



Agenda
Village of Glen Ellyn
Village Board Special Workshop
Monday, April 17, 2023
6:00 PM
Glen Ellyn Civic Center, Room 301

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda in the meeting room or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Motion to Adjourn to Closed Executive Session for the purpose of setting the price for sale or lease of property owned by the public body, pursuant to 5 ILCS 120/2 (c)(6) to return to open session afterward**
- E. Roll Call**
- F. Audience Participation**
 - 1) Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

- G. Late Night Liquor License Request (Economic Development Coordinator Hannah)**
 - 1) Late Night Liquor License Request
- H. Water and Sewer Rate Study (Finance Director Noller)**
 - 1) Water and Sewer Rate Study
- I. Butterfield Rd and Route 53 Shared Use Path and Sidewalk Discussion (Professional Engineer Daubert)**
 - 1) IDOT Butterfield Road Improvements - Shared Use Path and Sidewalk Maintenance and Jurisdiction

- J. Proposed Zoning Code Text Amendment - Food Trucks (Community Development Director Scott)**
 - 1) Food Truck Regulations
- K. Construction Necessitated Variations (CNV) Review (Community Development Director Scott)**
 - 1) Construction Necessitated Variations (CNV)
- L. Reminders**
 - 1) Village Board Meeting April 24, 2023 at 7 pm
- M. Adjourn**



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/17/2023 6:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Meredith Hannah

**AGENDA ITEM (ID
2023-406)**

DOC ID: 2023-406

Late Night Liquor License Request

Statement of the Issue:

Staff received a request from the business community to extend hours of operation for liquor sales on Friday nights from 1:00 am until 2:00 am. Currently, Class A, B, E or F license holders may operate until 1:00 am Sunday through Friday and 2:00 am on Saturdays.

Analysis:

Main Street Pub, 466 N Main Street, holds a B-1 license and has been in operation for nearly 8 years without incident. Due to some miscommunication when they opened and met with the Liquor Commissioner at that time, Main Street Pub understood their hours for closing to be 2:00 a.m. on Fridays and Saturdays, and 1:00 a.m. Sunday through Thursday. When staff became aware of the late Friday closing, and communicated this with Main Street Pub, they immediately reverted their hours on Fridays to a 1:00 a.m. closure and are asking the Board to consider extending their Friday hours of operation to 2:00 a.m.

Lewey Q's Tap, 427 N Main St, will be opening later this spring and have requested a B-1 license as well. They have also asked to be open until 2:00 am on Friday nights.

Current Hours of Operations as written in the code are:
3-19-23 (A)

Any person holding a Class A, Class B, Class E or Class F license pursuant to this chapter shall sell or permit to be sold, offer for sale, give away or deliver any alcoholic beverages between the hours of 7:00 a.m. and 1:00 a.m. Monday through Friday; 7:00 a.m. through 2:00 a.m. on Saturdays; and 10:00 a.m. through 1:00 a.m. on Sundays. All patrons and customers shall leave the premises not later than 15 minutes following the closing hours herein established, except that on New Year's Eve in any given year sales provided for this chapter by Class A, Class B, Class E or Class F license holders may be made to 3:00 a.m.

A couple of options that staff have drafted for the Board to discuss are as follows:

Option 1: Increase existing hours for this section of the code to be 2 am on Fridays.

Option 2: Edit the hours to exclude B-1. Add language to allow B-1 licenses to be open until 2 am on Fridays, no changes to hours for the other days of the week.

Option 3: Change the existing code to have the closing time each night at 1 am. Create a late night license for businesses to stay open until 2 am on Fridays and Saturdays, that may be applied for as an adjunct liquor license for specific classifications.

Budget Impact:

Extending hours of operation by one hour on Friday evenings could provide additional sales tax as well as food and beverage tax revenue for the Village. If the Board would like to create a late night liquor license classification for businesses to operate between 1:00 a.m. and 2:00 a.m. on Friday evenings, additional liquor license revenue would also be received.

Contribution to Strategic Plan (if applicable)

Strategic Priority: Development. Effective stewardship of incentives to support business recruitment and retention. Implement an Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth. Coordinate award programs and assessment of value to the business community annually. Considering this request supports the Village's vibrant restaurant community and may also provide sales tax growth.

Action Requested:

Discussion only.

Attachments:



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/17/2023 6:00 PM
Department: Finance
Department Head: Larry Noller
Category: Report
Prepared By: Larry Noller

**AGENDA ITEM (ID
2023-400)**

DOC ID: 2023-400

Water and Sewer Rate Study

Statement of the Issue:

Eric Callocchia from NewGen Strategies & Solutions will present an update on the water and sewer rate study following the Finance Commission's review of additional information regarding conservation and the impact of the proposed fixed fee on low usage customers.

Analysis:

The Village Board approved the preparation of a water and sewer rate study by NewGen Strategies and Solutions in February 2022. NewGen was selected by a steering group composed of Public Works and Finance staff following a request for proposal process with four firms responding. The intent of the study is to ensure that the Village's water and sewer rates are sufficient to generate the revenue necessary to operate, maintain, repair, rehabilitate, and replace the Village's water and sewer systems.

NewGen presented the draft report to the Finance Commission at their September meeting. The study recommended increasing water and sewer rates and adopting an alternative rate structure, which includes a fixed fee component based on a customer's meter size. The study noted that the fixed fee component would impact residents differently based on meter size and usage, with lower usage customers experiencing a greater percentage increase than higher usage customers. The Finance Commission requested that NewGen provide further details on how the rate changes would impact residents if the Village adopted the alternative rate structure and options to minimize the impact to residents with lower water usage.

NewGen and Village staff met and discussed potential revisions to the proposed rate structure to further minimize the impact on residents. Some of the rate model assumptions were modified and the forecasted cash reserves allowed to move closer to the recommended minimum balance. Additionally, the fixed fee component would be phased in over a longer term. The Finance Commission reviewed and discussed the additional information and the revised proposed rates at their October meeting and unanimously approved recommending the alternative rate structure and rate increases to the Village Board.

The Village Board discussed the report and the Finance Commission's recommendation at the January 17 workshop. Following discussions, the Village Board directed NewGen to provide additional information for the Finance Commission's review regarding the potential of a tiered rate structure to reduce the impact on low usage customers and promote water conservation.

The Finance Commission reviewed additional information from NewGen at the Commission's February and March meetings, including examples of the impact of tiered rate structures on conservation at other communities. The data presented indicated that a tiered rate structure based on water usage had minimal impact on promoting conservation. Additionally, the Finance Commission noted that a tiered rate structure based on water usage would add complexity to the water bills.

Following discussion at their March meeting, the Finance Commission voted unanimously to recommend the Village Board adopt the study's recommended rate structure with a fixed fee component based on meter size effective January 2024. The Commission also supported holding off on a 2% rate increase mid-year in 2023 and instead adjust the rates by 4% effective January 2024. This will simplify the communication of the new rate structure to Village residents with minimal impact to the Water and Sewer Fund. The NewGen study anticipates future annual increases of 4%-6%. Village staff will update the model provided by NewGen each year during the budget process and adjust the recommended rate increases based on the Water and Sewer Fund's operational and capital requirements.

Budget Impact:

The Finance Commission's recommendation would increase water and sewer revenue by 4% effective January 2024. The NewGen study anticipates future annual increases of 4%-6%, which will be reviewed each year during the budget process and considered by the Village Board for approval.

Contribution to Strategic Plan (if applicable)

The following strategic plan priorities have been set by the Village Board as part of the CY2020-24 Strategic Plan:

1.Strategic Priority: Infrastructure **Initiative:** Safe & reliable roads & utilities **Actions:** Complete a water/sewer rate assessment to ensure a sustainable financial structure

Action Requested:

The Village Board is requested to consider the Finance Commission's recommendation to adopt the water and sewer rate study's proposed rate structure with a fixed fee component based on meter size effective January 2024. If the Village Board concurs with the Finance Commission's recommendation, staff will prepare an ordinance adjusting water and sewer rates for Village Board approval.

Attachments:

1. Rate Presentation to Village Board April 17, 2023
2. Rate Presentation to Finance Commission March 10, 2023
3. GE Sample Bill Analysis
4. Rate Presentation to Finance Commission February 10, 2023
5. Rate Presentation to Village Board January 17, 2023
6. Rate Study Presentation to Finance Commission October 14, 2022
7. Rate Study Presentation to Finance Commission September 9, 2022
8. Glen_Ellyn_Water_and_Sewer_Rate_Study_Report_FINAL



April 17, 2023

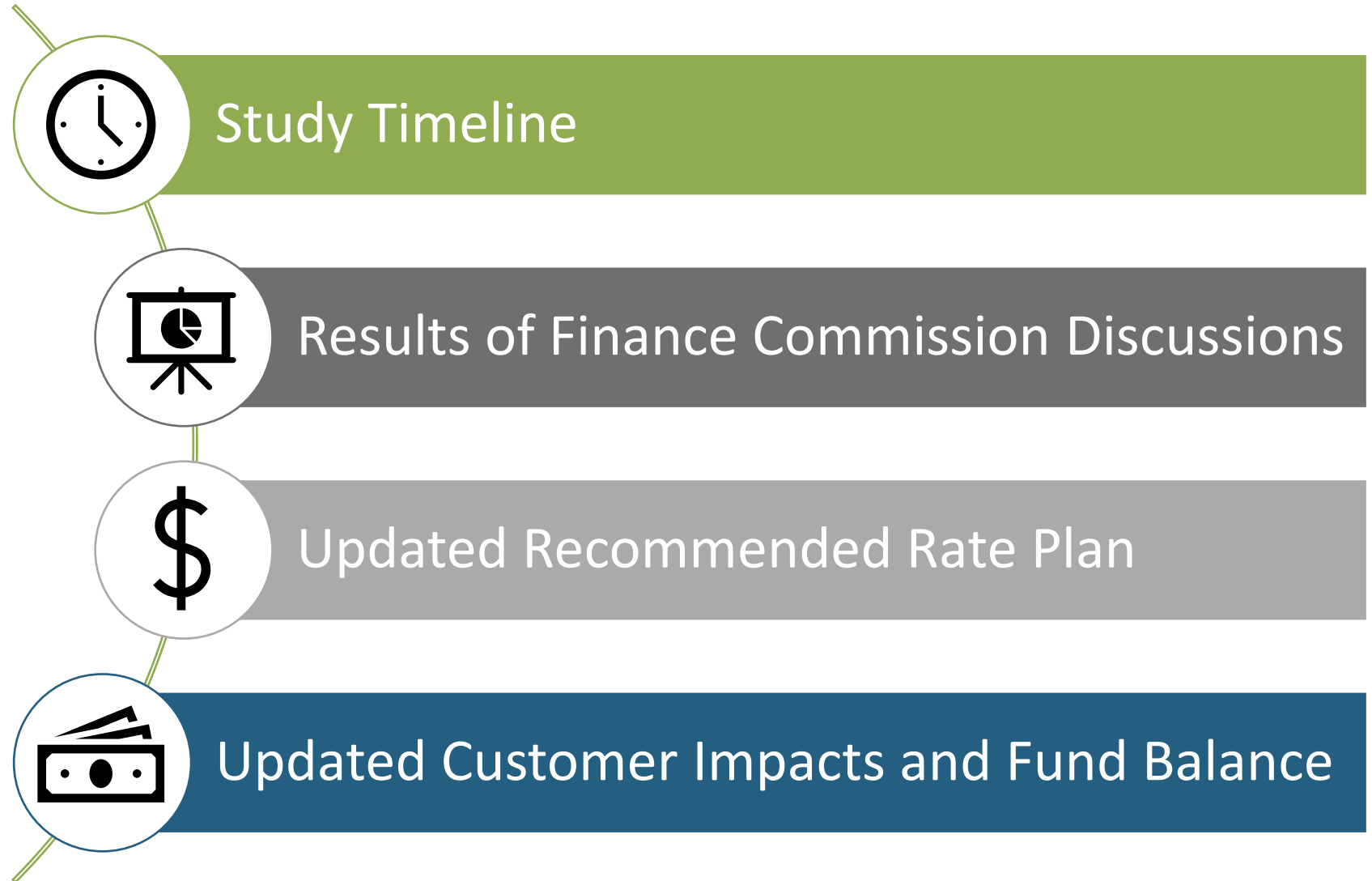
WATER AND SEWER RATE STUDY FOLLOW UP DISCUSSION

VILLAGE OF GLEN ELLYN

PRESENTATION TO THE VILLAGE BOARD



AGENDA



STUDY TIMELINE



FINANCE COMMISSION FEBRUARY AND MARCH MEETINGS

- First discussion with Board led to two primary concerns:
 - Fixed Charge resulting in high impact on low use customer bills
 - The uniform volumetric rate structure did not encourage conservation
- NewGen developed two three-tiered water rate structures for discussion with the Finance Commission
 - Extremely high impact on largest customers
 - Modest bill reductions for low use customers
- NewGen presented several case studies showing customer demand is greatly impacted by two items:
 - Weather (wetter = less demand)
 - Unemployment (higher = less demand)
 - Large increases in rates generally do not impact customer demand on a large enough scale to materialize in reduced per capita demand

NEWGEN CONCLUSIONS

- Fixed Fee Phase-In
 - Initial recommendation was to immediately implement fixed fee at 10% and increase to 30% of revenue
 - Reduced phase-in to 2% up to 10% due to very large impact on low use customers at or above minimum usage (2,000 gallons/mo.)
 - Customers below the minimum use would see a decrease in monthly bills under proposed phase-in
- NewGen reaffirms its recommendation to phase-in fixed charges and rate increases over time
 - Eliminate minimum usage of 2,000 gallons/mo.
 - Implement fixed monthly fee
 - Maintain unit rate per 1,000 gallons
 - No mid-year increase in 2023
 - Rate increase plan now recommended for FY 2024 – FY 2027

UPDATED RATE INCREASE RECOMMENDATION

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<i>Initial Rate Increase Recommendation</i>	2.0%	2.0%	3.0%	4.0%	5.0%

Updated Rate Increase Recommendation	0.0%	4.0%	4.0%	4.0%	5.0%
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Current Rate Structure

Monthly Infrastructure Fee	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Water Rate per kgal	\$9.93	\$10.33	\$10.74	\$11.17	\$11.73
Sewer Rate per kgal	\$7.18	\$7.47	\$7.77	\$8.08	\$8.48

