



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** May 19, 2025

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

**Agenda Item:** First Reading Ordinance – Request by Wehnes Trucking, Inc., to Annex Part of a Parcel on S. Main Street

**Explanation:** Staff recently received the attached plat of survey from Wehnes Trucking, Inc., to split approximately 0.039 acres from 0.11 acres of an undeveloped parcel on S. Main Street (PIN: 02-02-24-303-017) and attach it to an adjacent parcel to the west (PIN: 02-02-24-303-010). While this plat can be approved administratively, staff informed the property owner that the 010 parcel is currently in the city limits while the 017 parcel is unincorporated. It is highly recommended to not have any parcels split between being incorporated and unincorporated. As a result, staff informed the owner that part of the 017 parcel would need to be annexed in order to be attached to the 010 parcel.

A petition for annexation has been submitted by Eldon Wehnes, who is President of Wehnes Trucking, to disconnect the portion of the 010 property. Wehnes Trucking seeks to record the plat of survey with the annexation request along with a separate plat of survey and accompanying disconnection request for an adjacent parcel currently owned by Grace Bible Church. In addition to the plat of survey, the annexation plat and a map showing the property's general location are attached. The subject property would receive an R-1 zoning classification upon annexation into the city to meet the zoning of the 010 parcel. Following approval, the piece would be attached to the neighboring 010 parcel also owned by Grace Bible Church.

**Fiscal Impact:** The City would gain a small proportional property tax amount upon annexation. The current total property tax is about \$95.52 for the 0.11 acres on the 017 parcel. The City would figure to receive \$5-6 following its annexation. The total assessed value and tax bill would likely be slightly increased. Conversely, the City would receive a small property tax loss for the proposed disconnection of the nearby Grace Bible Church property.

**Action Requested:** Staff recommends approval of the annexation request. A first reading ordinance is scheduled for May 19 and a second reading ordinance will be scheduled for June 2.

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

(Adoption of this ordinance would annex part of a parcel on S. Main Street totaling 0.039 acres into the City of Washington corporate limits and to zone it R-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 WEHNES TRUCKING, INC., LOCATED ON S. MAIN STREET**

**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-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 \_\_\_\_\_, 2025.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**  
**Legal Description**

A PART OF SUBLOT 12-E, AS SHOWN ON A PLAT OF SURVEY RECORDED IN TRACT SURVEY BOOK T, PAGE 347, AT THE TAZEWELL COUNTY RECORDER'S OFFICE, SAID TRACT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

