

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Mayor Manier and City Council
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Resolution – Domino's Sanitary Sewer Provision
DATE: November 1, 2017

Summary: Mark Ratterman, franchisee for Domino's, has proposed constructing a new multi-unit building at 2274 and 2278 Washington Road. Approval of this resolution would allow for the City of East Peoria to provide sanitary sewer to the building from an existing connection that serves the Dolls With Hart building at 2278 Washington Road. Staff recommends approval of this resolution.

Background: Mark Ratterman of MBR Central Ill Properties, LLC, is the local franchisee for Domino's Pizza. He recently purchased the 2274 and 2278 Washington Road properties. He would like to build a two-unit retail building with one of those units housing a new Domino's store. The other unit would be intended for a future to-be-determined user. Mr. Ratterman has submitted building plans and would like to start construction immediately after the approval of the drainage plans by IDOT and submittal of a building permit by the City.

As part of this proposal, Mr. Ratterman would demolish the existing Dolls With Hart building at 2278 Washington Road in order to provide more flexibility on these lots for the new construction. The Dolls With Hart building is currently serviced by City of East Peoria sanitary sewer. Mr. Ratterman has asked that the City of East Peoria provide sewer to the new building, which would utilize the existing connection from 2278 Washington Road. The City of East Peoria has indicated its willingness to provide this and would not require the property be annexed into its city limits; the City of Washington would need to approve a disconnection (de-annexation) if that were even to be considered.

The attached resolution would formally approve an agreement to allow East Peoria to continue providing sanitary sewer for this development. This is scheduled for approval at the November 6 City Council meeting. The City of East Peoria anticipates approval of this on November 21.

Attachment

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING THE PROVISION FOR SANITARY SEWER SERVICE AT 2274
AND 2278 WASHINGTON ROAD**

WHEREAS, the lot at 2274 Washington Road owned by MBR Central Ill Properties, LLC, is currently undeveloped and annexed into the City of Washington; and

WHEREAS, Domino's Pizza has expressed an interest in constructing a new multi-unit development at 2274 and 2278 Washington Road; and

WHEREAS, MBR Central Ill Properties, LLC, has indicated a desire to demolish the building at 2278 Washington Road and construct the multi-unit development at 2274 and 2278 Washington Road;

WHEREAS, the City of East Peoria currently provides sanitary sewer service for the building at 2278 Washington Road, which is annexed into the City of Washington;

WHEREAS, a request has been made by the developer to allow the City of East Peoria to continue providing sanitary sewer service at 2274 and 2278 Washington Road; and

WHEREAS, the City of East Peoria and the City of Washington agree that it is best for the development at 2274 and 2278 Washington Road to have sanitary sewer service provided by the City of East Peoria.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WASHINGTON, TAZEVELL COUNTY, ILLINOIS, as follows:

1. The City of East Peoria is hereby allowed to provide sanitary sewer service for the future development of the property located at 2274 and 2278 Washington Road as described above.
2. The City of East Peoria shall not require annexation of the properties located at 2274 and 2278 Washington Road into the City of East Peoria in order to continue receiving sanitary sewer service from the City of East Peoria.
3. The City of Washington does not consent to disconnection or detachment of the property located at 2274 and 2278 Washington Road from the City of Washington corporate limits.

PASSED AND APPROVED THIS _____ **day of** _____, 2017.

AYES _____

NAYS _____

Mayor

ATTEST:

City Clerk