Alternative Rate Structure

Monthly Infrastructure Fee	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
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Fixed Monthly Service Charge

5/8"		\$1.48	\$3.04	\$4.74	\$6.62
3/4"		\$2.21	\$4.56	\$7.10	\$9.93
1"		\$3.69	\$7.60	\$11.84	\$16.56
1 1/2"		\$7.38	\$15.19	\$23.68	\$33.11

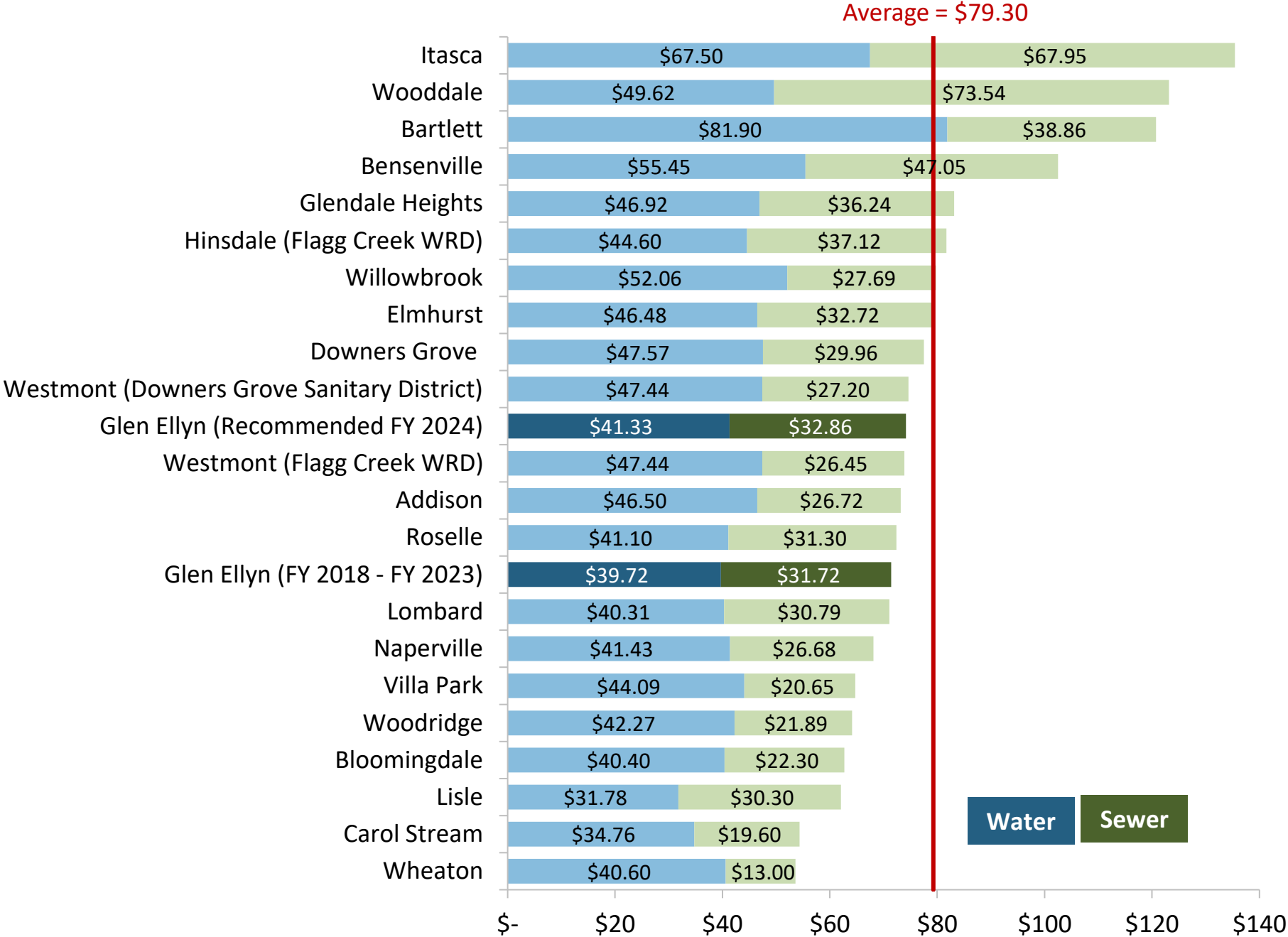
Water Rate per kgal	\$9.93	\$10.12	\$10.31	\$10.50	\$10.79
Sewer Rate per kgal	\$7.18	\$7.31	\$7.44	\$7.57	\$7.77

UPDATED CUSTOMER BILL IMPACTS

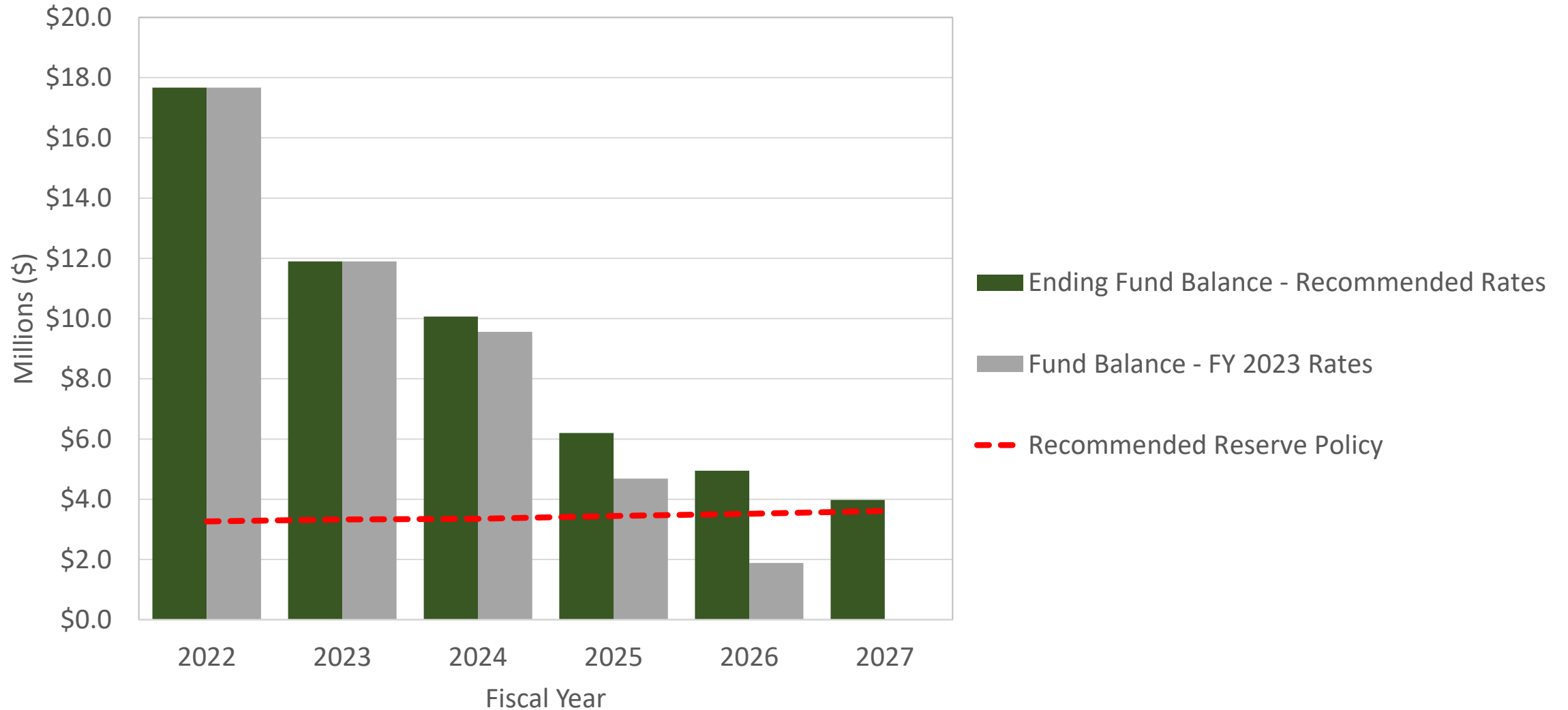
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Low Use	\$37.22	\$21.91	\$23.79	\$25.80	\$28.18
1 kgal/mo.	\$ Change	(\$15.31)	\$1.88	\$2.01	\$2.38
5/8" Meter	% Change	(-41.1%)	8.6%	8.5%	9.2%
Minimum Use	\$37.22	\$39.34	\$41.53	\$43.87	\$46.74
2 kgal/mo.	\$ Change	\$2.12	\$2.20	\$2.33	\$2.87
5/8" Meter	% Change	5.7%	5.6%	5.6%	6.5%
Average Use	\$71.44	\$74.20	\$77.03	\$80.00	\$83.85
4 kgal/mo.	\$ Change	\$2.76	\$2.84	\$2.97	\$3.85
5/8" Meter	% Change	3.9%	3.8%	3.8%	4.8%
High Use	\$345.20	\$358.98	\$373.16	\$387.99	\$407.26
20 kgal/mo.	\$ Change	\$13.78	\$14.18	\$14.83	\$19.27
1 1/2" Meter	% Change	4.0%	4.0%	4.0%	5.0%

REGIONAL WATER AND SEWER BILL COMPARISON

Average Inside Village
Customer
5/8" Meter
4,000 gallons per
month



UPDATED FUND BALANCE FORECAST



KEY CONSIDERATIONS FOR THE FUTURE

Adopt FY 2024 rate increases

Adopt the recommended alternative rate structure

Update Financial Model as actual data becomes available

Lead Service Lines (\$2.0 - \$3.0 million) ramping up circa FY 2025

Monitor water demand impacts of wet/dry years and potentially accelerate fixed fee phase in



THANK YOU!

**NEWGEN STRATEGIES AND SOLUTIONS
911-A COMMERCE RD
ANNAPOLIS, MD 21401**

**ERIC CALLOCCHIA
ECALLOCCHIA@NEWGENSTRATEGIES.NET
443-951-4207**



March 10, 2023

WATER AND SEWER RATE STUDY ADDITIONAL DISCUSSION

VILLAGE OF GLEN ELLYN

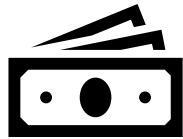
PRESENTATION TO THE VILLAGE FINANCE COMMISSION



AGENDA



Purpose of Today's Discussion



Bill Impact Handout



Updated Rate Increase
Recommendation

PURPOSE OF TODAY'S DISCUSSION

- Review the several rate increase proposals shown to the Finance Commission
- Review the impact of several rate proposals on all system customers (handout provided)
- Reaffirm NewGen's recommended rate increase and rate structure:
 - Achieves a reasonable phase-in to fixed revenue generation
 - Balances impacts on small, medium, and large users to the greatest extent possible
 - Tiered Water Rates are unlikely to result in significant water conservation and will have major adverse impacts on largest customers

HISTORY OF RATE RECOMMENDATIONS

SUMMARY OF RATE INCREASE PROPOSALS (FY 2023)

	Current Rates	Initial Recommendation	Updated Recommendation	Tiered Rates Option 1	Tiered Rates Option 2
Low Use	\$37.22	\$23.61	\$21.57	\$17.42	\$19.89
1 kgal/mo.	\$ Change	(\$13.61)	(\$15.65)	(\$19.80)	(\$17.33)
5/8" Meter	% Change	(-36.6%)	(-42.0%)	(-53.2%)	(-46.6%)
Minimum Use	\$37.22	\$39.73	\$38.68	\$38.96	\$35.32
2 kgal/mo.	\$ Change	\$2.51	\$1.46	\$1.74	(\$1.90)
5/8" Meter	% Change	6.7%	3.9%	4.7%	(-5.1%)
Average Use	\$71.44	\$71.97	\$72.90	\$56.29	\$66.18
4 kgal/mo.	\$ Change	\$0.53	\$1.46	(\$15.15)	(\$5.26)
5/8" Meter	% Change	0.7%	2.0%	(-21.2%)	(-7.4%)
High Use	\$345.20	\$359.86	\$352.51	\$356.09	\$349.84
20 kgal/mo.	\$ Change	\$14.66	\$7.31	\$10.89	\$4.64
1 1/2" Meter	% Change	4.2%	2.1%	3.2%	1.3%

BILL IMPACT HANDOUT

UPDATED RATE INCREASE RECOMMENDATION

UPDATED RATE INCREASE RECOMMENDATION

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<i>Previous Rate Increase Recommendation</i>	2.0%	2.0%	3.0%	4.0%	5.0%

Updated Rate Increase Recommendation	0.0%	4.0%	4.0%	4.0%	5.0%
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Current Rate Structure

Monthly Infrastructure Fee	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Water Rate per kgal	\$9.93	\$10.33	\$10.74	\$11.17	\$11.73
Sewer Rate per kgal	\$7.18	\$7.47	\$7.77	\$8.08	\$8.48