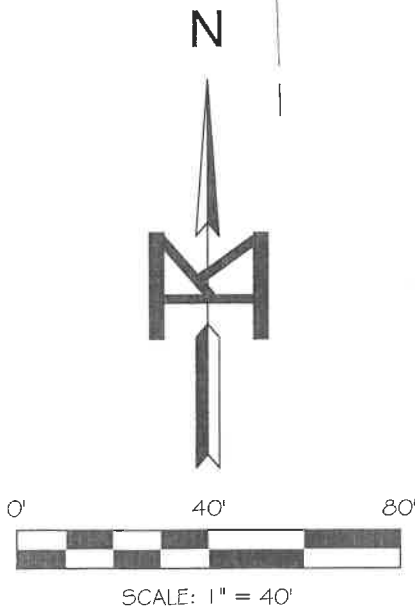
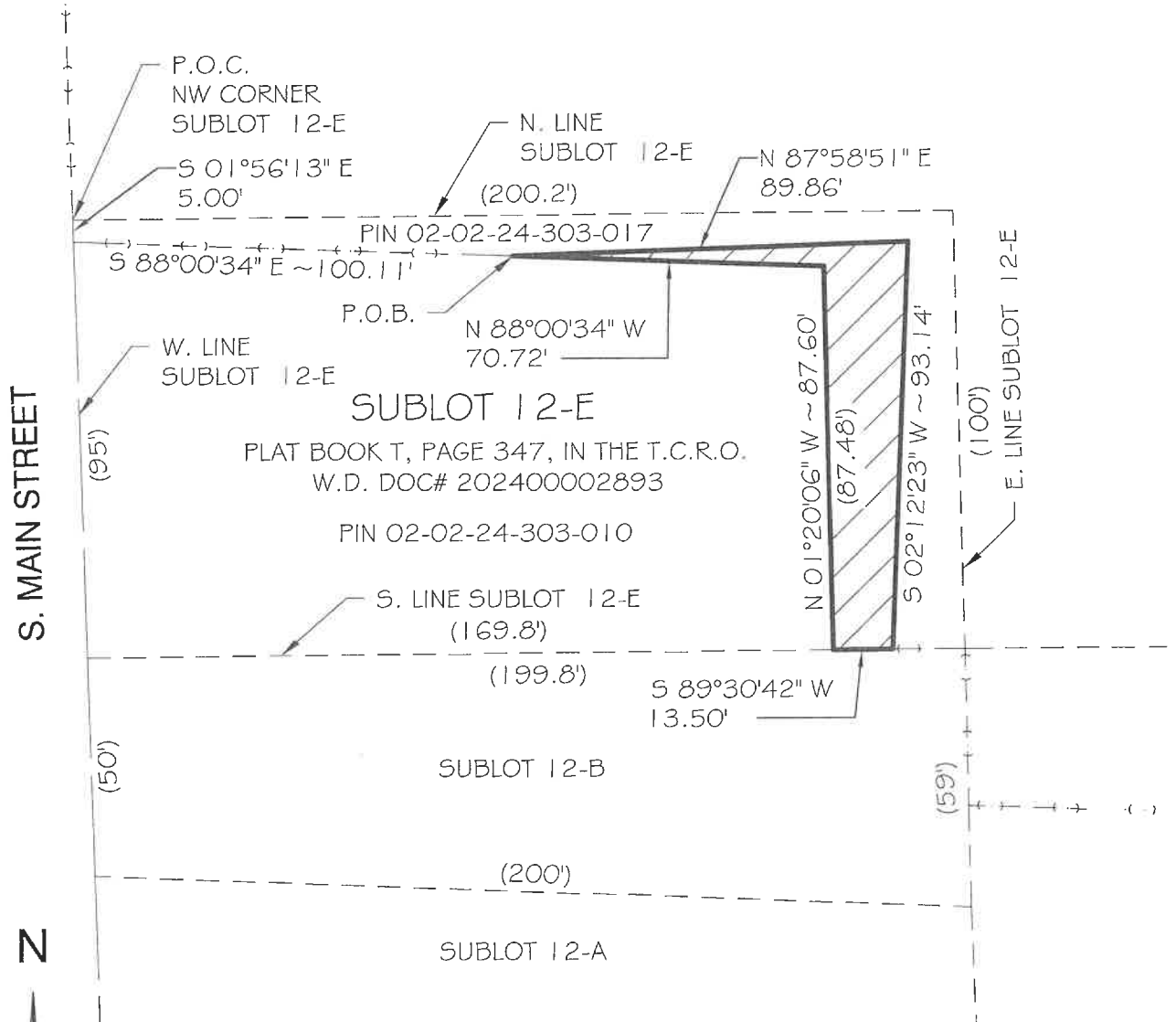
COMMENCING AT THE NORTHWEST CORNER OF SAID SUBLOT 12-E; THENCE SOUTH 01 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SUBLOT 12-E, (BEARINGS ARE BASED ON ILLINOIS WEST ZONE, NAD83, 2011 ADJUSTMENT) A DISTANCE OF 5.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 34 SECONDS EAST, A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 23 SECONDS WEST, A DISTANCE 93.14 FEET TO THE SOUTH LINE OF SAID SUBLOT 12-E, THENCE SOUTH 89 DEGREES 30 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SUBLOT 12-E, A DISTANCE OF 13.50 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.60 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 34 SECONDS WEST, A DISTANCE OF 70.72 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.039 ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

Part of PIN: 02-02-24-303-017

# ANNEXATION PLAT

A PART OF SUBLOT 12-E, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
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 Peoria, Illinois 61614  
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 Fax: (309) 692-8501  
 Professional Design Firm #184.005091

**WEHNES TRUCKING**

SURVEYED	MJF
DRAWN	MJF
CHECKED	MWM
SCALE	1"=40'
DATE	11-18-24

**ANNEXATION PLAT**

PROJECT NO.	24-411
SHEET 1 OF 2	
DRAWING NO.	1

A PART OF SUBLOT 12-E, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZWELL  
COUNTY, ILLINOIS.

