

**AN ORDINANCE ESTABLISHING AND ASSESSING A  
CONNECTION CHARGE FOR PHASE II OF THE BROOKFIELD / SUNSET SANITARY  
SEWER IMPROVEMENTS**

**WHEREAS**, the City of Rolling Meadows, Cook County, Illinois, ("City") is a home rule unit of government and, pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution may exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, certain residential properties located in the City along Brookview Lane and Sunset Drive north and west of Old Plum Grove Road ("Brookview / Sunset Properties"), were annexed to the City in 1991, and at the time of annexation, operated with private septic systems for wastewater management; and

**WHEREAS**, after years of discussion with and input from the owners of Brookview / Sunset Properties regarding the issues associated with the wastewater management of the properties, the City has decided to construct a sanitary sewer extension for a Phase II length of 1,272.41 linear feet along Sunset Drive, located north and west of Old Plum Grove Road (hereinafter referred to as the "Improvements"), in order to provide the owners and residents of the Brookview / Sunset Properties access to City sanitary sewer; and

**WHEREAS**, the Improvements are being constructed in order to specifically benefit the Brookview / Sunset Properties and their owners and residents, insomuch as the Improvements will allow for sanitary sewer service by the City in the event the failure of the septic systems currently operating on the Brookview / Sunset Properties; and

**WHEREAS**, Phase II of the construction of the Improvements consists of the extension of the sanitary sewer along Sunset Drive, as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, the total cost for construction of Phase II of the Improvements, is \$368,268, with said Improvements including the construction of connection stubs to reduce costs and infrastructure impacts of future interconnections by the Sunset Properties; and

**WHEREAS**, Section 11-150-1 of the Illinois Municipal Code (65 ILCS 5/11-150-1) provides that the City, as an operator of a sewerage system, has the power by ordinance to require a fair and reasonable charge assessed against new or additional users of the system to connect to its sewerage system, in addition to those charges covered by normal taxes, for the construction, expansion and extension of the works of the system; and

**WHEREAS**, the City has determined it is necessary and in the best interest of the City to recover AN ADDITIONAL connection charge, at the time of connection, from the Brookview / Sunset Properties benefitting by Phase II of the Improvements in order to recoup \$148,438.50, which is one half of the Improvement costs, excluding paving fees and design and construction engineering costs,

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Cook County, Illinois, as follows:

**Section 1.** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**Section 2.** That the City of Rolling Meadows shall be entitled to collect and the owners impacted by Phase II of the construction of the Improvements for the Brookview / Sunset Properties shall be assessed and required to pay a connection charge for the connection to the Improvements.

**Section 3.** That the connection charge imposed upon the owners of the Brookview / Sunset Properties for the construction of Phase II of the Improvements, specifically identified below, shall be calculated in accordance with the following schedule:

Project Cost (Excluding Paving and Engineering)		\$	296,877.00
1/2 of Project Cost		\$	148,438.50
Total Linear Footage			1,272.41
Cost/Linear Footage for 1/2 Project Cost		\$	116.66
<b>Property</b>	<b>Linear Front Footage</b>	<b>Share of 1/2 Cost</b>	
5200 Sunset	155	\$	18,082.20
5150 Sunset	155.01	\$	18,083.36
5140 Sunset	100.04	\$	11,670.60
5130 Sunset	100.04	\$	11,670.60
5100 Sunset	108.6	\$	12,669.20
5201 Sunset	115	\$	13,415.82
5155 Sunset	115	\$	13,415.82
5151 Sunset	123.72	\$	14,433.09
5100 Sunset	300	\$	34,997.80
	1272.41		

The location of the Brookview / Sunset Properties impacted by Phase 2 are shown on Exhibit A, attached hereto and incorporated herein.

**Section 4.** That the connection charge as established herein shall be paid to the City prior to the issuance of a building permit authorizing the property owner's connection to the Improvements.

**Section 5.** That the City Manager is hereby authorized and may negotiate individual agreements with the owners of the Brookview / Sunset Properties in order to allow for a reasonable payment plan with respect to the payment of the connection charge established by this Ordinance.

**Section 6.** That the requirements contained herein shall be in addition to any and all other fees associated with the connection to the Improvements, including the access-to-sewer fee set forth in Section

110-59 of Division 1, Article III, Chapter 110 of the City Code, along with all other conditions required by applicable statutes, laws and ordinances.

**Section 7.** This Ordinance shall be in full force and effect after passage, approval and publication as required by law.

PASSED and APPROVED this 19<sup>th</sup> day of December, 2023.

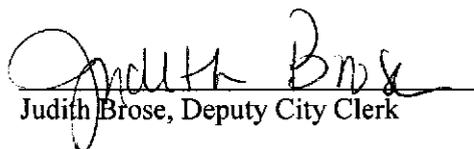
AYES: O'Brien, Vinezeano, Boucher, Koehler, McHale, Budmats

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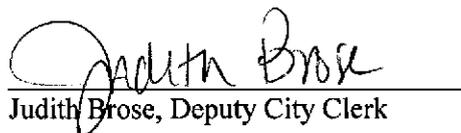
ABSENT: Reyez

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

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Authority of the Corporate  
Authorities of the City Rolling Meadows, Illinois  
the 21<sup>st</sup> day of December, 2023.

  
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Judith Brose, Deputy City Clerk