Alternative Rate Structure

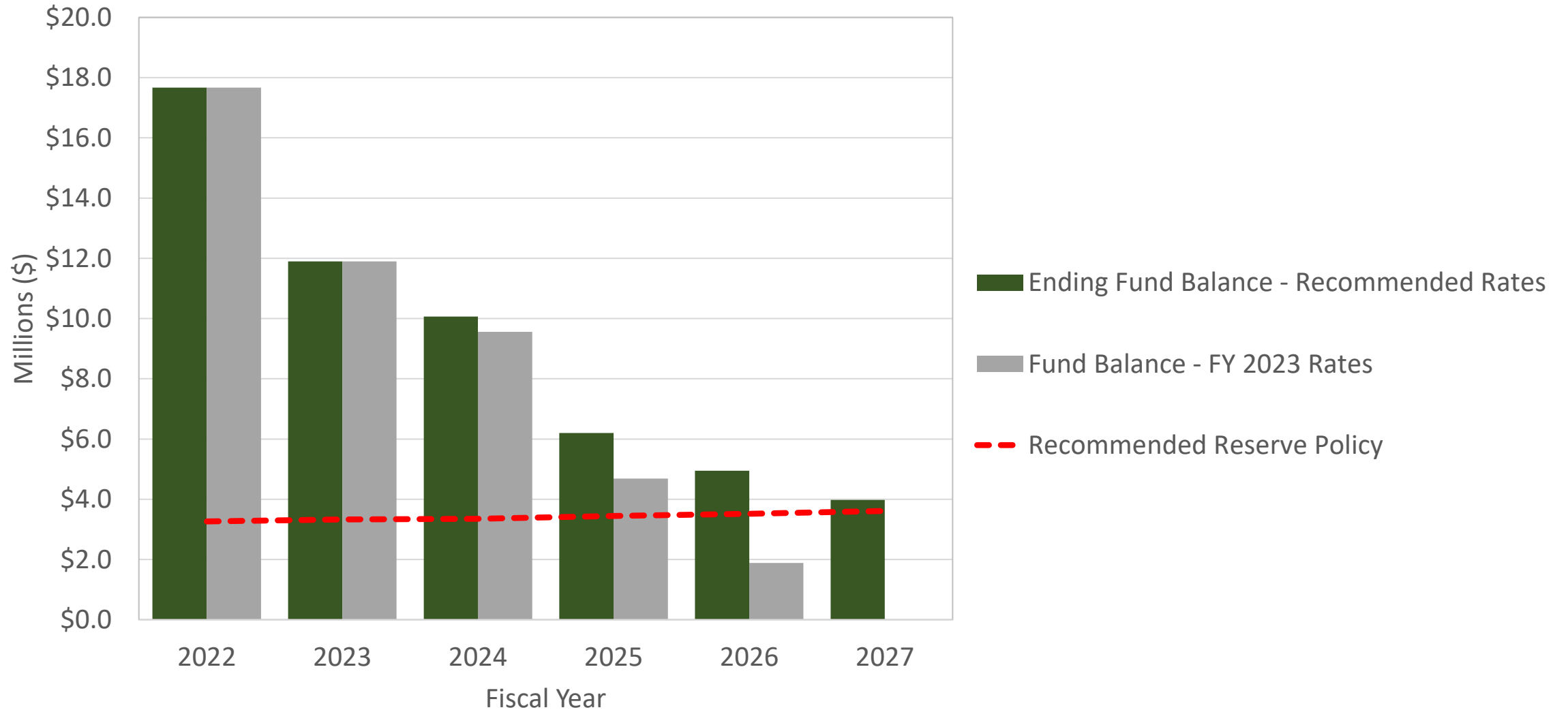
Monthly Infrastructure Fee	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
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Fixed Monthly Service Charge

5/8"		\$1.48	\$3.04	\$4.74	\$6.62
3/4"		\$2.21	\$4.56	\$7.10	\$9.93
1"		\$3.69	\$7.60	\$11.84	\$16.56
1 1/2"		\$7.38	\$15.19	\$23.68	\$33.11

Water Rate per kgal	\$9.93	\$10.12	\$10.31	\$10.50	\$10.79
Sewer Rate per kgal	\$7.18	\$7.31	\$7.44	\$7.57	\$7.77

UPDATED FUND BALANCE FORECAST





THANK YOU!

NEWGEN STRATEGIES AND SOLUTIONS
911-A COMMERCE RD
ANNAPOLIS, MD 21401

ERIC CALLOCCHIA
ECALLOCCHIA@NEWGENSTRATEGIES.NET
443-951-4207

		Current Rates	Recommended Rates (2% Fixed Phase-In)		1% Fixed Phase-In		Tiered Rates Option 1			Tiered Rates Option 2		
<u>Fixed Monthly Fee</u>												
5/8"		\$ -		\$1.46		\$0.89		\$1.46			\$1.46	
3/4"		\$ -		\$2.19		\$1.33		\$2.19			\$2.19	
1"		\$ -		\$3.66		\$2.22		\$3.66			\$3.66	
1 1/2"		\$ -		\$7.31		\$4.43		\$7.31			\$7.31	
2"		\$ -		\$11.70		\$7.09		\$11.70			\$11.70	
3"		\$ -		\$21.94		\$13.30		\$21.94			\$21.94	
4"		\$ -		\$36.57		\$22.17		\$36.57			\$36.57	
6"		\$ -		\$73.15		\$44.34		\$73.15			\$73.15	
Sewer Infrastructure Fee	Monthly	\$3.00	Monthly	\$3.00	Monthly	\$3.00	Monthly	\$3.00		Monthly	\$3.00	
Water Rate per kgal	All Usage	\$9.93	All Usage	\$9.93	All Usage	\$9.93	Tier 1	5,000	\$5.78	Tier 1	5,000	\$8.41
							Tier 2	20,000	\$11.55	Tier 2	20,000	\$10.52
							Tier 3	Over 20,000	\$17.33	Tier 3	Over 20,000	\$12.62
Sewer Rate per kgal	All Usage	\$7.18	All Usage	\$7.18	All Usage	\$7.18	All Usage	\$7.18		All Usage	\$7.18	

5/8 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	2,487	2.47%	\$37.22	\$4.46	(\$32.76)	(-88.0%)	\$3.89	(\$33.33)	(-89.6%)	\$4.46	(\$32.76)	(-88.0%)	\$4.46	(\$32.76)	(-88.0%)
1,000	3,770	3.75%	\$37.22	\$21.57	(\$15.65)	(-42.0%)	\$21.00	(\$16.22)	(-43.6%)	\$17.42	(\$19.80)	(-53.2%)	\$20.06	(\$17.16)	(-46.1%)
2,000	5,316	5.28%	\$37.22	\$38.68	\$1.46	3.9%	\$38.11	\$0.89	2.4%	\$30.38	(\$6.84)	(-18.4%)	\$35.65	(\$1.57)	(-4.2%)
3,000	6,176	6.14%	\$54.33	\$55.79	\$1.46	2.7%	\$55.22	\$0.89	1.6%	\$43.33	(\$11.00)	(-20.2%)	\$51.25	(\$3.08)	(-5.7%)
4,000	5,672	5.64%	\$71.44	\$72.90	\$1.46	2.0%	\$72.33	\$0.89	1.2%	\$56.29	(\$15.15)	(-21.2%)	\$66.84	(\$4.60)	(-6.4%)
5,000	4,313	4.29%	\$88.55	\$90.01	\$1.46	1.7%	\$89.44	\$0.89	1.0%	\$69.24	(\$19.31)	(-21.8%)	\$82.44	(\$6.11)	(-6.9%)
6,000	3,033	3.02%	\$105.66	\$107.12	\$1.46	1.4%	\$106.55	\$0.89	0.8%	\$87.98	(\$17.68)	(-16.7%)	\$100.13	(\$5.53)	(-5.2%)
7,000	2,029	2.02%	\$122.77	\$124.23	\$1.46	1.2%	\$123.66	\$0.89	0.7%	\$106.71	(\$16.06)	(-13.1%)	\$117.83	(\$4.94)	(-4.0%)
8,000	1,290	1.28%	\$139.88	\$141.34	\$1.46	1.0%	\$140.77	\$0.89	0.6%	\$125.44	(\$14.44)	(-10.3%)	\$135.53	(\$4.35)	(-3.1%)
9,000	756	0.75%	\$156.99	\$158.45	\$1.46	0.9%	\$157.88	\$0.89	0.6%	\$144.18	(\$12.81)	(-8.2%)	\$153.23	(\$3.76)	(-2.4%)
10,000	534	0.53%	\$174.10	\$175.56	\$1.46	0.8%	\$174.99	\$0.89	0.5%	\$162.91	(\$11.19)	(-6.4%)	\$170.93	(\$3.17)	(-1.8%)
11,000	352	0.35%	\$191.21	\$192.67	\$1.46	0.8%	\$192.10	\$0.89	0.5%	\$181.64	(\$9.57)	(-5.0%)	\$188.63	(\$2.58)	(-1.4%)
12,000	263	0.26%	\$208.32	\$209.78	\$1.46	0.7%	\$209.21	\$0.89	0.4%	\$200.37	(\$7.95)	(-3.8%)	\$206.32	(\$2.00)	(-1.0%)
13,000	168	0.17%	\$225.43	\$226.89	\$1.46	0.6%	\$226.32	\$0.89	0.4%	\$219.11	(\$6.32)	(-2.8%)	\$224.02	(\$1.41)	(-0.6%)
14,000	137	0.14%	\$242.54	\$244.00	\$1.46	0.6%	\$243.43	\$0.89	0.4%	\$237.84	(\$4.70)	(-1.9%)	\$241.72	(\$0.82)	(-0.3%)
15,000	122	0.12%	\$259.65	\$261.11	\$1.46	0.6%	\$260.54	\$0.89	0.3%	\$256.57	(\$3.08)	(-1.2%)	\$259.42	(\$0.23)	(-0.1%)
16,000	77	0.08%	\$276.76	\$278.22	\$1.46	0.5%	\$277.65	\$0.89	0.3%	\$275.31	(\$1.45)	(-0.5%)	\$277.12	\$0.36	0.1%
17,000	52	0.05%	\$293.87	\$295.33	\$1.46	0.5%	\$294.76	\$0.89	0.3%	\$294.04	\$0.17	0.1%	\$294.82	\$0.95	0.3%
18,000	39	0.04%	\$310.98	\$312.44	\$1.46	0.5%	\$311.87	\$0.89	0.3%	\$312.77	\$1.79	0.6%	\$312.51	\$1.53	0.5%
19,000	37	0.04%	\$328.09	\$329.55	\$1.46	0.4%	\$328.98	\$0.89	0.3%	\$331.50	\$3.41	1.0%	\$330.21	\$2.12	0.6%
20,000	35	0.03%	\$345.20	\$346.66	\$1.46	0.4%	\$346.09	\$0.89	0.3%	\$350.24	\$5.04	1.5%	\$347.91	\$2.71	0.8%
21,000	34	0.03%	\$362.31	\$363.77	\$1.46	0.4%	\$363.20	\$0.89	0.2%	\$432.51	\$70.20	19.4%	\$420.30	\$57.99	16.0%
22,000	32	0.03%	\$379.42	\$380.88	\$1.46	0.4%	\$380.31	\$0.89	0.2%	\$457.02	\$77.60	20.5%	\$440.11	\$60.69	16.0%
23,000	23	0.02%	\$396.53	\$397.99	\$1.46	0.4%	\$397.42	\$0.89	0.2%	\$481.53	\$85.00	21.4%	\$459.91	\$63.38	16.0%
24,000	22	0.02%	\$413.64	\$415.10	\$1.46	0.4%	\$414.53	\$0.89	0.2%	\$506.04	\$92.40	22.3%	\$479.71	\$66.07	16.0%
25,000	20	0.02%	\$430.75	\$432.21	\$1.46	0.3%	\$431.64	\$0.89	0.2%	\$530.55	\$99.80	23.2%	\$499.51	\$68.76	16.0%
26,000	18	0.02%	\$447.86	\$449.32	\$1.46	0.3%	\$448.75	\$0.89	0.2%	\$555.05	\$107.19	23.9%	\$519.31	\$71.45	16.0%
27,000	16	0.02%	\$464.97	\$466.43	\$1.46	0.3%	\$465.86	\$0.89	0.2%	\$579.56	\$114.59	24.6%	\$539.12	\$74.15	15.9%
28,000	6	0.01%	\$482.08	\$483.54	\$1.46	0.3%	\$482.97	\$0.89	0.2%	\$604.07	\$121.99	25.3%	\$558.92	\$76.84	15.9%
29,000	12	0.01%	\$499.19	\$500.65	\$1.46	0.3%	\$500.08	\$0.89	0.2%	\$628.58	\$129.39	25.9%	\$578.72	\$79.53	15.9%
30,000	4	0.00%	\$516.30	\$517.76	\$1.46	0.3%	\$517.19	\$0.89	0.2%	\$653.09	\$136.79	26.5%	\$598.52	\$82.22	15.9%
Over 31,000	230	0.23%	\$533.41	\$534.87	\$1.46	0.3%	\$534.30	\$0.89	0.2%	\$677.60	\$144.19	27.0%	\$618.32	\$84.91	15.9%
Totals	37,075	36.86%													

3/4 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	2,470	2.46%	\$37.22	\$5.19	(\$32.03)	(-86.0%)	\$4.33	(\$32.89)	(-88.4%)	\$5.19	(\$32.03)	(-86.0%)	\$5.19	(\$32.03)	(-86.0%)
1,000	2,791	2.77%	\$37.22	\$22.30	(\$14.92)	(-40.1%)	\$21.44	(\$15.78)	(-42.4%)	\$18.15	(\$19.07)	(-51.2%)	\$20.79	(\$16.43)	(-44.1%)
2,000	4,746	4.72%	\$37.22	\$39.41	\$2.19	5.9%	\$38.55	\$1.33	3.6%	\$31.11	(\$6.11)	(-16.4%)	\$36.38	(\$0.84)	(-2.2%)
3,000	5,968	5.93%	\$54.33	\$56.52	\$2.19	4.0%	\$55.66	\$1.33	2.4%	\$44.06	(\$10.27)	(-18.9%)	\$51.98	(\$2.35)	(-4.3%)
4,000	5,644	5.61%	\$71.44	\$73.63	\$2.19	3.1%	\$72.77	\$1.33	1.9%	\$57.02	(\$14.42)	(-20.2%)	\$67.57	(\$3.87)	(-5.4%)
5,000	4,656	4.63%	\$88.55	\$90.74	\$2.19	2.5%	\$89.88	\$1.33	1.5%	\$69.98	(\$18.57)	(-21.0%)	\$83.17	(\$5.38)	(-6.1%)
6,000	3,364	3.34%	\$105.66	\$107.85	\$2.19	2.1%	\$106.99	\$1.33	1.3%	\$88.71	(\$16.95)	(-16.0%)	\$100.87	(\$4.79)	(-4.5%)
7,000	2,311	2.30%	\$122.77	\$124.96	\$2.19	1.8%	\$124.10	\$1.33	1.1%	\$107.44	(\$15.33)	(-12.5%)	\$118.56	(\$4.21)	(-3.4%)
8,000	1,487	1.48%	\$139.88	\$142.07	\$2.19	1.6%	\$141.21	\$1.33	1.0%	\$126.17	(\$13.71)	(-9.8%)	\$136.26	(\$3.62)	(-2.6%)
9,000	999	0.99%	\$156.99	\$159.18	\$2.19	1.4%	\$158.32	\$1.33	0.8%	\$144.91	(\$12.08)	(-7.7%)	\$153.96	(\$3.03)	(-1.9%)
10,000	689	0.68%	\$174.10	\$176.29	\$2.19	1.3%	\$175.43	\$1.33	0.8%	\$163.64	(\$10.46)	(-6.0%)	\$171.66	(\$2.44)	(-1.4%)
11,000	482	0.48%	\$191.21	\$193.40	\$2.19	1.1%	\$192.54	\$1.33	0.7%	\$182.37	(\$8.84)	(-4.6%)	\$189.36	(\$1.85)	(-1.0%)
12,000	378	0.38%	\$208.32	\$210.51	\$2.19	1.1%	\$209.65	\$1.33	0.6%	\$201.11	(\$7.21)	(-3.5%)	\$207.06	(\$1.26)	(-0.6%)
13,000	255	0.25%	\$225.43	\$227.62	\$2.19	1.0%	\$226.76	\$1.33	0.6%	\$219.84	(\$5.59)	(-2.5%)	\$224.75	(\$0.68)	(-0.3%)
14,000	205	0.20%	\$242.54	\$244.73	\$2.19	0.9%	\$243.87	\$1.33	0.5%	\$238.57	(\$3.97)	(-1.6%)	\$242.45	(\$0.09)	(-0.0%)
15,000	164	0.16%	\$259.65	\$261.84	\$2.19	0.8%	\$260.98	\$1.33	0.5%	\$257.30	(\$2.35)	(-0.9%)	\$260.15	\$0.50	0.2%
16,000	130	0.13%	\$276.76	\$278.95	\$2.19	0.8%	\$278.09	\$1.33	0.5%	\$276.04	(\$0.72)	(-0.3%)	\$277.85	\$1.09	0.4%
17,000	94	0.09%	\$293.87	\$296.06	\$2.19	0.7%	\$295.20	\$1.33	0.5%	\$294.77	\$0.90	0.3%	\$295.55	\$1.68	0.6%
18,000	102	0.10%	\$310.98	\$313.17	\$2.19	0.7%	\$312.31	\$1.33	0.4%	\$313.50	\$2.52	0.8%	\$313.25	\$2.27	0.7%
19,000	68	0.07%	\$328.09	\$330.28	\$2.19	0.7%	\$329.42	\$1.33	0.4%	\$332.24	\$4.15	1.3%	\$330.94	\$2.85	0.9%
20,000	71	0.07%	\$345.20	\$347.39	\$2.19	0.6%	\$346.53	\$1.33	0.4%	\$350.97	\$5.77	1.7%	\$348.64	\$3.44	1.0%
21,000	60	0.06%	\$362.31	\$364.50	\$2.19	0.6%	\$363.64	\$1.33	0.4%	\$433.24	\$70.93	19.6%	\$421.04	\$58.73	16.2%
22,000	57	0.06%	\$379.42	\$381.61	\$2.19	0.6%	\$380.75	\$1.33	0.4%	\$457.75	\$78.33	20.6%	\$440.84	\$61.42	16.2%
23,000	41	0.04%	\$396.53	\$398.72	\$2.19	0.6%	\$397.86	\$1.33	0.3%	\$482.26	\$85.73	21.6%	\$460.64	\$64.11	16.2%
24,000	40	0.04%	\$413.64	\$415.83	\$2.19	0.5%	\$414.97	\$1.33	0.3%	\$506.77	\$93.13	22.5%	\$480.44	\$66.80	16.1%
25,000	29	0.03%	\$430.75	\$432.94	\$2.19	0.5%	\$432.08	\$1.33	0.3%	\$531.28	\$100.53	23.3%	\$500.24	\$69.49	16.1%
26,000	23	0.02%	\$447.86	\$450.05	\$2.19	0.5%	\$449.19	\$1.33	0.3%	\$555.79	\$107.93	24.1%	\$520.04	\$72.18	16.1%
27,000	21	0.02%	\$464.97	\$467.16	\$2.19	0.5%	\$466.30	\$1.33	0.3%	\$580.30	\$115.33	24.8%	\$539.85	\$74.88	16.1%
28,000	19	0.02%	\$482.08	\$484.27	\$2.19	0.5%	\$483.41	\$1.33	0.3%	\$604.80	\$122.72	25.5%	\$559.65	\$77.57	16.1%
29,000	13	0.01%	\$499.19	\$501.38	\$2.19	0.4%	\$500.52	\$1.33	0.3%	\$629.31	\$130.12	26.1%	\$579.45	\$80.26	16.1%
30,000	9	0.01%	\$516.30	\$518.49	\$2.19	0.4%	\$517.63	\$1.33	0.3%	\$653.82	\$137.52	26.6%	\$599.25	\$82.95	16.1%
Over 31,000	156	0.16%	\$533.41	\$535.60	\$2.19	0.4%	\$534.74	\$1.33	0.2%	\$678.33	\$144.92	27.2%	\$619.05	\$85.64	16.1%
Totals	37,542	37.32%													

1 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	1,875	1.86%	\$37.22	\$6.66	(\$30.56)	(-82.1%)	\$5.22	(\$32.00)	(-86.0%)	\$6.66	(\$30.56)	(-82.1%)	\$6.66	(\$30.56)	(-82.1%)
1,000	1,152	1.15%	\$37.22	\$23.77	(\$13.45)	(-36.1%)	\$22.33	(\$14.89)	(-40.0%)	\$19.61	(\$17.61)	(-47.3%)	\$22.25	(\$14.97)	(-40.2%)
2,000	1,786	1.78%	\$37.22	\$40.88	\$3.66	9.8%	\$39.44	\$2.22	6.0%	\$32.57	(\$4.65)	(-12.5%)	\$37.85	\$0.63	1.7%
3,000	2,355	2.34%	\$54.33	\$57.99	\$3.66	6.7%	\$56.55	\$2.22	4.1%	\$45.53	(\$8.80)	(-16.2%)	\$53.44	(\$0.89)	(-1.6%)
4,000	2,701	2.69%	\$71.44	\$75.10	\$3.66	5.1%	\$73.66	\$2.22	3.1%	\$58.48	(\$12.96)	(-18.1%)	\$69.04	(\$2.40)	(-3.4%)
5,000	2,544	2.53%	\$88.55	\$92.21	\$3.66	4.1%	\$90.77	\$2.22	2.5%	\$71.44	(\$17.11)	(-19.3%)	\$84.63	(\$3.92)	(-4.4%)
6,000	1,825	1.81%	\$105.66	\$109.32	\$3.66	3.5%	\$107.88	\$2.22	2.1%	\$90.17	(\$15.49)	(-14.7%)	\$102.33	(\$3.33)	(-3.2%)
7,000	1,386	1.38%	\$122.77	\$126.43	\$3.66	3.0%	\$124.99	\$2.22	1.8%	\$108.90	(\$13.87)	(-11.3%)	\$120.03	(\$2.74)	(-2.2%)
8,000	983	0.98%	\$139.88	\$143.54	\$3.66	2.6%	\$142.10	\$2.22	1.6%	\$127.64	(\$12.24)	(-8.8%)	\$137.73	(\$2.15)	(-1.5%)
9,000	748	0.74%	\$156.99	\$160.65	\$3.66	2.3%	\$159.21	\$2.22	1.4%	\$146.37	(\$10.62)	(-6.8%)	\$155.42	(\$1.57)	(-1.0%)
10,000	587	0.58%	\$174.10	\$177.76	\$3.66	2.1%	\$176.32	\$2.22	1.3%	\$165.10	(\$9.00)	(-5.2%)	\$173.12	(\$0.98)	(-0.6%)
11,000	482	0.48%	\$191.21	\$194.87	\$3.66	1.9%	\$193.43	\$2.22	1.2%	\$183.84	(\$7.37)	(-3.9%)	\$190.82	(\$0.39)	(-0.2%)
12,000	297	0.30%	\$208.32	\$211.98	\$3.66	1.8%	\$210.54	\$2.22	1.1%	\$202.57	(\$5.75)	(-2.8%)	\$208.52	\$0.20	0.1%
13,000	251	0.25%	\$225.43	\$229.09	\$3.66	1.6%	\$227.65	\$2.22	1.0%	\$221.30	(\$4.13)	(-1.8%)	\$226.22	\$0.79	0.3%
14,000	203	0.20%	\$242.54	\$246.20	\$3.66	1.5%	\$244.76	\$2.22	0.9%	\$240.03	(\$2.51)	(-1.0%)	\$243.92	\$1.38	0.6%
15,000	174	0.17%	\$259.65	\$263.31	\$3.66	1.4%	\$261.87	\$2.22	0.9%	\$258.77	(\$0.88)	(-0.3%)	\$261.61	\$1.96	0.8%
16,000	137	0.14%	\$276.76	\$280.42	\$3.66	1.3%	\$278.98	\$2.22	0.8%	\$277.50	\$0.74	0.3%	\$279.31	\$2.55	0.9%
17,000	129	0.13%	\$293.87	\$297.53	\$3.66	1.2%	\$296.09	\$2.22	0.8%	\$296.23	\$2.36	0.8%	\$297.01	\$3.14	1.1%
18,000	154	0.15%	\$310.98	\$314.64	\$3.66	1.2%	\$313.20	\$2.22	0.7%	\$314.97	\$3.99	1.3%	\$314.71	\$3.73	1.2%
19,000	112	0.11%	\$328.09	\$331.75	\$3.66	1.1%	\$330.31	\$2.22	0.7%	\$333.70	\$5.61	1.7%	\$332.41	\$4.32	1.3%
20,000	109	0.11%	\$345.20	\$348.86	\$3.66	1.1%	\$347.42	\$2.22	0.6%	\$352.43	\$7.23	2.1%	\$350.10	\$4.90	1.4%
21,000	79	0.08%	\$362.31	\$365.97	\$3.66	1.0%	\$364.53	\$2.22	0.6%	\$434.70	\$72.39	20.0%	\$422.50	\$60.19	16.6%
22,000	61	0.06%	\$379.42	\$383.08	\$3.66	1.0%	\$381.64	\$2.22	0.6%	\$459.21	\$79.79	21.0%	\$442.30	\$62.88	16.6%
23,000	71	0.07%	\$396.53	\$400.19	\$3.66	0.9%	\$398.75	\$2.22	0.6%	\$483.72	\$87.19	22.0%	\$462.10	\$65.57	16.5%
24,000	56	0.06%	\$413.64	\$417.30	\$3.66	0.9%	\$415.86	\$2.22	0.5%	\$508.23	\$94.59	22.9%	\$481.90	\$68.26	16.5%
25,000	45	0.04%	\$430.75	\$434.41	\$3.66	0.8%	\$432.97	\$2.22	0.5%	\$532.74	\$101.99	23.7%	\$501.71	\$70.96	16.5%
26,000	38	0.04%	\$447.86	\$451.52	\$3.66	0.8%	\$450.08	\$2.22	0.5%	\$557.25	\$109.39	24.4%	\$521.51	\$73.65	16.4%
27,000	39	0.04%	\$464.97	\$468.63	\$3.66	0.8%	\$467.19	\$2.22	0.5%	\$581.76	\$116.79	25.1%	\$541.31	\$76.34	16.4%
28,000	34	0.03%	\$482.08	\$485.74	\$3.66	0.8%	\$484.30	\$2.22	0.5%	\$606.27	\$124.19	25.8%	\$561.11	\$79.03	16.4%
29,000	25	0.02%	\$499.19	\$502.85	\$3.66	0.7%	\$501.41	\$2.22	0.4%	\$630.78	\$131.59	26.4%	\$580.91	\$81.72	16.4%
30,000	40	0.04%	\$516.30	\$519.96	\$3.66	0.7%	\$518.52	\$2.22	0.4%	\$655.29	\$138.99	26.9%	\$600.72	\$84.42	16.4%
Over 31,000	400	0.40%	\$533.41	\$537.07	\$3.66	0.7%	\$535.63	\$2.22	0.4%	\$679.80	\$146.39	27.4%	\$620.52	\$87.11	16.3%
Totals	20,878	20.76%													

