

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Public Works Committee
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Kern Sewer Treatment Plant Water Connection Consideration
DATE: October 3, 2019

Staff was contacted recently by Illinois American Water about connecting to the City's water for their wastewater treatment plant located at 1712 Kern Road. A map showing the location of that property is attached. A ¾" meter appears to be sufficient for its needs. Connection would occur on the 8" line that runs along Kern. There is not currently a water connection at the plant.

Typically, such connection to any City services would require annexation. This parcel is entirely surrounded by properties within the city limits. Annexation would result in a default zoning of R-1A (Single-Family Residential) and properties are often rezoned immediately if that zoning does not conform with the use on the subject property or the zoning of surrounding properties. Sewage treatment plants are only allowed in the AG-1 (Agriculture) district and only as a special use. Since the use on this property has been in place for about 50 years and does not appear that it will be anything besides a treatment plant in the future, it may be best to allow for the water connection without requiring annexation.

Ordinance No. 3086, which was approved in August 2014, authorized and imposed a single fee for certain properties connecting to the City's water and/or sewer. The properties on Hillcrest Drive north of Kern that are part of Illinois American's jurisdiction would be required to pay the water subdivision development fee (which is currently \$865.50 through 2019) and the water connection fee (\$415) but this does not extend to the Illinois American treatment plant parcel. As was discussed at the September Public Works Committee meeting in association with the consideration for utility connections for homes on N. Main and E. Cruger, it may be best to also require payment of these fees for the water connection for this parcel.

Chapter 50.25 of the City Code allows for the extension of services to properties outside of the city limits if approved by the City Council. Non-resident water service is 20% higher than the residential water rate.

Staff seeks direction on how to proceed with this possible water connection at the October 7 Public Works Committee meeting.

Attachment

LOCATION MAP



Legend
Main

