



CITY OF WASHINGTON, ILLINOIS
Committee of the Whole Agenda Communication

Meeting Date: February 9, 2026

Prepared By: Jon Oliphant, AICP, Planning & Development Director
Dennis Carr, PE, City Engineer

Agenda Item: Washington Plaza Property Acquisition/Sanitary Sewer Extension Discussion

Explanation: Sam Tayabali of Washington Plaza Management LLC purchased the Washington Plaza property in July 2025. One of the strategies proposed in the comprehensive plan, Plan Washington, is to incrementally develop Washington Plaza. This includes the initial creation of public park space of roughly 0.37 acres near the front of the property utilizing surplus parking. That park could not only serve a recreational purpose but also function as a focal point for the Plaza Christmas tree and allow for mobile vendors to park temporarily around it. Over time, perhaps those mobile vendors may be interested in opening a brick-and-mortar location. Land adjacent to the park could also allow for incubators, or small start-up businesses that do not need much space and do not have significant financial resources to cover higher monthly or annual rent expenses.

The City of Washington has a sanitary sewer main along IL Route 8 that terminates at the northeast corner of the Plaza property. The Illinois American Water Company currently provides sewer service to the Plaza. However, the City is able to extend its sewer to the park property and adjacent areas to help facilitate future development. The sewer extension would allow for a first phase of the Plaza redevelopment to begin as soon as late this spring, pending the review and approval from the Illinois Environmental Protection Agency. Staff has had initial discussions with Mr. Tayabali about the possible donation of the land to the City for use as a future public park as well as the removal of parking to accommodate an approximately 0.2-acre outlot.

Attached is a conceptual site plan that depicts both the outlot and park. A 200-square-foot public restroom would be located at the south end of the outlot to provide services for the outlot business and customers at the park. Mr. Tayabali has also indicated interest in completing the repaving of the parking lot on the northern half of the property in the near future.

Fiscal Impact: The cost to extend this sanitary sewer main to the proposed outlot adjacent to the park, public restroom, and to a point further south is estimated at over \$100,000. Design engineering is estimated at \$15,000. This could be utilized from surplus Tourism/Economic Development funds within the general fund.

Action Requested: Staff requests direction at the February 9 Committee of the Whole meeting about its interest in moving forward with acquiring the park land as well as to begin engineering associated with the extension of the sanitary sewer further into the Plaza property. Should there be interest in initiating the engineering, a design contract could be brought to the Council for approval as soon as the February 16 meeting.



PRELIMINARY SITE LAYOUT PLAN

DEVELOPMENT OUTLOT & WASHINGTON PLAZA PARK

1 WASHINGTON PLAZA
WASHINGTON, IL 61571

CLIENT: WASHINGTON PLAZA

AUSTIN ENGINEERING, CO., INC.
Architects
Engineering, Land Surveying, and Land Development
3100 South State Street, Suite 200, Peoria, IL 61602
President: Carl Austin, PE, TSP, LEED AP
License No. 184-001143



FILED
07-05-2020
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CONCEPTUAL SITE PLAN LAYOUT

PROJECT #	DATE
184-001143	07-05-2020
184-001143	DESIGNED
184-001143	APPROVED

SHEET

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