1 1/2 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	191	0.19%	\$37.22	\$10.31	(\$26.91)	(-72.3%)	\$7.43	(\$29.79)	(-80.0%)	\$10.31	(\$26.91)	(-72.3%)	\$10.31	(\$26.91)	(-72.3%)
1,000	90	0.09%	\$37.22	\$27.42	(\$9.80)	(-26.3%)	\$24.54	(\$12.68)	(-34.1%)	\$23.27	(\$13.95)	(-37.5%)	\$25.91	(\$11.31)	(-30.4%)
2,000	93	0.09%	\$37.22	\$44.53	\$7.31	19.7%	\$41.65	\$4.43	11.9%	\$36.23	(\$0.99)	(-2.7%)	\$41.50	\$4.28	11.5%
3,000	69	0.07%	\$54.33	\$61.64	\$7.31	13.5%	\$58.76	\$4.43	8.2%	\$49.18	(\$5.15)	(-9.5%)	\$57.10	\$2.77	5.1%
4,000	73	0.07%	\$71.44	\$78.75	\$7.31	10.2%	\$75.87	\$4.43	6.2%	\$62.14	(\$9.30)	(-13.0%)	\$72.69	\$1.25	1.8%
5,000	67	0.07%	\$88.55	\$95.86	\$7.31	8.3%	\$92.98	\$4.43	5.0%	\$75.10	(\$13.45)	(-15.2%)	\$88.29	(\$0.26)	(-0.3%)
6,000	66	0.07%	\$105.66	\$112.97	\$7.31	6.9%	\$110.09	\$4.43	4.2%	\$93.83	(\$11.83)	(-11.2%)	\$105.99	\$0.33	0.3%
7,000	58	0.06%	\$122.77	\$130.08	\$7.31	6.0%	\$127.20	\$4.43	3.6%	\$112.56	(\$10.21)	(-8.3%)	\$123.68	\$0.91	0.7%
8,000	60	0.06%	\$139.88	\$147.19	\$7.31	5.2%	\$144.31	\$4.43	3.2%	\$131.29	(\$8.59)	(-6.1%)	\$141.38	\$1.50	1.1%
9,000	76	0.08%	\$156.99	\$164.30	\$7.31	4.7%	\$161.42	\$4.43	2.8%	\$150.03	(\$6.96)	(-4.4%)	\$159.08	\$2.09	1.3%
10,000	78	0.08%	\$174.10	\$181.41	\$7.31	4.2%	\$178.53	\$4.43	2.5%	\$168.76	(\$5.34)	(-3.1%)	\$176.78	\$2.68	1.5%
11,000	67	0.07%	\$191.21	\$198.52	\$7.31	3.8%	\$195.64	\$4.43	2.3%	\$187.49	(\$3.72)	(-1.9%)	\$194.48	\$3.27	1.7%
12,000	77	0.08%	\$208.32	\$215.63	\$7.31	3.5%	\$212.75	\$4.43	2.1%	\$206.23	(\$2.09)	(-1.0%)	\$212.18	\$3.86	1.9%
13,000	62	0.06%	\$225.43	\$232.74	\$7.31	3.2%	\$229.86	\$4.43	2.0%	\$224.96	(\$0.47)	(-0.2%)	\$229.87	\$4.44	2.0%
14,000	65	0.06%	\$242.54	\$249.85	\$7.31	3.0%	\$246.97	\$4.43	1.8%	\$243.69	\$1.15	0.5%	\$247.57	\$5.03	2.1%
15,000	54	0.05%	\$259.65	\$266.96	\$7.31	2.8%	\$264.08	\$4.43	1.7%	\$262.42	\$2.77	1.1%	\$265.27	\$5.62	2.2%
16,000	55	0.05%	\$276.76	\$284.07	\$7.31	2.6%	\$281.19	\$4.43	1.6%	\$281.16	\$4.40	1.6%	\$282.97	\$6.21	2.2%
17,000	59	0.06%	\$293.87	\$301.18	\$7.31	2.5%	\$298.30	\$4.43	1.5%	\$299.89	\$6.02	2.0%	\$300.67	\$6.80	2.3%
18,000	78	0.08%	\$310.98	\$318.29	\$7.31	2.4%	\$315.41	\$4.43	1.4%	\$318.62	\$7.64	2.5%	\$318.37	\$7.39	2.4%
19,000	48	0.05%	\$328.09	\$335.40	\$7.31	2.2%	\$332.52	\$4.43	1.4%	\$337.36	\$9.27	2.8%	\$336.06	\$7.97	2.4%
20,000	94	0.09%	\$345.20	\$352.51	\$7.31	2.1%	\$349.63	\$4.43	1.3%	\$356.09	\$10.89	3.2%	\$353.76	\$8.56	2.5%
21,000	85	0.08%	\$362.31	\$369.62	\$7.31	2.0%	\$366.74	\$4.43	1.2%	\$438.36	\$76.05	21.0%	\$426.16	\$63.85	17.6%
22,000	81	0.08%	\$379.42	\$386.73	\$7.31	1.9%	\$383.85	\$4.43	1.2%	\$462.87	\$83.45	22.0%	\$445.96	\$66.54	17.5%
23,000	80	0.08%	\$396.53	\$403.84	\$7.31	1.8%	\$400.96	\$4.43	1.1%	\$487.38	\$90.85	22.9%	\$465.76	\$69.23	17.5%
24,000	51	0.05%	\$413.64	\$420.95	\$7.31	1.8%	\$418.07	\$4.43	1.1%	\$511.89	\$98.25	23.8%	\$485.56	\$71.92	17.4%
25,000	49	0.05%	\$430.75	\$438.06	\$7.31	1.7%	\$435.18	\$4.43	1.0%	\$536.40	\$105.65	24.5%	\$505.36	\$74.61	17.3%
26,000	37	0.04%	\$447.86	\$455.17	\$7.31	1.6%	\$452.29	\$4.43	1.0%	\$560.91	\$113.05	25.2%	\$525.17	\$77.31	17.3%
27,000	55	0.05%	\$464.97	\$472.28	\$7.31	1.6%	\$469.40	\$4.43	1.0%	\$585.42	\$120.45	25.9%	\$544.97	\$80.00	17.2%
28,000	37	0.04%	\$482.08	\$489.39	\$7.31	1.5%	\$486.51	\$4.43	0.9%	\$609.93	\$127.85	26.5%	\$564.77	\$82.69	17.2%
29,000	43	0.04%	\$499.19	\$506.50	\$7.31	1.5%	\$503.62	\$4.43	0.9%	\$634.43	\$135.24	27.1%	\$584.57	\$85.38	17.1%
30,000	68	0.07%	\$516.30	\$523.61	\$7.31	1.4%	\$520.73	\$4.43	0.9%	\$658.94	\$142.64	27.6%	\$604.37	\$88.07	17.1%
Over 31,000	481	0.48%	\$533.41	\$540.72	\$7.31	1.4%	\$537.84	\$4.43	0.8%	\$683.45	\$150.04	28.1%	\$624.17	\$90.76	17.0%
Totals	2,647	2.63%													

2 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	140	0.14%	\$37.22	\$14.70	(\$22.52)	(-60.5%)	\$10.09	(\$27.13)	(-72.9%)	\$14.70	(\$22.52)	(-60.5%)	\$14.70	(\$22.52)	(-60.5%)
1,000	86	0.09%	\$37.22	\$31.81	(\$5.41)	(-14.5%)	\$27.20	(\$10.02)	(-26.9%)	\$27.66	(\$9.56)	(-25.7%)	\$30.30	(\$6.92)	(-18.6%)
2,000	56	0.06%	\$37.22	\$48.92	\$11.70	31.4%	\$44.31	\$7.09	19.1%	\$40.62	\$3.40	9.1%	\$45.89	\$8.67	23.3%
3,000	49	0.05%	\$54.33	\$66.03	\$11.70	21.5%	\$61.42	\$7.09	13.1%	\$53.57	(\$0.76)	(-1.4%)	\$61.49	\$7.16	13.2%
4,000	41	0.04%	\$71.44	\$83.14	\$11.70	16.4%	\$78.53	\$7.09	9.9%	\$66.53	(\$4.91)	(-6.9%)	\$77.08	\$5.64	7.9%
5,000	39	0.04%	\$88.55	\$100.25	\$11.70	13.2%	\$95.64	\$7.09	8.0%	\$79.49	(\$9.06)	(-10.2%)	\$92.68	\$4.13	4.7%
6,000	33	0.03%	\$105.66	\$117.36	\$11.70	11.1%	\$112.75	\$7.09	6.7%	\$98.22	(\$7.44)	(-7.0%)	\$110.37	\$4.71	4.5%
7,000	37	0.04%	\$122.77	\$134.47	\$11.70	9.5%	\$129.86	\$7.09	5.8%	\$116.95	(\$5.82)	(-4.7%)	\$128.07	\$5.30	4.3%
8,000	32	0.03%	\$139.88	\$151.58	\$11.70	8.4%	\$146.97	\$7.09	5.1%	\$135.68	(\$4.20)	(-3.0%)	\$145.77	\$5.89	4.2%
9,000	25	0.02%	\$156.99	\$168.69	\$11.70	7.5%	\$164.08	\$7.09	4.5%	\$154.42	(\$2.57)	(-1.6%)	\$163.47	\$6.48	4.1%
10,000	14	0.01%	\$174.10	\$185.80	\$11.70	6.7%	\$181.19	\$7.09	4.1%	\$173.15	(\$0.95)	(-0.5%)	\$181.17	\$7.07	4.1%
11,000	15	0.01%	\$191.21	\$202.91	\$11.70	6.1%	\$198.30	\$7.09	3.7%	\$191.88	\$0.67	0.4%	\$198.87	\$7.66	4.0%
12,000	10	0.01%	\$208.32	\$220.02	\$11.70	5.6%	\$215.41	\$7.09	3.4%	\$210.61	\$2.29	1.1%	\$216.56	\$8.24	4.0%
13,000	14	0.01%	\$225.43	\$237.13	\$11.70	5.2%	\$232.52	\$7.09	3.1%	\$229.35	\$3.92	1.7%	\$234.26	\$8.83	3.9%
14,000	20	0.02%	\$242.54	\$254.24	\$11.70	4.8%	\$249.63	\$7.09	2.9%	\$248.08	\$5.54	2.3%	\$251.96	\$9.42	3.9%
15,000	22	0.02%	\$259.65	\$271.35	\$11.70	4.5%	\$266.74	\$7.09	2.7%	\$266.81	\$7.16	2.8%	\$269.66	\$10.01	3.9%
16,000	28	0.03%	\$276.76	\$288.46	\$11.70	4.2%	\$283.85	\$7.09	2.6%	\$285.55	\$8.79	3.2%	\$287.36	\$10.60	3.8%
17,000	16	0.02%	\$293.87	\$305.57	\$11.70	4.0%	\$300.96	\$7.09	2.4%	\$304.28	\$10.41	3.5%	\$305.06	\$11.19	3.8%
18,000	18	0.02%	\$310.98	\$322.68	\$11.70	3.8%	\$318.07	\$7.09	2.3%	\$323.01	\$12.03	3.9%	\$322.75	\$11.77	3.8%
19,000	18	0.02%	\$328.09	\$339.79	\$11.70	3.6%	\$335.18	\$7.09	2.2%	\$341.74	\$13.65	4.2%	\$340.45	\$12.36	3.8%
20,000	8	0.01%	\$345.20	\$356.90	\$11.70	3.4%	\$352.29	\$7.09	2.1%	\$360.48	\$15.28	4.4%	\$358.15	\$12.95	3.8%
21,000	20	0.02%	\$362.31	\$374.01	\$11.70	3.2%	\$369.40	\$7.09	2.0%	\$442.75	\$80.44	22.2%	\$430.54	\$68.23	18.8%
22,000	10	0.01%	\$379.42	\$391.12	\$11.70	3.1%	\$386.51	\$7.09	1.9%	\$467.26	\$87.84	23.2%	\$450.35	\$70.93	18.7%
23,000	11	0.01%	\$396.53	\$408.23	\$11.70	3.0%	\$403.62	\$7.09	1.8%	\$491.77	\$95.24	24.0%	\$470.15	\$73.62	18.6%
24,000	13	0.01%	\$413.64	\$425.34	\$11.70	2.8%	\$420.73	\$7.09	1.7%	\$516.28	\$102.64	24.8%	\$489.95	\$76.31	18.4%
25,000	12	0.01%	\$430.75	\$442.45	\$11.70	2.7%	\$437.84	\$7.09	1.6%	\$540.79	\$110.04	25.5%	\$509.75	\$79.00	18.3%
26,000	14	0.01%	\$447.86	\$459.56	\$11.70	2.6%	\$454.95	\$7.09	1.6%	\$565.30	\$117.44	26.2%	\$529.55	\$81.69	18.2%
27,000	17	0.02%	\$464.97	\$476.67	\$11.70	2.5%	\$472.06	\$7.09	1.5%	\$589.80	\$124.83	26.8%	\$549.36	\$84.39	18.1%
28,000	17	0.02%	\$482.08	\$493.78	\$11.70	2.4%	\$489.17	\$7.09	1.5%	\$614.31	\$132.23	27.4%	\$569.16	\$87.08	18.1%
29,000	15	0.01%	\$499.19	\$510.89	\$11.70	2.3%	\$506.28	\$7.09	1.4%	\$638.82	\$139.63	28.0%	\$588.96	\$89.77	18.0%
30,000	14	0.01%	\$516.30	\$528.00	\$11.70	2.3%	\$523.39	\$7.09	1.4%	\$663.33	\$147.03	28.5%	\$608.76	\$92.46	17.9%
Over 31,000	816	0.81%	\$533.41	\$545.11	\$11.70	2.2%	\$540.50	\$7.09	1.3%	\$687.84	\$154.43	29.0%	\$628.56	\$95.15	17.8%
Totals	1,680	1.67%													