ANNEXATION DESCRIPTION

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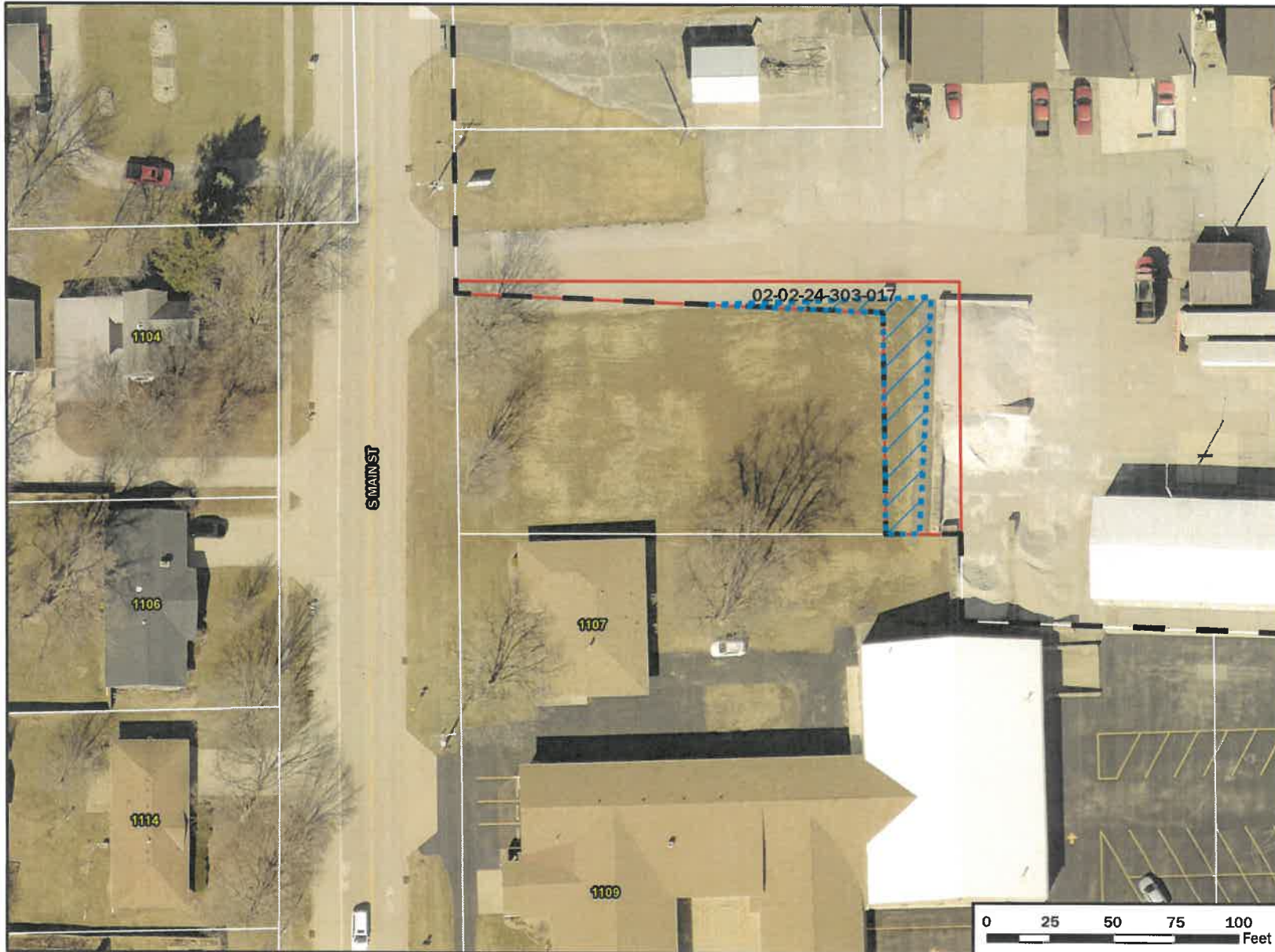
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SURVEYED	MJF
DRAWN	MJF
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**ANNEXATION PLAT**




PROJECT NO. 24-411
SHEET 2 OF 2
DRAWING NO. 2



## Annexation Map

PIN: 02-02-24-303-017

### Legend

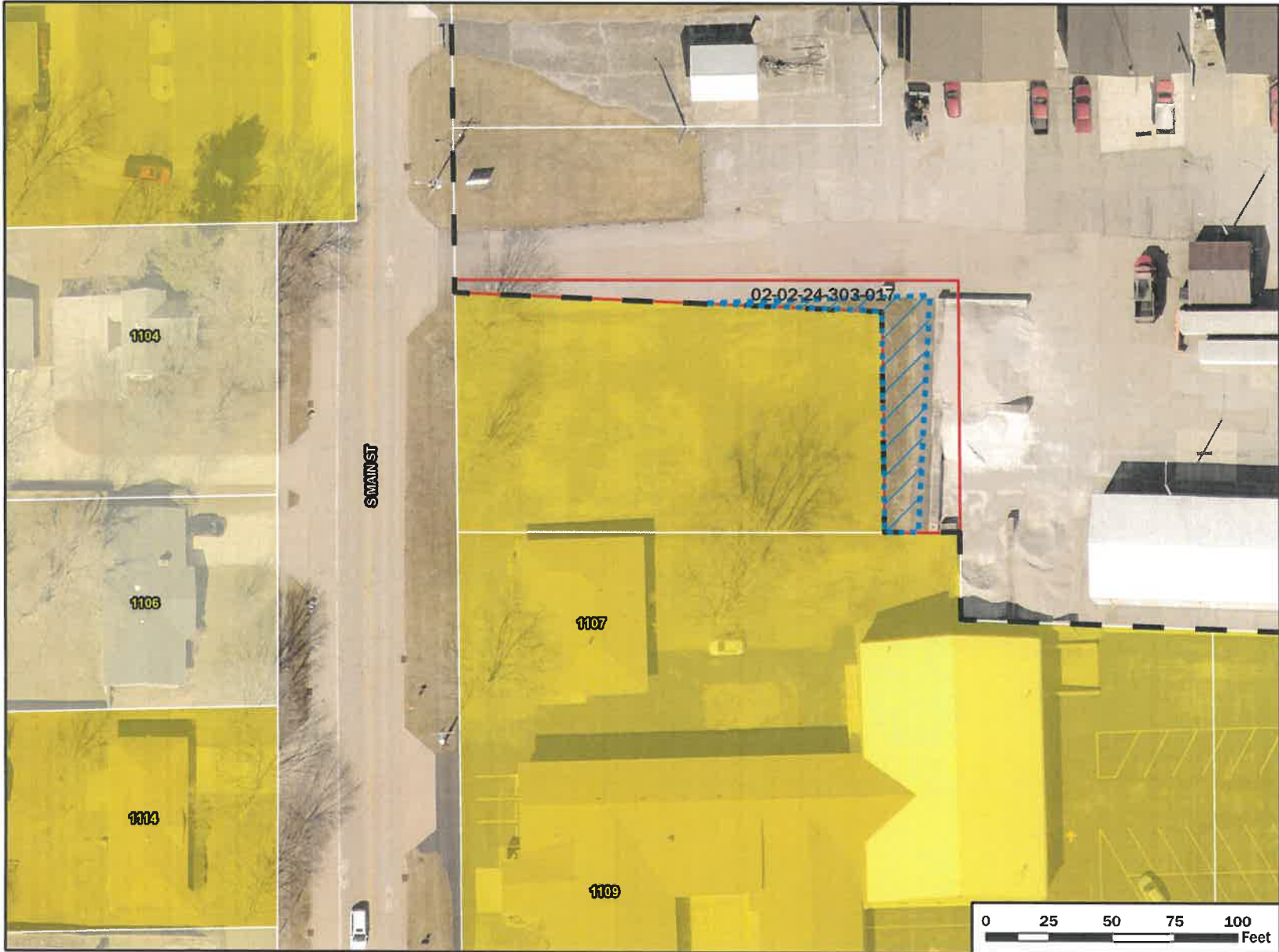
-  City Boundary
-  02-02-24-303-017
-  Annexation



Date: 4/29/2025

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





# Annexation Map

PIN: 02-02-24-303-017

## Legend

- City Boundary
- 02-02-24-303-017
- Annexation
- Zoning**
- R-1A
- R-1



Date: 5/15/2025

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