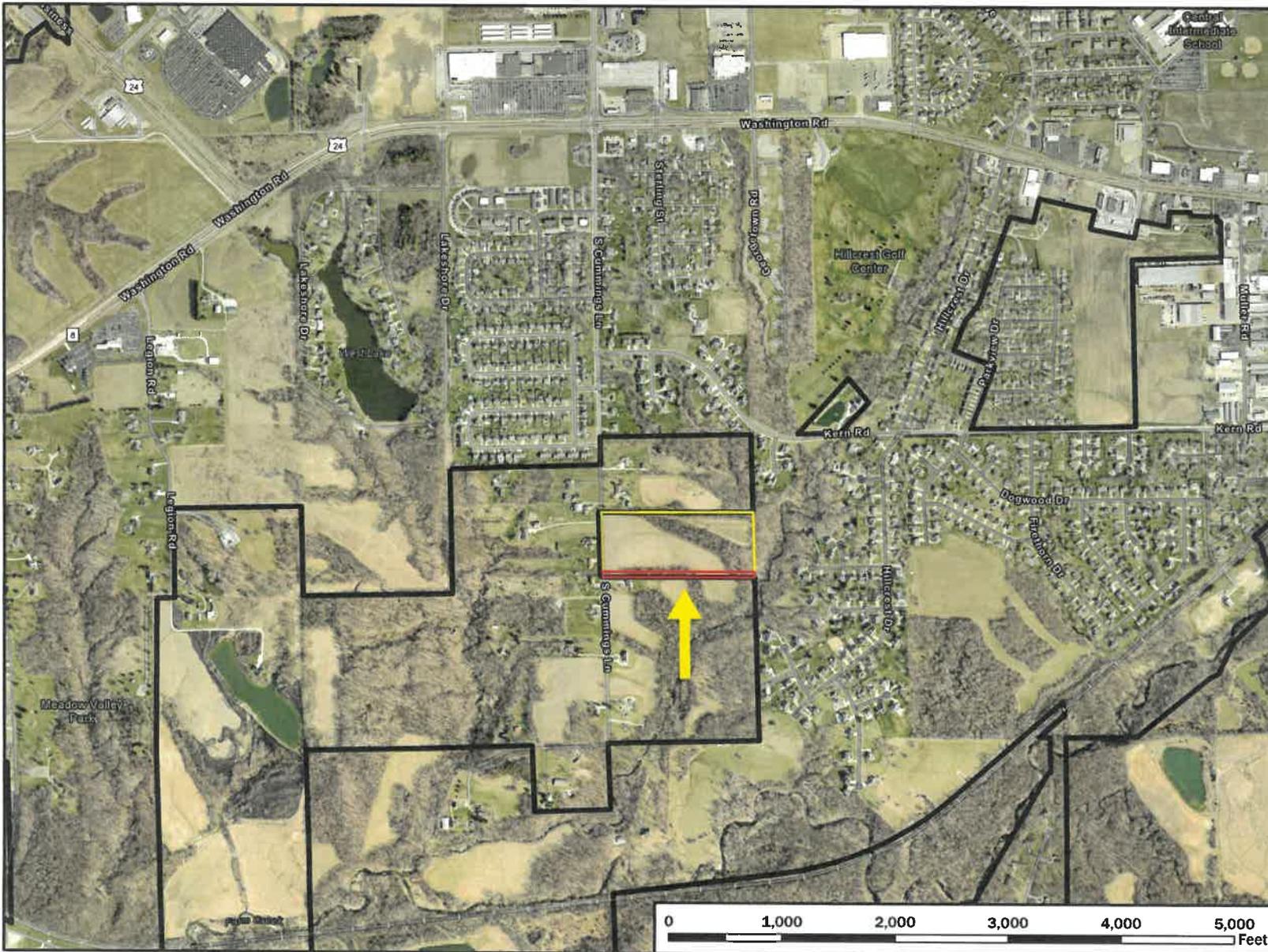
-  City Boundary
-  Disconnection
-  Property



Date: 9/10/2024

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





Location Map

PIN: 02-02-22-300-002

SHORT LEGAL:
 LOTS 1-2&3
 OF NW 1/4
 OF SW 1/4

Legend

-  City Boundary
-  Disconnection
-  Property



Date: 9/10/2024

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





Scale: 1"=20'
0 20 40
SCALE FEET

PLAT OF SURVEY

BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN; TAZEWELL COUNTY, ILLINOIS. PART OF PIN 02-02-22-300-002

