



Agenda Memo

Crest Hill, IL

Meeting Date:	March 17, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	An Ordinance Amending Title 13 (Water And Sewer), Chapter 13.04 (General Provisions), Chapter 13.18 (Water Connections) And Section 13.08.050 (Mandatory Sewer Connection) Of The City Of Crest Hill Code of Ordinances

Summary: Attached are the revised chapters 13.04 (General Provisions), 13.18 (Water Connections) and 13.08.050 (Mandatory Sewer Connection) of the city ordinance. These changes are based on the presentation to council at the January 27, 2025 workshop where a discussion was had on revising the current city tap on fees. Attached is the workshop memorandum that was presented at the workshop on the 27th. At that meeting the following changes were agreed to and the modified chapters are attached and are being presented to the council today for approval.

Highlights:

- Revise the current ordinance to create separate water and sanitary fees.
- Water and sanitary sewer connection fees for residential and multifamily dwelling are revised to be in line with the surrounding communities by creating a flat fee plus meter cost that will be increased every other year at a rate of 3%. This flat fee is set at \$4,025.00
- Water and sewer connection fees for commercial, business and industrial have been revised to be calculated using the following formula.
 - Connection Charge equals (PE x Current Rate per PE) x Fixed Fee based on building size plus meter cost.
- The fee charged for a single PE for commercial, business and industrial has been reduced to \$800 per PE and it is to increase every other year at a rate of 3%. The current rate for a single PE is \$4,387.89
- The minimum PE used commercial, business and industrial for allowed for calculations has been set at 12 which is an increase from the current minimum of 8.5.
- 13.18 "Private Well Connections" language revised to include wording that when a private well needs to be repaired and the cost of the repair exceeds 50% of the water connection fee the resident will need to connect to City Water when it is within 300 ft. With the issues with PFAS and other contaminants in ground water we should be encouraging residents to get their water from cleaner water source.
- 13.08.050 "Mandatory Sewer Connection" language revised to whenever the City's sanitary sewer is within 100 feet of a lot line of any residential, commercial or industrial property, said

property must be connected to the City's sanitary sewer system and pay the equitable connection charges pursuant to Section 13.04.110.

For property which currently has an operational private septic sewer system, that system may continue to be used until such time that it is need of replacement, repair in an amount which exceeds fifty percent (50%) of the equitable sanitary sewer connection charge in Section 13.04.110 or is increased in size. If any of the foregoing conditions are met, the property owner shall connect the property to the City's sanitary sewer system within 90 days.

Recommended Council Action: An Ordinance Amending Title 13 (Water And Sewer), Chapter 13.04 (General Provisions), Chapter 13.18 (Water Connections) And Section 13.08.050 (Mandatory Sewer Connection) Of The City Of Crest Hill Code Of Ordinances.

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost: n/a

Attachments:

Workshop Tap on Fee Discussion

Redlined Amd. Section 13.04 (MRS and RW)

Redlined 13.08.050

Redlined 13.18

Draft Ordinance Amending water and sewer conn fees (bb March 11 2025))