



CITY OF WASHINGTON, ILLINOIS

Public Works Committee Agenda Communication

Meeting Date: November 4, 2019

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Agenda Item: Kern Road Sewer Treatment Plant Water Connection Consideration

Explanation: 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. 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.

Following discussion at the October Public Works Committee meeting, staff was able to receive additional feedback from Illinois American regarding the request. The water would not be used for any treatment process and is desired to help in cleaning equipment and vehicles. Their existing main near the intersection of Hillcrest and Kern is more than 500 feet from the property and could not service the facility.

Fiscal Impact: Payment of the water subdivision development fee (which is currently \$865.50 through 2019), water connection fee (\$415), and non-resident water service rate (\$5.41 per 1,000 gallons).

Action Requested: Staff requests direction on how to proceed with the possible water connection.



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LOCATION MAP



Prepared by the City of Washington
Department of Planning and Development

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