P.O.C.
IP FOUND AT THE NE CORNER OF THE W 1/2 OF THE SW 1/4 OF SEC 22-T26N-R3W

LEGAL DESCRIPTION

BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE SOUTH 01°-37'-25" EAST, ALONG THE EAST LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 1171.63 FEET; THENCE SOUTH 88°-38'-35" WEST, A DISTANCE OF 915.54, TO THE POINT OF BEGINNING; THENCE SOUTH 01°-08'-44" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 88°-38'-35" WEST, A DISTANCE OF 392.36 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CUMMINGS LANE; THENCE NORTH 01°-08'-44" WEST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET; THENCE NORTH 88°-38'-35" WEST, A DISTANCE OF 392.36 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.405 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS, COVENANTS AND/OR AGREEMENTS OF RECORD.

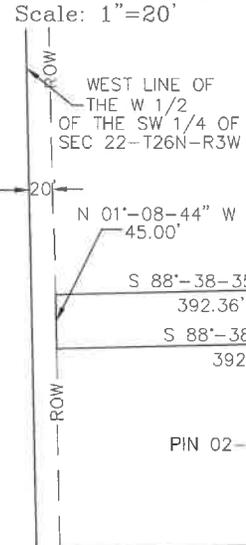
PIN 02-02-22-300-002

LEGAL DESCRIPTION

BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE SOUTH 01°-37'-25" EAST, ALONG THE EAST LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 1171.63 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°-37'-25" EAST, ALONG THE SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 45.00 FEET, TO THE NORTHEAST CORNER OF AN EXISTING TRACT III, SAID TRACT III BEING DESCRIBED IN A WARRANTY DEED AS SHOWN IN DOCUMENT NUMBER 201700008843; THENCE SOUTH 88°-38'-35" WEST, ALONG THE NORTH LINE OF SAID TRACT III, A DISTANCE OF 915.91 FEET; THENCE NORTH 01°-08'-44" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 88°-38'-35" EAST, A DISTANCE OF 915.54 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.946 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS, COVENANTS AND/OR AGREEMENTS OF RECORD.

S 01°-37'-25" E
1171.63'



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, _____ OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT I CAUSED THE SURVEY TO BE MADE AS SHOWN ON THE ATTACHED PLAT, SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE _____ SCHOOL DISTRICT.
DATED THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS HIS/HERS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____

CITY OF WASHINGTON PLAT APPROVING OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS
I, CITY OF WASHINGTON PLAT APPROVING OFFICER DO HEREBY APPROVE THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF THE CITY OF WASHINGTON, ILLINOIS
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

PLAT APPROVING OFFICER TAZEWELL COUNTY PLAT APPROVING OFFICER

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, _____ TAZEWELL COUNTY PLAT OFFICER, DO HEREBY CERTIFY THAT THE ABOVE PLAT MEETS ALL REQUIREMENTS OF TAZEWELL COUNTY LAND SUBDIVISION REGULATIONS AND IS HEREBY APPROVED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

PLAT APPROVING OFFICER COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED, SEEN, AND RECORDED THE PROPERTY SHOWN TAXES, AND DELIVERED SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

COUNTY CLERK _____ DEPUTY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, JESSICA M. YOUNGMAN, PROFESSIONAL LAND SURVEYOR NUMBER 3806, DO HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE LANDS HEREON SHOWN AND THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THAT SURVEY.
I ALSO CERTIFY THAT NO PART OF THIS PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL #17085-0005 E, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017 WAS USED TO DETERMINE THIS ZONE.
I ALSO CERTIFY THAT THIS TRACT OF LAND IS SITUATED WITHIN ONE AND ONE-HALF MILES OF THE CITY OF WASHINGTON, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLES 11 OF THE ILLINOIS MUNICIPAL CODE.
DATED THIS _____ DAY OF _____, 2024.

BY: JESSICA M. YOUNGMAN
ILLINOIS PROFESSIONAL LAND SURVEYOR #3806
MY LICENSE EXPIRES: NOVEMBER 30, 2024



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS
FIELD WORK COMPLETED: 06/27/2024

Central Illinois Consulting, Inc.
Land Surveyors
Germantown Hills, IL 61548
Tel: 309-383-3156 Fax: 1-877-222-8716
Professional Design Firm License # 194.004020

PLAT OF SURVEY
SW 1/4 SEC. 22 T26N, R3W
TAZEWELL COUNTY, ILLINOIS

Sheet Info:
Drawn By: JMY
Approved By: JMY
Date: 6/26/2024
Project No.: 822-001

Remarks: