



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: August 5, 2024

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

Agenda Item: First Reading Ordinance – Request by Jared and Sarah Sutter to Annex 1033 N. Main St.

Explanation: Staff was first contacted in the fall of 2019 by a citizen on N. Main Street about potentially connecting to the City's water system as a result of a deteriorating community well. There are 12 lots on N. Main and five on E. Cruger that are on the shared well. The 1103 N. Main property was the first of these to annex in 2021. The City has a 12" water main along N. Main, so connection to those lots with direct frontage would be relatively uncomplicated. There would be a higher cost to extend the main to pick up the lots on E. Cruger.

Those citizens have previously been informed that connection to any City services would require annexation. The properties on N. Main between Devonshire and Cruger would be required to pay the water subdivision development fee (which is currently \$1,105 through 2024) as well as the applicable utility connection fees (\$415 for water and \$4,315 for sewer, if desired).

Jared and Sarah Sutter recently submitted a petition to voluntarily request annexation of their property at 1033 N. Main Street. 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. This zoning is appropriate for the current land use and a rezoning is not necessary.

Fiscal Impact: The City would receive the proportional property tax upon annexation. Based on the current assessed value and tax rate, this would roughly amount to \$384. Revenue from the anticipated connection to the City's water system would also result following the annexation.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the annexation request.

Action Requested: Approval of the attached ordinance. A first reading ordinance is scheduled for August 5 and a second reading ordinance will be scheduled for August 19.

ORDINANCE NO. _____

(Adoption of this ordinance would annex a parcel at 1033 N. Main Street totaling 1.2 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 JARED AND SARAH SUTTER LOCATED AT 1033 N. 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-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

SEC 13 T26N R3W PRAIRIE VIEW SUBD LOT 3 (EXC HWY) NW ¼

PIN: 02-02-13-100-010



ANNEXATION MAP

PIN: 02-02-13-100-010

1033 N. Main St.

SHORT LEGAL:
SEC 13 T26N R3W
PRAIRIE VIEW
SUBD LOT 3
(EXC HWY) NW 1/4

Legend

- Annexation Property
- City Boundary
- Parcels



Date: 7/29/2024

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