3 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	4	0.00%	\$37.22	\$24.94	(\$12.28)	(-33.0%)	\$16.30	(\$20.92)	(-56.2%)	\$24.94	(\$12.28)	(-33.0%)	\$24.94	(\$12.28)	(-33.0%)
1,000	4	0.00%	\$37.22	\$42.05	\$4.83	13.0%	\$33.41	(\$3.81)	(-10.2%)	\$37.90	\$0.68	1.8%	\$40.54	\$3.32	8.9%
2,000	2	0.00%	\$37.22	\$59.16	\$21.94	59.0%	\$50.52	\$13.30	35.7%	\$50.86	\$13.64	36.6%	\$56.13	\$18.91	50.8%
3,000	1	0.00%	\$54.33	\$76.27	\$21.94	40.4%	\$67.63	\$13.30	24.5%	\$63.81	\$9.48	17.5%	\$71.73	\$17.40	32.0%
4,000	3	0.00%	\$71.44	\$93.38	\$21.94	30.7%	\$84.74	\$13.30	18.6%	\$76.77	\$5.33	7.5%	\$87.32	\$15.88	22.2%
5,000	9	0.01%	\$88.55	\$110.49	\$21.94	24.8%	\$101.85	\$13.30	15.0%	\$89.73	\$1.18	1.3%	\$102.92	\$14.37	16.2%
6,000	4	0.00%	\$105.66	\$127.60	\$21.94	20.8%	\$118.96	\$13.30	12.6%	\$108.46	\$2.80	2.6%	\$120.62	\$14.96	14.2%
7,000	5	0.00%	\$122.77	\$144.71	\$21.94	17.9%	\$136.07	\$13.30	10.8%	\$127.19	\$4.42	3.6%	\$138.31	\$15.54	12.7%
8,000	2	0.00%	\$139.88	\$161.82	\$21.94	15.7%	\$153.18	\$13.30	9.5%	\$145.92	\$6.04	4.3%	\$156.01	\$16.13	11.5%
9,000	3	0.00%	\$156.99	\$178.93	\$21.94	14.0%	\$170.29	\$13.30	8.5%	\$164.66	\$7.67	4.9%	\$173.71	\$16.72	10.7%
10,000	1	0.00%	\$174.10	\$196.04	\$21.94	12.6%	\$187.40	\$13.30	7.6%	\$183.39	\$9.29	5.3%	\$191.41	\$17.31	9.9%
11,000	1	0.00%	\$191.21	\$213.15	\$21.94	11.5%	\$204.51	\$13.30	7.0%	\$202.12	\$10.91	5.7%	\$209.11	\$17.90	9.4%
12,000	4	0.00%	\$208.32	\$230.26	\$21.94	10.5%	\$221.62	\$13.30	6.4%	\$220.86	\$12.54	6.0%	\$226.81	\$18.49	8.9%
13,000	2	0.00%	\$225.43	\$247.37	\$21.94	9.7%	\$238.73	\$13.30	5.9%	\$239.59	\$14.16	6.3%	\$244.50	\$19.07	8.5%
14,000	1	0.00%	\$242.54	\$264.48	\$21.94	9.0%	\$255.84	\$13.30	5.5%	\$258.32	\$15.78	6.5%	\$262.20	\$19.66	8.1%
15,000	2	0.00%	\$259.65	\$281.59	\$21.94	8.5%	\$272.95	\$13.30	5.1%	\$277.05	\$17.40	6.7%	\$279.90	\$20.25	7.8%
16,000	1	0.00%	\$276.76	\$298.70	\$21.94	7.9%	\$290.06	\$13.30	4.8%	\$295.79	\$19.03	6.9%	\$297.60	\$20.84	7.5%
17,000	8	0.01%	\$293.87	\$315.81	\$21.94	7.5%	\$307.17	\$13.30	4.5%	\$314.52	\$20.65	7.0%	\$315.30	\$21.43	7.3%
18,000	1	0.00%	\$310.98	\$332.92	\$21.94	7.1%	\$324.28	\$13.30	4.3%	\$333.25	\$22.27	7.2%	\$332.99	\$22.01	7.1%
19,000	3	0.00%	\$328.09	\$350.03	\$21.94	6.7%	\$341.39	\$13.30	4.1%	\$351.98	\$23.89	7.3%	\$350.69	\$22.60	6.9%
20,000	1	0.00%	\$345.20	\$367.14	\$21.94	6.4%	\$358.50	\$13.30	3.9%	\$370.72	\$25.52	7.4%	\$368.39	\$23.19	6.7%
21,000	3	0.00%	\$362.31	\$384.25	\$21.94	6.1%	\$375.61	\$13.30	3.7%	\$452.99	\$90.68	25.0%	\$440.78	\$78.47	21.7%
22,000	2	0.00%	\$379.42	\$401.36	\$21.94	5.8%	\$392.72	\$13.30	3.5%	\$477.50	\$98.08	25.8%	\$460.59	\$81.17	21.4%
23,000	1	0.00%	\$396.53	\$418.47	\$21.94	5.5%	\$409.83	\$13.30	3.4%	\$502.01	\$105.48	26.6%	\$480.39	\$83.86	21.1%
24,000	3	0.00%	\$413.64	\$435.58	\$21.94	5.3%	\$426.94	\$13.30	3.2%	\$526.52	\$112.88	27.3%	\$500.19	\$86.55	20.9%
25,000	1	0.00%	\$430.75	\$452.69	\$21.94	5.1%	\$444.05	\$13.30	3.1%	\$551.03	\$120.28	27.9%	\$519.99	\$89.24	20.7%
26,000	2	0.00%	\$447.86	\$469.80	\$21.94	4.9%	\$461.16	\$13.30	3.0%	\$575.54	\$127.68	28.5%	\$539.79	\$91.93	20.5%
27,000	4	0.00%	\$464.97	\$486.91	\$21.94	4.7%	\$478.27	\$13.30	2.9%	\$600.05	\$135.08	29.1%	\$559.60	\$94.63	20.4%
28,000	2	0.00%	\$482.08	\$504.02	\$21.94	4.6%	\$495.38	\$13.30	2.8%	\$624.55	\$142.47	29.6%	\$579.40	\$97.32	20.2%
29,000	5	0.00%	\$499.19	\$521.13	\$21.94	4.4%	\$512.49	\$13.30	2.7%	\$649.06	\$149.87	30.0%	\$599.20	\$100.01	20.0%
30,000	1	0.00%	\$516.30	\$538.24	\$21.94	4.3%	\$529.60	\$13.30	2.6%	\$673.57	\$157.27	30.5%	\$619.00	\$102.70	19.9%
Over 31,000	154	0.15%	\$533.41	\$555.35	\$21.94	4.1%	\$546.71	\$13.30	2.5%	\$698.08	\$164.67	30.9%	\$638.80	\$105.39	19.8%
Totals	240	0.24%													

4 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	0	0.00%	\$37.22	\$39.57	\$2.35	6.3%	\$25.17	(\$12.05)	(-32.4%)	\$39.57	\$2.35	6.3%	\$39.57	\$2.35	6.3%
1,000	0	0.00%	\$37.22	\$56.68	\$19.46	52.3%	\$42.28	\$5.06	13.6%	\$52.53	\$15.31	41.1%	\$55.17	\$17.95	48.2%
2,000	0	0.00%	\$37.22	\$73.79	\$36.57	98.3%	\$59.39	\$22.17	59.6%	\$65.49	\$28.27	75.9%	\$70.76	\$33.54	90.1%
3,000	2	0.00%	\$54.33	\$90.90	\$36.57	67.3%	\$76.50	\$22.17	40.8%	\$78.44	\$24.11	44.4%	\$86.36	\$32.03	58.9%
4,000	0	0.00%	\$71.44	\$108.01	\$36.57	51.2%	\$93.61	\$22.17	31.0%	\$91.40	\$19.96	27.9%	\$101.95	\$30.51	42.7%
5,000	3	0.00%	\$88.55	\$125.12	\$36.57	41.3%	\$110.72	\$22.17	25.0%	\$104.36	\$15.81	17.8%	\$117.55	\$29.00	32.7%
6,000	0	0.00%	\$105.66	\$142.23	\$36.57	34.6%	\$127.83	\$22.17	21.0%	\$123.09	\$17.43	16.5%	\$135.25	\$29.59	28.0%
7,000	3	0.00%	\$122.77	\$159.34	\$36.57	29.8%	\$144.94	\$22.17	18.1%	\$141.82	\$19.05	15.5%	\$152.94	\$30.17	24.6%
8,000	2	0.00%	\$139.88	\$176.45	\$36.57	26.1%	\$162.05	\$22.17	15.8%	\$160.55	\$20.67	14.8%	\$170.64	\$30.76	22.0%
9,000	2	0.00%	\$156.99	\$193.56	\$36.57	23.3%	\$179.16	\$22.17	14.1%	\$179.29	\$22.30	14.2%	\$188.34	\$31.35	20.0%
10,000	2	0.00%	\$174.10	\$210.67	\$36.57	21.0%	\$196.27	\$22.17	12.7%	\$198.02	\$23.92	13.7%	\$206.04	\$31.94	18.3%
11,000	0	0.00%	\$191.21	\$227.78	\$36.57	19.1%	\$213.38	\$22.17	11.6%	\$216.75	\$25.54	13.4%	\$223.74	\$32.53	17.0%
12,000	2	0.00%	\$208.32	\$244.89	\$36.57	17.6%	\$230.49	\$22.17	10.6%	\$235.48	\$27.16	13.0%	\$241.43	\$33.11	15.9%
13,000	1	0.00%	\$225.43	\$262.00	\$36.57	16.2%	\$247.60	\$22.17	9.8%	\$254.22	\$28.79	12.8%	\$259.13	\$33.70	15.0%
14,000	1	0.00%	\$242.54	\$279.11	\$36.57	15.1%	\$264.71	\$22.17	9.1%	\$272.95	\$30.41	12.5%	\$276.83	\$34.29	14.1%
15,000	2	0.00%	\$259.65	\$296.22	\$36.57	14.1%	\$281.82	\$22.17	8.5%	\$291.68	\$32.03	12.3%	\$294.53	\$34.88	13.4%
16,000	2	0.00%	\$276.76	\$313.33	\$36.57	13.2%	\$298.93	\$22.17	8.0%	\$310.42	\$33.66	12.2%	\$312.23	\$35.47	12.8%
17,000	0	0.00%	\$293.87	\$330.44	\$36.57	12.4%	\$316.04	\$22.17	7.5%	\$329.15	\$35.28	12.0%	\$329.93	\$36.06	12.3%
18,000	1	0.00%	\$310.98	\$347.55	\$36.57	11.8%	\$333.15	\$22.17	7.1%	\$347.88	\$36.90	11.9%	\$347.62	\$36.64	11.8%
19,000	2	0.00%	\$328.09	\$364.66	\$36.57	11.1%	\$350.26	\$22.17	6.8%	\$366.61	\$38.52	11.7%	\$365.32	\$37.23	11.3%
20,000	0	0.00%	\$345.20	\$381.77	\$36.57	10.6%	\$367.37	\$22.17	6.4%	\$385.35	\$40.15	11.6%	\$383.02	\$37.82	11.0%
21,000	6	0.01%	\$362.31	\$398.88	\$36.57	10.1%	\$384.48	\$22.17	6.1%	\$467.62	\$105.31	29.1%	\$455.41	\$93.10	25.7%
22,000	9	0.01%	\$379.42	\$415.99	\$36.57	9.6%	\$401.59	\$22.17	5.8%	\$492.13	\$112.71	29.7%	\$475.22	\$95.80	25.2%
23,000	4	0.00%	\$396.53	\$433.10	\$36.57	9.2%	\$418.70	\$22.17	5.6%	\$516.64	\$120.11	30.3%	\$495.02	\$98.49	24.8%
24,000	5	0.00%	\$413.64	\$450.21	\$36.57	8.8%	\$435.81	\$22.17	5.4%	\$541.15	\$127.51	30.8%	\$514.82	\$101.18	24.5%
25,000	1	0.00%	\$430.75	\$467.32	\$36.57	8.5%	\$452.92	\$22.17	5.1%	\$565.66	\$134.91	31.3%	\$534.62	\$103.87	24.1%
26,000	2	0.00%	\$447.86	\$484.43	\$36.57	8.2%	\$470.03	\$22.17	5.0%	\$590.17	\$142.31	31.8%	\$554.42	\$106.56	23.8%
27,000	0	0.00%	\$464.97	\$501.54	\$36.57	7.9%	\$487.14	\$22.17	4.8%	\$614.67	\$149.70	32.2%	\$574.23	\$109.26	23.5%
28,000	4	0.00%	\$482.08	\$518.65	\$36.57	7.6%	\$504.25	\$22.17	4.6%	\$639.18	\$157.10	32.6%	\$594.03	\$111.95	23.2%
29,000	2	0.00%	\$499.19	\$535.76	\$36.57	7.3%	\$521.36	\$22.17	4.4%	\$663.69	\$164.50	33.0%	\$613.83	\$114.64	23.0%
30,000	0	0.00%	\$516.30	\$552.87	\$36.57	7.1%	\$538.47	\$22.17	4.3%	\$688.20	\$171.90	33.3%	\$633.63	\$117.33	22.7%
Over 31,000	86	0.09%	\$533.41	\$569.98	\$36.57	6.9%	\$555.58	\$22.17	4.2%	\$712.71	\$179.30	33.6%	\$653.43	\$120.02	22.5%
Totals	144	0.14%													

6 Inch Meters	Current Rates			Recommended Rates (2% Fixed Phase-In)			1% Fixed Phase-In			Tiered Rates Option 1			Tiered Rates Option 2		
	Number of Bills	% of Total Bills	Monthly Bill	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase	Monthly Bill	\$ Increase	% Increase
0	0	0.00%	\$37.22	\$76.15	\$38.93	104.6%	\$47.34	\$10.12	27.2%	\$76.15	\$38.93	104.6%	\$76.15	\$38.93	104.6%
1,000	0	0.00%	\$37.22	\$93.26	\$56.04	150.6%	\$64.45	\$27.23	73.2%	\$89.10	\$51.88	139.4%	\$91.74	\$54.52	146.5%
2,000	0	0.00%	\$37.22	\$110.37	\$73.15	196.5%	\$81.56	\$44.34	119.1%	\$102.06	\$64.84	174.2%	\$107.34	\$70.12	188.4%
3,000	0	0.00%	\$54.33	\$127.48	\$73.15	134.6%	\$98.67	\$44.34	81.6%	\$115.02	\$60.69	111.7%	\$122.93	\$68.60	126.3%
4,000	0	0.00%	\$71.44	\$144.59	\$73.15	102.4%	\$115.78	\$44.34	62.1%	\$127.97	\$56.53	79.1%	\$138.53	\$67.09	93.9%
5,000	0	0.00%	\$88.55	\$161.70	\$73.15	82.6%	\$132.89	\$44.34	50.1%	\$140.93	\$52.38	59.2%	\$154.12	\$65.57	74.0%
6,000	0	0.00%	\$105.66	\$178.81	\$73.15	69.2%	\$150.00	\$44.34	42.0%	\$159.66	\$54.00	51.1%	\$171.82	\$66.16	62.6%
7,000	0	0.00%	\$122.77	\$195.92	\$73.15	59.6%	\$167.11	\$44.34	36.1%	\$178.39	\$55.62	45.3%	\$189.52	\$66.75	54.4%
8,000	0	0.00%	\$139.88	\$213.03	\$73.15	52.3%	\$184.22	\$44.34	31.7%	\$197.13	\$57.25	40.9%	\$207.22	\$67.34	48.1%
9,000	0	0.00%	\$156.99	\$230.14	\$73.15	46.6%	\$201.33	\$44.34	28.2%	\$215.86	\$58.87	37.5%	\$224.91	\$67.92	43.3%
10,000	0	0.00%	\$174.10	\$247.25	\$73.15	42.0%	\$218.44	\$44.34	25.5%	\$234.59	\$60.49	34.7%	\$242.61	\$68.51	39.4%
11,000	0	0.00%	\$191.21	\$264.36	\$73.15	38.3%	\$235.55	\$44.34	23.2%	\$253.33	\$62.12	32.5%	\$260.31	\$69.10	36.1%
12,000	0	0.00%	\$208.32	\$281.47	\$73.15	35.1%	\$252.66	\$44.34	21.3%	\$272.06	\$63.74	30.6%	\$278.01	\$69.69	33.5%
13,000	0	0.00%	\$225.43	\$298.58	\$73.15	32.4%	\$269.77	\$44.34	19.7%	\$290.79	\$65.36	29.0%	\$295.71	\$70.28	31.2%
14,000	0	0.00%	\$242.54	\$315.69	\$73.15	30.2%	\$286.88	\$44.34	18.3%	\$309.52	\$66.98	27.6%	\$313.40	\$70.86	29.2%
15,000	0	0.00%	\$259.65	\$332.80	\$73.15	28.2%	\$303.99	\$44.34	17.1%	\$328.26	\$68.61	26.4%	\$331.10	\$71.45	27.5%
16,000	0	0.00%	\$276.76	\$349.91	\$73.15	26.4%	\$321.10	\$44.34	16.0%	\$346.99	\$70.23	25.4%	\$348.80	\$72.04	26.0%
17,000	0	0.00%	\$293.87	\$367.02	\$73.15	24.9%	\$338.21	\$44.34	15.1%	\$365.72	\$71.85	24.5%	\$366.50	\$72.63	24.7%
18,000	0	0.00%	\$310.98	\$384.13	\$73.15	23.5%	\$355.32	\$44.34	14.3%	\$384.46	\$73.48	23.6%	\$384.20	\$73.22	23.5%
19,000	0	0.00%	\$328.09	\$401.24	\$73.15	22.3%	\$372.43	\$44.34	13.5%	\$403.19	\$75.10	22.9%	\$401.90	\$73.81	22.5%
20,000	0	0.00%	\$345.20	\$418.35	\$73.15	21.2%	\$389.54	\$44.34	12.8%	\$421.92	\$76.72	22.2%	\$419.59	\$74.39	21.6%
21,000	0	0.00%	\$362.31	\$435.46	\$73.15	20.2%	\$406.65	\$44.34	12.2%	\$504.19	\$141.88	39.2%	\$491.99	\$129.68	35.8%
22,000	0	0.00%	\$379.42	\$452.57	\$73.15	19.3%	\$423.76	\$44.34	11.7%	\$528.70	\$149.28	39.3%	\$511.79	\$132.37	34.9%
23,000	0	0.00%	\$396.53	\$469.68	\$73.15	18.4%	\$440.87	\$44.34	11.2%	\$553.21	\$156.68	39.5%	\$531.59	\$135.06	34.1%
24,000	0	0.00%	\$413.64	\$486.79	\$73.15	17.7%	\$457.98	\$44.34	10.7%	\$577.72	\$164.08	39.7%	\$551.39	\$137.75	33.3%
25,000	0	0.00%	\$430.75	\$503.90	\$73.15	17.0%	\$475.09	\$44.34	10.3%	\$602.23	\$171.48	39.8%	\$571.20	\$140.45	32.6%
26,000	0	0.00%	\$447.86	\$521.01	\$73.15	16.3%	\$492.20	\$44.34	9.9%	\$626.74	\$178.88	39.9%	\$591.00	\$143.14	32.0%
27,000	0	0.00%	\$464.97	\$538.12	\$73.15	15.7%	\$509.31	\$44.34	9.5%	\$651.25	\$186.28	40.1%	\$610.80	\$145.83	31.4%
28,000	0	0.00%	\$482.08	\$555.23	\$73.15	15.2%	\$526.42	\$44.34	9.2%	\$675.76	\$193.68	40.2%	\$630.60	\$148.52	30.8%
29,000	0	0.00%	\$499.19	\$572.34	\$73.15	14.7%	\$543.53	\$44.34	8.9%	\$700.27	\$201.08	40.3%	\$650.40	\$151.21	30.3%
30,000	0	0.00%	\$516.30	\$589.45	\$73.15	14.2%	\$560.64	\$44.34	8.6%	\$724.78	\$208.48	40.4%	\$670.21	\$153.91	29.8%
Over 31,000	36	0.04%	\$533.41	\$606.56	\$73.15	13.7%	\$577.75	\$44.34	8.3%	\$749.28	\$215.87	40.5%	\$690.01	\$156.60	29.4%
Totals	36	0.04%													



