



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 Grace Bible Church to Disconnect Part of a Parcel on S. Main Street

Explanation: Staff recently received the attached plat of survey from Grace Bible Church to split approximately 0.008 acres from 0.35 acres of a developed parcel at 1105 S. Main Street (PIN: 02-02-24-303-010) and attach it to an adjacent parcel to the north (PIN: 02-02-24-303-017). 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 010 parcel would need to be disconnected in order to be attached to the 017 parcel. Disconnection is the term used by state statute to refer to a de-annexation.

A petition for disconnection has been submitted by Eric Glaser, who is a trustee for Grace Bible Church to disconnect the portion of the 010 property. Grace Bible Church seeks to record the plat of survey with the disconnection request along with a separate plat of survey and accompanying annexation request for an adjacent parcel currently owned by Wehnes Trucking, Inc. In addition to the plat of survey, the disconnection plat and a map showing the property's general location are attached. The subject property would receive a County A-1 zoning classification upon disconnection from the city to meet the zoning of the adjacent unincorporated parcels. Following approval, the piece would be attached to the neighboring 017 parcel also owned by Wehnes Trucking, Inc.

Fiscal Impact: The City would lose a small proportional property tax amount upon disconnection. The current total property tax is about \$3,030 for the 0.35 acres on the 010 parcel and the City receives about \$195 of the bill. The total assessed value and tax bill would likely be slightly reduced. Conversely, the City would receive a small property tax increase for the proposed annexation of the nearby Wehnes Trucking, Inc., property.

Action Requested: Staff recommends approval of the disconnection request. Ordinarily, staff would not advocate for disconnections. However, in this case, the request is intended to clean some parcel lines and will not materially impact the city limits. There would be a very minimal loss of property tax revenue that would be offset by the minimal property tax revenue from the separate 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 de-annex approximately 0.008 acres from a 0.35-acre parcel owned by Grace Bible Church at 1105 S. Main Street 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 GRACE BIBLE CHURCH, LOCATED AT 1105 S. MAIN STREET

WHEREAS, a verified Petition has been duly filed by Eric Glaser as trustee of Grace Bible Church 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 A-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 _____, 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:

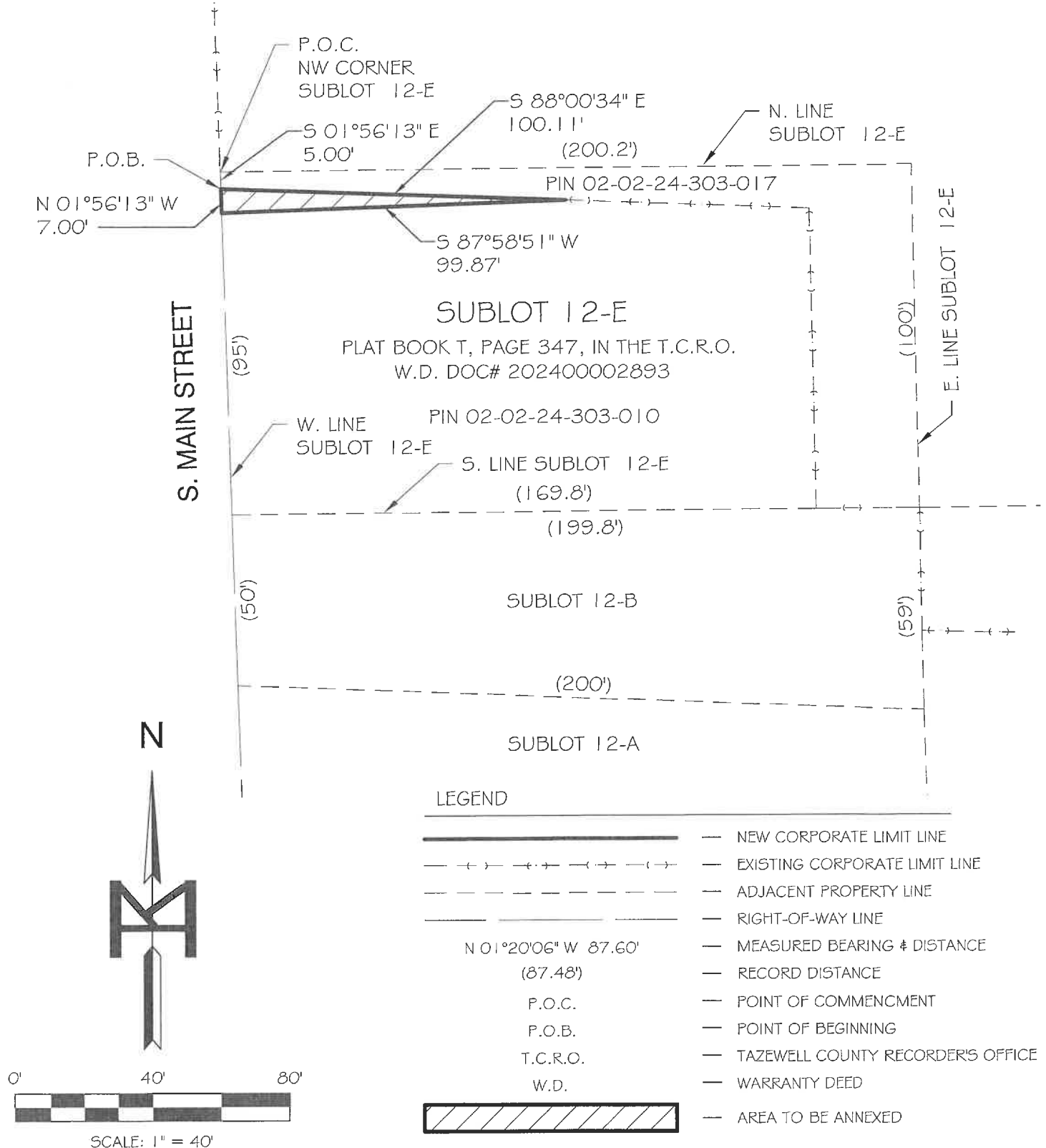
COMMENCING AT THE NORTHWEST CORNER OF SAID SUBLOT 12-E; THENCE SOUTH 01 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SUBLOT 12-E, (BEARINGS ARE BASED ON THE ILLINOIS WEST ZONE, NAD83, 2011 ADJUSTMENT) A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 00 MINUTES 34 SECONDS EAST, A DISTANCE OF 100.11 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 51 SECONDS WEST, A DISTANCE OF 99.87 FEET TO THE WEST LINE OF SAID SUBLOT 12-E; THENCE NORTH 01 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG SAID WEST LINE OF SUBLOT 12-E, A DISTANCE OF 7.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.008 ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

