

ANNEXATION AND SEWER CONNECTION ORDINANCE

of the

Thorn Creek Basin Sanitary District

in Cook and Will Counties, Illinois

regulating annexation of lots, tracts, and acreage of
land to the Sanitary District, regulating extensions and
connections to the sewer system and requiring the payment
to the Sanitary District of specified amounts therefore

WHEREAS, the Board of Trustees of the Thorn Creek Basin Sanitary District in Cook and Will Counties, Illinois, have on numerous occasions held discussions relative to the advisability of regulating future annexations to the District, and

WHEREAS, due investigation and study of the subject have been made by the Board of Trustees of the Thorn Creek Basin Sanitary District, from which said Board finds that it is advisable and necessary in the interest of all concerned that annexation of territory to the District be regulated, and

WHEREAS, pursuant to Section 7 of the Sanitary District Act of 1917 (70 ILCS 2405 et. seq.), the Board of Trustees of a sanitary district organized under that Act may charge new or additional users of the system for providing works, including the main pipes for the disposal of sewage and for the construction, expansion, and extension of the works of the system including proposed or existing collector systems and interceptors, and

WHEREAS, the funds collected are to be used by the sanitary district for its general corporate purposes with primary application thereof being made by the necessary construction, expansion, and extension of the works of the system to meet the requirements of the new users thereof, and

WHEREAS, it will be conducive to the public health, comfort or convenience of the public if a connection charge is established, and

WHEREAS, in order to make the cost of construction, expansion and extension of sanitary sewers equitable to those receiving the benefits thereof, and in order to provide part of the cost for such construction, expansion and extension, a connection fee shall be established as set forth in this ordinance.

THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the Board of Trustees of the Thorn Creek Basin Sanitary District in Cook and Will Counties, Illinois, as follows:

Part 100 ANNEXATIONS

Section 101. That from and after the effective date of this Ordinance

- (a) No petition or proposition for annexation of lots, tracts or acreage of land will be received or considered by this Board of Trustees, if it appears that the territory to be served is within the boundaries of another sanitary district;

- (b) The District, at its option, may consider withholding annexation of lots, tracts or acreage of land when the territory to be served has not been annexed previously to a municipality within and served by this District or the District may require all property owners in the territory to be served to have executed a special annexation agreement agreeing to the terms of the District; and

- (c) No petition or proposition for annexation of lots, tracts or acreage of land to this District will be received or considered by this Board of Trustees unless the territory to be served is contiguous to the boundaries of the District.

Section 102. That, subject to Section 101 of this Ordinance, the Board of Trustees will consider a Petition for Annexation submitted according to the appropriate statutes of the state and the procedures of the District or a proposition which has been approved as set forth in the statutes of Illinois, provided

- (a) That all persons wishing to annex their property to the Thorn Creek Basin Sanitary District must annex the entire parcel of land sought to be annexed. At the time of annexation the Thorn Creek Basin Sanitary District shall be paid an annexation fee as calculated and prescribed by the Board of Trustees;

- (b) That there be filed with this District a petition in writing signed by the applicants for annexation that they and the territory to be served shall assume a proportionate share of the bonded indebtedness of the District;

- (c) That there be served upon this District, in addition to notice as provided by statute, a plat of annexation with legal description fully showing and describing the territory to be annexed and any existing sanitary sewers therein, prepared and signed by a registered or licensed surveyor of the State of Illinois;

Section 103. That there be filed with the District with the documents described in Section 102,

- (a) A certified check or bank draft, payable to the Treasurer of the Thorn Creek Basin Sanitary District as a service fee to cover the cost and expenses of the District in processing the application for annexation per the following fee schedule:
 - 1. \$250 plus recording costs, or
 - 2. \$100 for each single residence, whichever is less

Section 104. That the charges provided for in this Section as a service and recording fee shall be deposited in the General Fund of the District and shall be disbursed therefrom.

PART 200 SEWER EXTENSION AND CONNECTION FEES

Section 201. PERMITS REQUIRED

The District requires separate permits for extension of a sewer line and a tap in or connection of a service line. A SEWER EXTENSION PERMIT is required for each extension of a collection or trunk sewer. A SERVICE LINE CONNECTION PERMIT is required for each connection of a building or other wastewater source to the sewer system tributary to the District's facilities. Permits shall only be issued if all of the conditions set forth in Section 300.103 of the District's SEWER USE AND INDUSTRIAL PRETREATMENT ORDINANCE are met.

Property cannot be connected to the sewer system until it has been annexed into the District as provided in this ordinance. The District may agree to service property by agreement per Section 300.102 of the District's SEWER USE AND INDUSTRIAL PRETREATMENT ORDINANCE.

District provided permit application forms must be properly completed.

Section 202. FEES BASED ON WASTE LOADS

Permit fees for sewer extensions and service line connections will be based on waste loads. For residential dwelling units, the District has determined the fee based on the number of bedrooms in the dwelling, as set forth in Sections 203 and 204.

Commercial and industrial property will be charged based on their anticipated waste load. Waste load will be determined for flow, suspended solids and BOD by the District Manager based on:

information provided by the owner or developer,

District experience with similar building types,

and generally accepted criteria.