February 10, 2023

WATER AND SEWER RATE STUDY ADDITIONAL DISCUSSION

VILLAGE OF GLEN ELLYN

PRESENTATION TO THE VILLAGE FINANCE COMMISSION



AGENDA



Board Workshop Debrief



Water Rate Structure Advantages/Disadvantages



Case Studies – Price Impact on Water Demand



Customer Impacts

BOARD WORKSHOP ON JANUARY 17TH, 2023

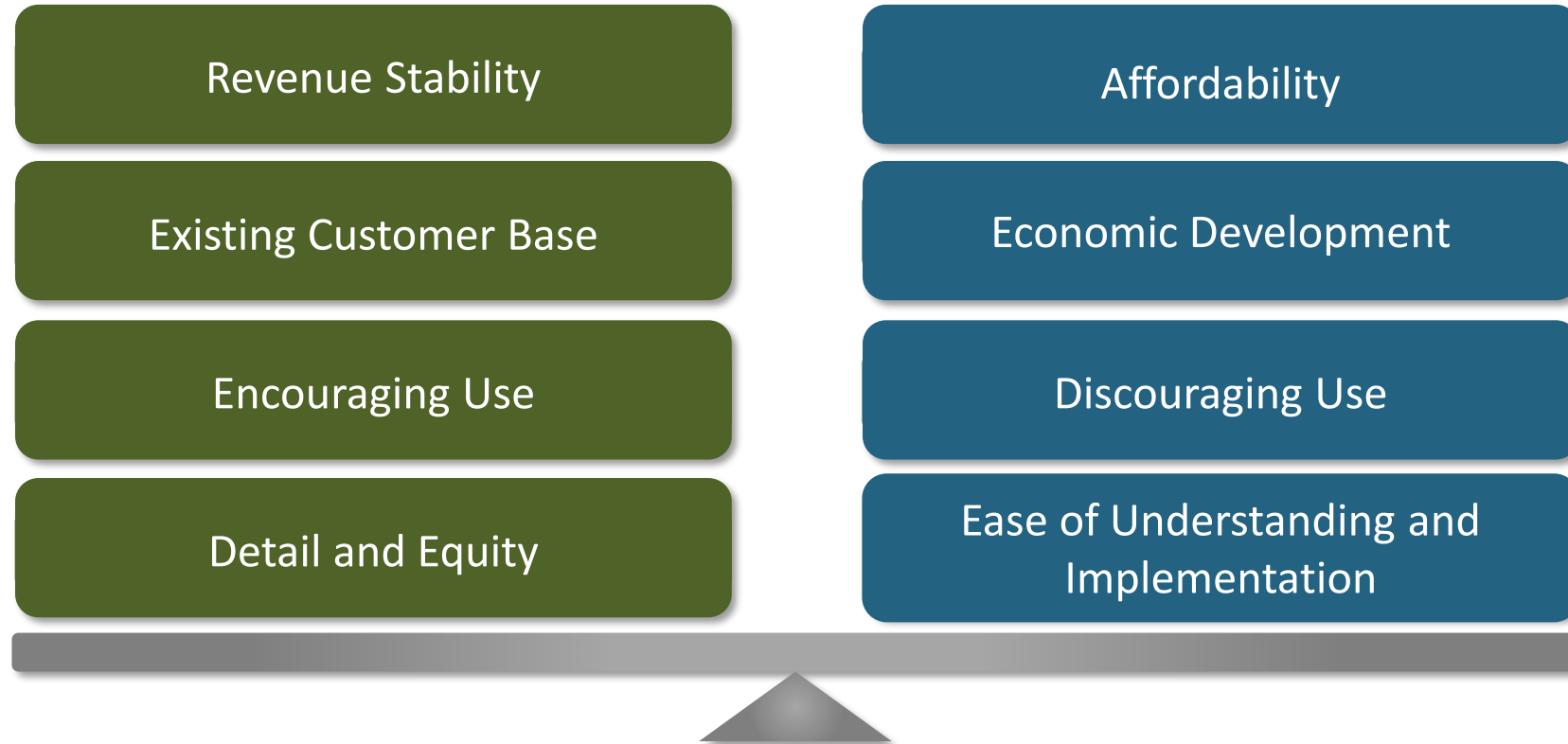
- NewGen presented the recommendations of the rate study:

Rate Increase	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Water	2.0%	2.0%	3.0%	4.0%	5.0%
Sewer	2.0%	2.0%	3.0%	4.0%	5.0%
Fixed Fee Percentage	2.0%	4.0%	6.0%	8.0%	10.0%

- Discussion led to two primary concerns:
 - Fixed Charge resulting in large impact on low use customer bills
 - The uniform volumetric rate structure did not encourage conservation
- Direction was given to staff and NewGen to develop a tiered water rate structure for consideration, with the goals being:
 - Lower cost impact to low usage customers
 - Higher incentive to conserve for high usage customers.

RATE STRUCTURE ADVANTAGES/DISADVANTAGES

WATER RATE POLICY BALANCE



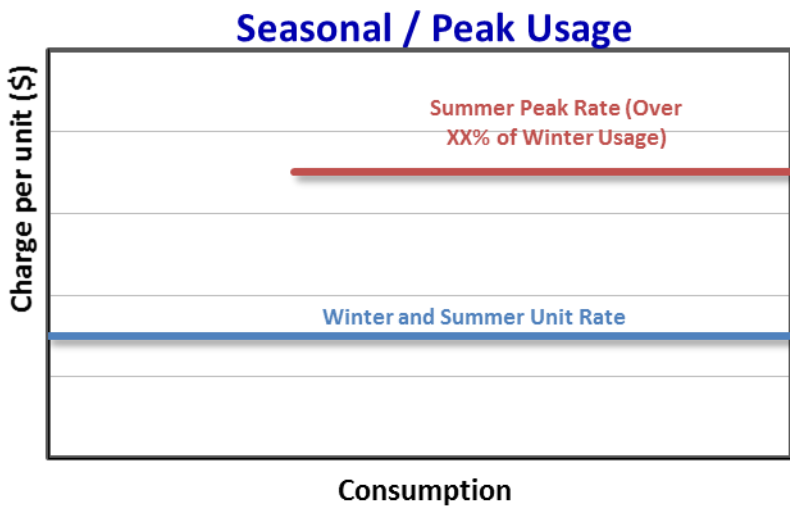
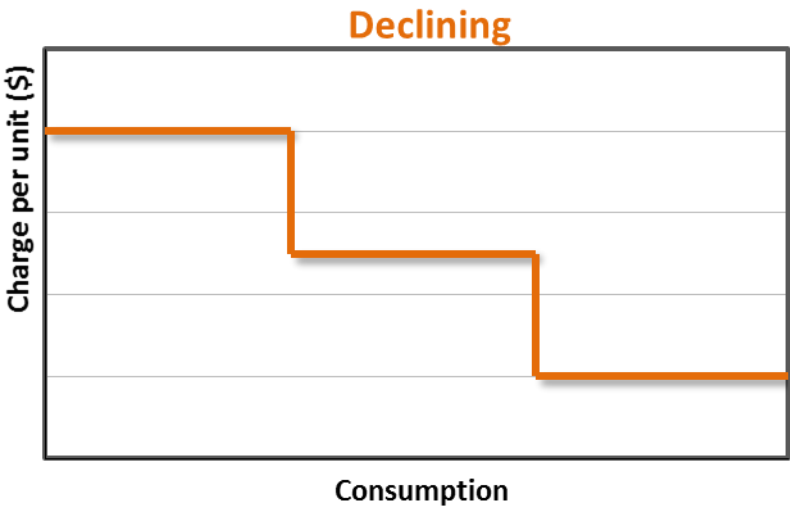
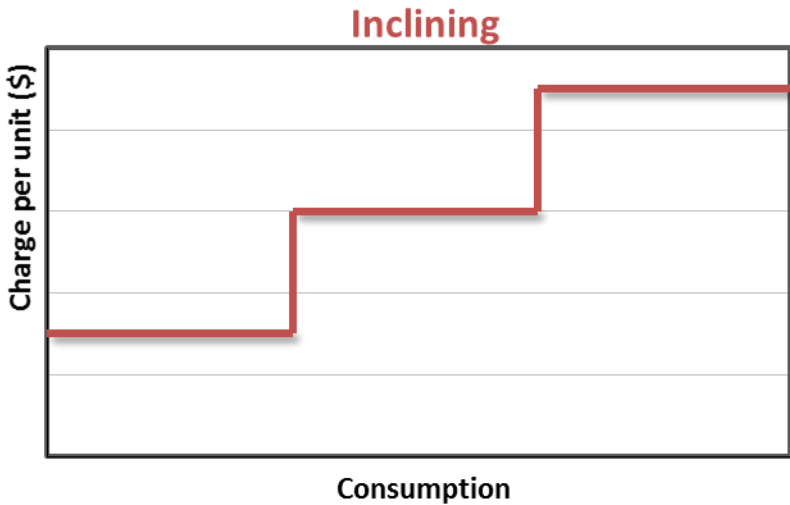
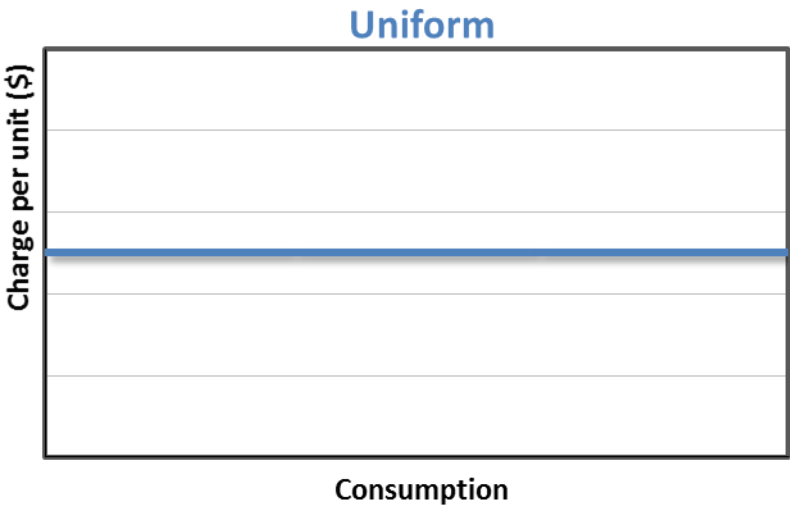
Volumetric Water Rate Designs

Each design has positive and negative impacts on financial stability and customer bills

