



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: October 21, 2024

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

Agenda Item: First Reading Ordinance – Request by Joshua and Shealah Biagioni to Annex 1123 Dallas Road

Explanation: The City constructed a six-inch water main several years ago on Dallas Road after receiving interest from some of those citizens to connect to City water. Annexation is required to connect to the City's utilities. To date, five properties on Dallas have annexed.

Joshua and Shealah Biagioni recently submitted a petition to voluntarily request annexation of their property at 1123 Dallas in order to connect to City water. The annexation plat and a map showing the property to be annexed is attached. 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. Upon approval and connection, Mr. and Mrs. Biagioni will be billed at the resident water rate.

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 \$229. Revenue from the anticipated connection to the City's water system would also result following the annexation. The property would be required to pay the water subdivision development fee (which is currently \$1,105 through 2024) as well as the water connection fee of \$415.

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 October 21 and a second reading ordinance will be scheduled for November 4.

ORDINANCE NO. _____

(Adoption of this ordinance would annex a parcel at 1123 Dallas Road totaling 1.17 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 JOSHUA AND SHEALAH BIAGIONI LOCATED AT 1123 DALLAS 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

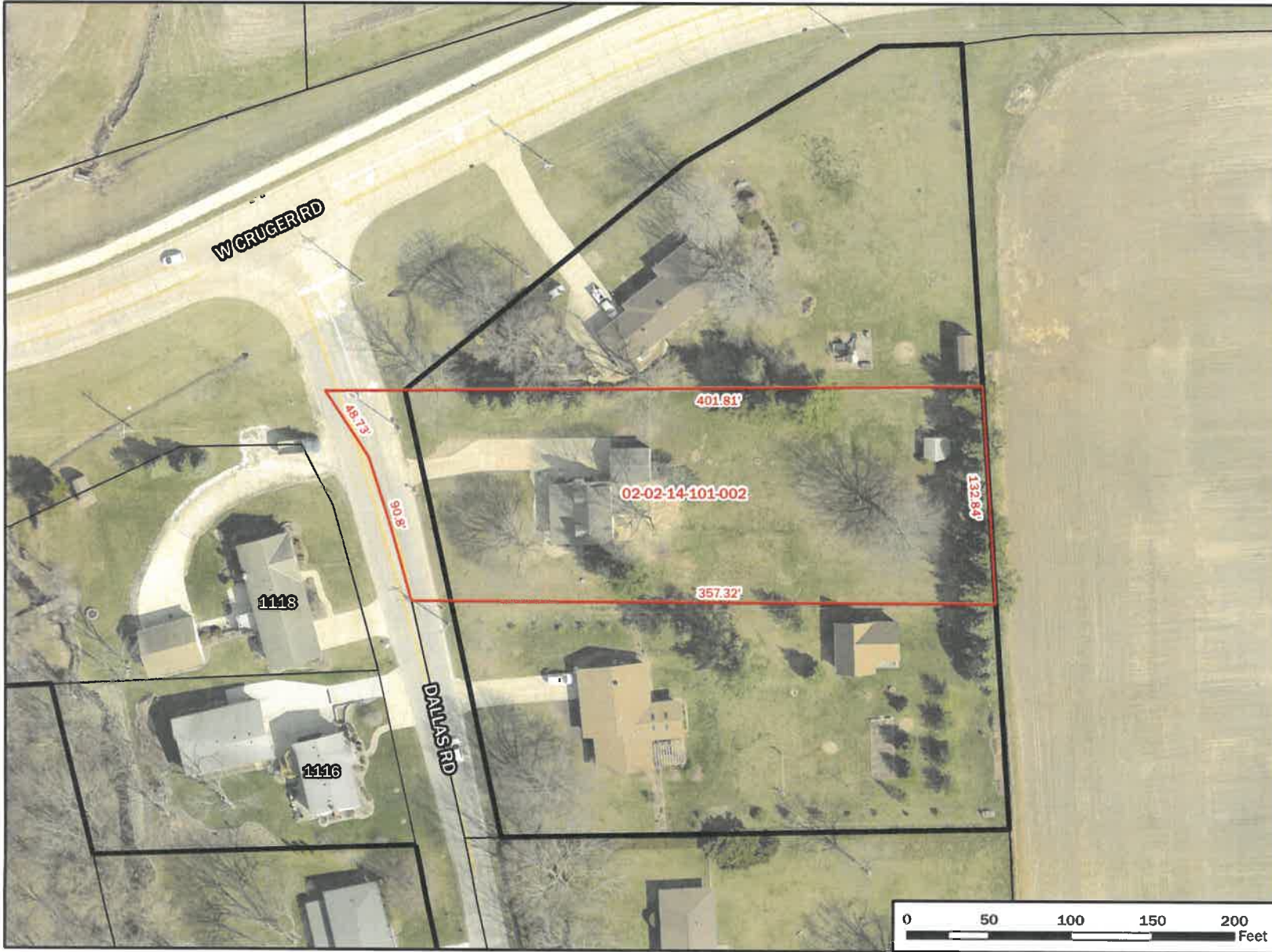
ATTEST:

City Clerk

EXHIBIT A
Legal Description

SEC 14 T26N R3W SUBLOT J OF LOT 32 (EXC DALLAS RD ROW) NW 1/4

PIN: 02-02-14-101-002



ANNEXATION MAP

PIN: 02-02-14-101-002

SHORT LEGAL: SEC 14
T26N R3W SUBLLOT J
OF LOT 32
(EXC DALLAS RD ROW)
NW 1/4 1.17 AC

Legend

- 1123 Dallas Rd
- City Boundary
- Parcels



Date: 10/10/2024

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