The waste load will be converted to Population Equivalent (PE) for each of the three parameters using the following factors:

PARAMETER	FACTOR	UNITS
FLOW	100	gallons per day
SUSPENDED SOLIDS	0.20	pounds per day
BOD	0.17	pounds per day

The largest PE of the three parameters shall be used to determine the permit fees.

The District reserves the right to re-evaluate the permit fee after one full year's operation of the building or other wastewater source to compare actual wastewater volume and strength with values calculated at the time the permit was issued. Additional fees may be assessed if the actual waste load exceeds that calculated at the time the permit was issued.

New sewer extensions in areas previously developed will be assigned a zero PE for the sewer extension fee. The PE determined above will be used for the service line connection fee.

Section 203. SEWER EXTENSION PERMIT FEES

A SEWER EXTENSION PERMIT is required for the construction or operation of any new sanitary sewer tributary to the District's system unless the line is considered a service line as defined in Section 204. The following fees are due when the permit application is submitted to the District.

SEWER EXTENSION PERMIT FEE

CLASS	UNIT	CHARGE PER UNIT
ALL PERMITS	Each permit	\$330.00
	per foot of sewer over 400 feet	\$ 0.55
RESIDENTIAL	Single family dwelling unit	\$1,090.25
	3 or more bedroom unit in a multiple family building	\$ 934.50
	2 or more bedroom unit in a multiple family building	\$ 934.50
	1 or more bedroom unit in a multiple family building	\$ 467.25
COMMERCIAL OR INDUSTRIAL	per Population Equivalent (PE) with 4 PE minimum	\$ 311.50

A trunk sewer is defined as a sewer extension to serve a regional area that is not designed for the direct connection of service lines. The District will not charge the sewer extension Residential and Commercial or Industrial per unit charges for the extension of trunk sewers. Those per unit fees will be collected when a sewer extension is made to serve a local area, based on the then applicable rates. If a service line is connected directly to the trunk sewer, the per unit fees for Residential and Commercial or Industrial will be charged based on the then applicable rates for both the Sewer Extension Permit Fee and Sewer Line Connection Permit Fee.

Section 204. SERVICE LINE CONNECTION PERMIT

A SERVICE LINE CONNECTION PERMIT is required for any connection, addition or penetration of any kind into any sewer tributary to the District's system. A separate permit is required for each property owner or single family home that will be connected to the District's system. A SERVICE LINE CONNECTION PERMIT is also required for: an increase in load from an existing commercial or industrial source adding four or more PE; if a building is reconstructed to the extent that it is in function as a new building determined by the District; or if a building's plumbing and/or field sewer piping is significantly modified as determined by the District. Such increases in load and building modifications will be assessed the following permit fees.

SERVICE LINE CONNECTION PERMIT FEE

CLASS	UNIT	CHARGE PER UNIT
RESIDENTIAL	Single family dwelling unit	\$1,090.25
	3 or more bedroom unit in a multiple family building	\$ 934.50
	2 or more bedroom unit in a multiple family building	\$ 934.50
	1 or more bedroom unit in a multiple family building	\$ 467.25
COMMERCIAL OR INDUSTRIAL	Each permit	\$ 100.00
COMMERCIAL OR INDUSTRIAL	per Population Equivalent (PE) loading increase with 4 PE minimum for new buildings	\$ 311.50

Section 205. ADDITIONAL SEWER EXTENSION AND CONNECTION PERMIT FEES

Permit applications that require two or more resubmittals will be assessed an additional \$100.00 fee for District review of the second resubmittal and \$100.00 for every resubmittal thereafter.

Permitted service lines and sewer extensions that require one or more reinspections will be assessed an additional \$200 fee for each reinspection.

Permitted service lines and sewer extensions that are placed into service prior to inspection as required by the District shall be inspected for an additional fee of \$200, and an additional \$200 fee for each required reinspection.

Service line connections in unincorporated areas will be inspected directly by the District. A service line inspection fee of \$200 and an internal plumbing inspection fee of \$200 will be assessed.

PART 300

The Commercial or Industrial Connection Permit Fee of \$100, the service line and plumbing inspection fees and the Sewer Extension Permit Fee of \$330 plus \$.55/foot shall be deposited in the General Operating Account to cover engineering costs. The remaining Sewer Connection Permit fees and Sewer Extension Permit Fees shall be deposited in the Facilities Expansion Reserve Account.

PART 400 SEWER CAPPING AT DEMOLISHED BUILDINGS

When a building or buildings served by the District are demolished, every sewer service connection to the building(s) shall be capped by the property owner. The District shall inspect each sewer connection cap prior to backfilling.

PART 500

This Ordinance shall be in full force and effect from and after its passage, approval, deposit and publication as provided by statute.

The foregoing Ordinance was considered, passed and approved at a regular meeting of the Board of Trustees of the Thorn Creek Basin Sanitary District in Cook and Will Counties, Illinois, duly called, convened and held on the 15th day of May, 2009.

Thomas E. Brabec, President

The foregoing Ordinance was deposited in my office on the 15th day of May, 2009.

David M. Zerante, Clerk