



## CITY OF WASHINGTON, ILLINOIS Public Works Committee Agenda Communication

**Meeting Date:** May 1, 2023

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Jennifer Lane Sewer Main Extension Consideration Follow-Up

**Explanation:** The owner of a five-unit apartment building at 1106 Jennifer Lane, Jake Schick of Schick Holdings, LLC, has expressed interest in adding more rental units to the property. Jennifer is a private street that only provides access to this property. The property is currently on a septic system. Adding more units with a minimum of two bedrooms to that system would be cost prohibitive and he has asked about potentially extending the City's sanitary sewer main to the property.

The closest sewer mains are located on Oakwood Drive, just west of S. Main Street, and on S. Main just north of Oakwood. It is approximately 2,600' from the current termini to extend along S. Main and west on Guth Road to cover each of the properties in the city limits. There are 27 principal structures on S. Main, Guth, and Jennifer that are not on City sewer, including Grace Bible Church. City water is provided for each of these parcels.

**Fiscal Impact:** The estimated engineering and construction cost to extend the sewer to the furthest Guth property is approximately \$500,000. Any property connecting to the City's sewer would be subject to payment of the sewer connection fee (\$4,317/unit) and the sewer subdivision development fee (currently \$1,067.50/unit, which increases annually on January 1 by 3.5% or the rate of inflation, whichever is greater). Per the zoning code, the maximum additional density that would be permitted at 1106 Jennifer would be 26 units. Should 26 units be constructed to go along with the five currently there, the total sewer connection and 2023 subdivision development fee charge would be \$166,919.50.

**Action Requested:** Staff received direction from the Public Works Committee on March 6 on the consideration of the extension of the City's sewer main on Oakwood, S. Main, and Guth. Staff sent letters to each of the adjacent property owners to gauge their interest in a possible sewer connection. Responses were received from 10 of the owners. Each of them declined interest, either because of a recent septic installation or not wanting to connect to the City's sanitary main. If there had been enough of a commitment to connect and the resulting revenue, there may have been justification to complete the extension. It could also potentially increase growth opportunities to the south. However, with no interest in other connections, staff feels that it would not appear to make economic sense for the City's involvement with such a project at the present time. This is presented as a follow-up to the March discussion and to see if the Committee differs in the staff opinion to not financially participate in the extension of a sewer main to service these properties.