Part of PIN: 02-02-24-303-010

DE-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.



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Professional Design Firm #184.005091

WEHNES TRUCKING

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

DE-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, TAZEWELL
COUNTY, ILLINOIS.

DE-ANNEXATION DESCRIPTION

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SURVEYED	MJF
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DE-ANNEXATION PLAT




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



De-Annexation Map

PIN: 02-02-24-303-010

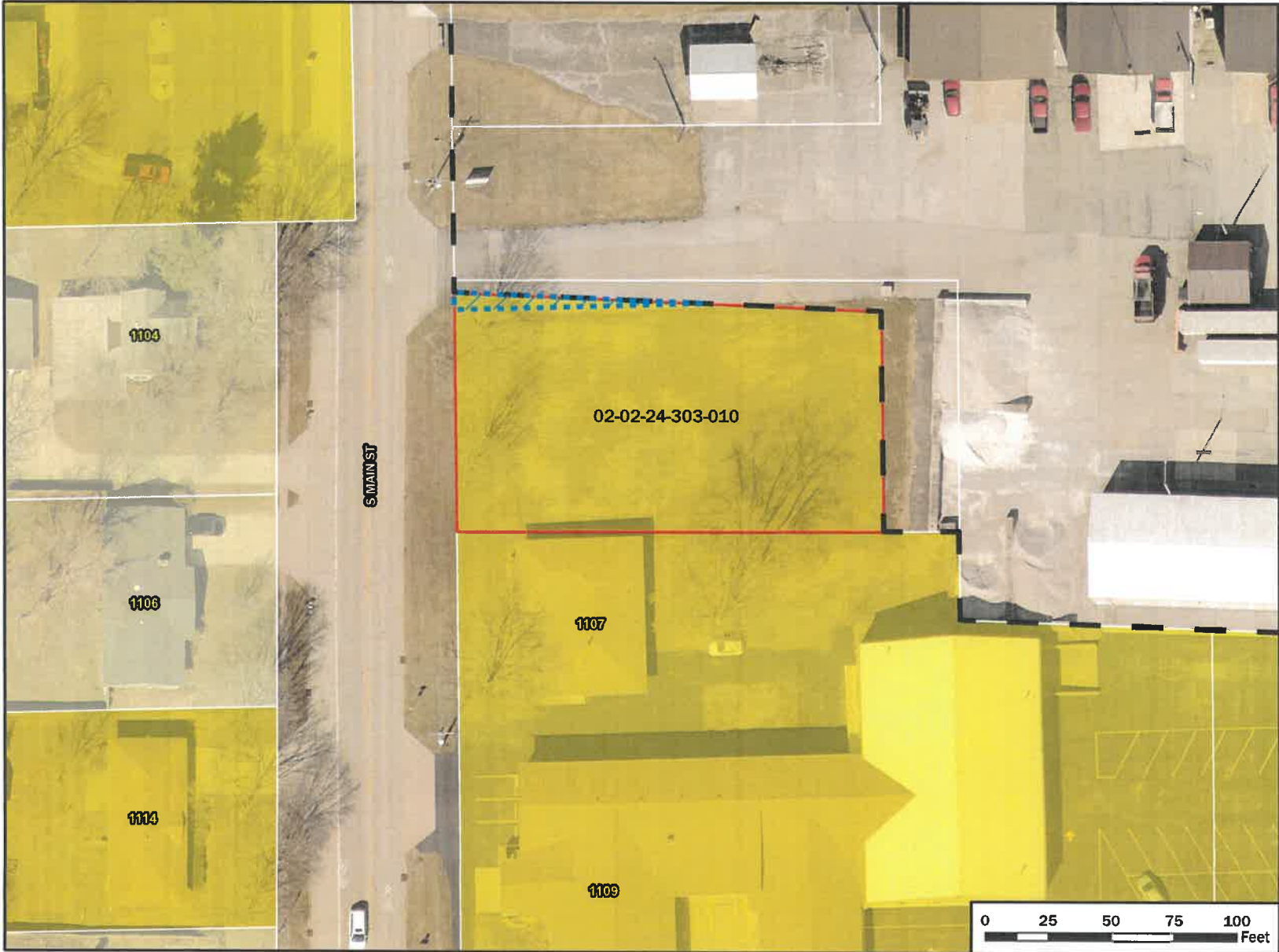
Legend

-  City Boundary
-  02-02-24-303-010
-  De-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.



De-Annexation Map

PIN: 02-02-24-303-010

Legend

- City Boundary
- 02-02-24-303-010
- De-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.