Current: Uniform

Alternative: Uniform

Discussion: Inclining



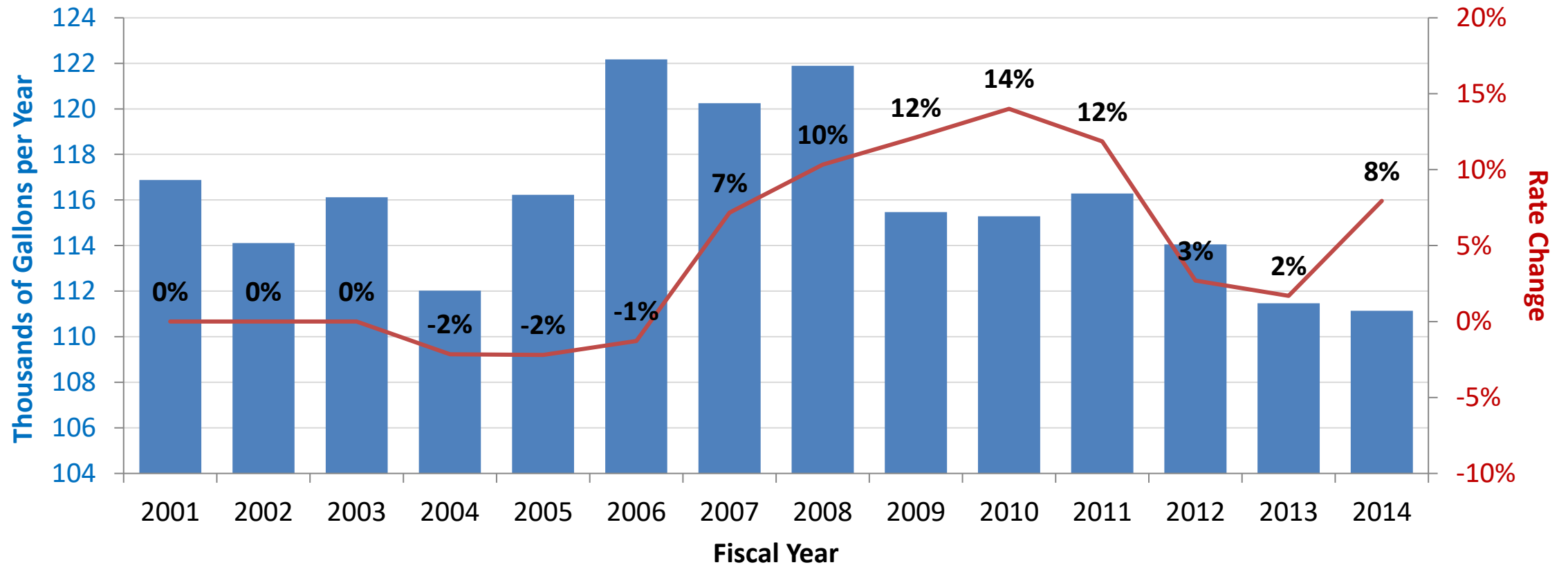
CASE STUDIES

DOES THE PRICE OF WATER IMPACT CUSTOMER DEMAND?

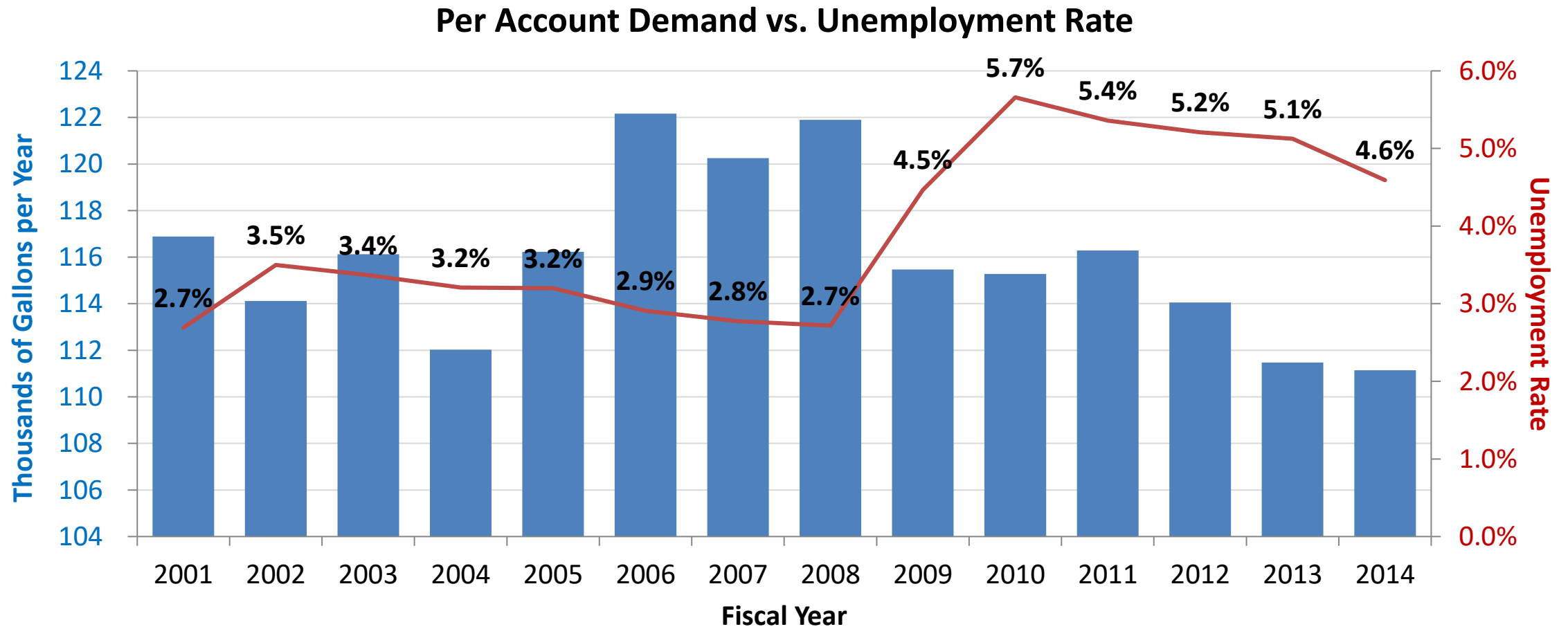
- Washington Suburban Sanitary Commission (WSSC), MD
 - Fifteen-year analysis of factors that impact customer demand
- Village of Libertyville, IL
 - Adopted NewGen recommendation to change from a uniform volumetric rate to a three-tiered water rate
- Township of East Brunswick, NJ
 - Adopted NewGen recommendation of increasing water rates by 100%

WSSC – MONTGOMERY COUNTY, MD

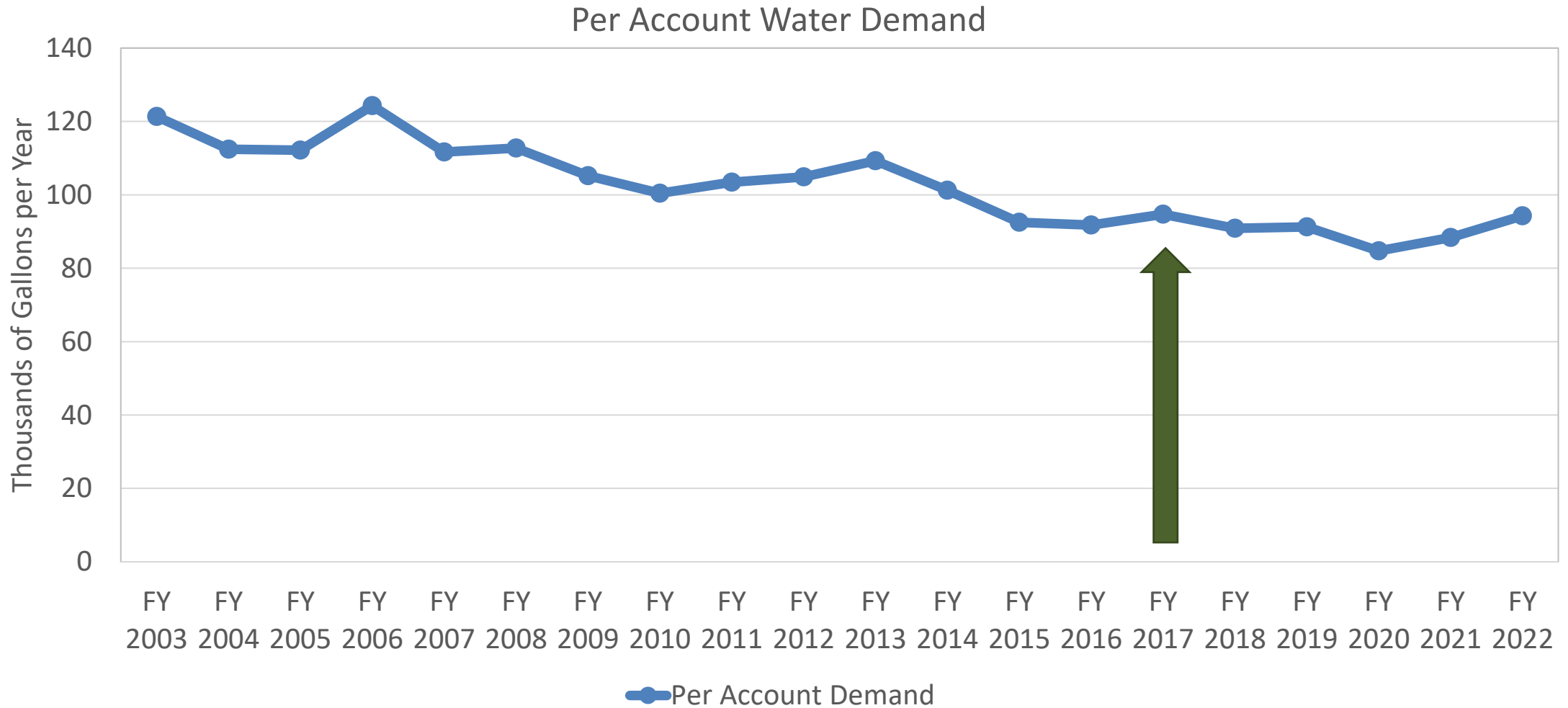
Per Account Usage vs. Rate Increase



WSSC – MONTGOMERY COUNTY, MD

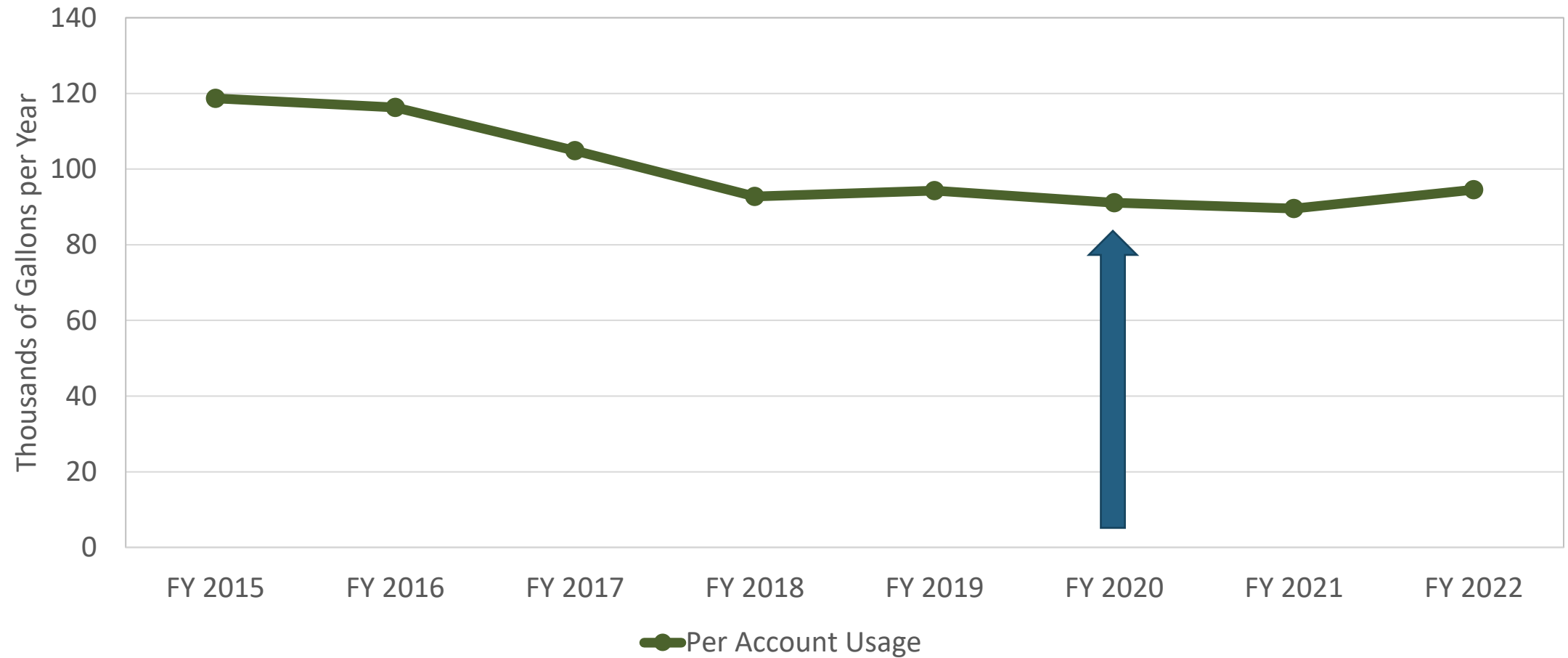


VILLAGE OF LIBERTYVILLE, IL



EAST BRUNSWICK, NJ

Per Account Water Demand



GLEN ELLYN TIERED WATER RATES

TIERED RATE STRUCTURE DETERMINATION (ALL USERS)

Usage Tier	Tier Cutoff (kgal)	Bills	% of Bills	Cumulative % of Bills
Tier 1	5,000	56,036	56%	56%
Tier 2	20,000	40,057	40%	96%
Tier 3	Over 20,000	4,489	4%	100%
Total		100,582	100%	

Consumption	% of Consumption	Cumulative % of Consumption
381,278	51%	51%
187,520	25%	75%
185,105	25%	100%
753,903	100%	

- Tier 1 targeted 50% of system demand
 - 56% of bills fall within this tier
- Tier 2 targeted 75% of system demand
 - 40% of bills fall within this tier
- 4% of customer bills account for a quarter of system demand

GLEN ELLYN WATER CUSTOMER DEMAND PROFILE

Meter Size	5/8"	3/4"	1"	1 1/2"	2"	3"	4"	6"
Average Monthly Usage	5,000	5,000	6,000	22,000	41,000	114,000	99,000	581,000
Percent of Customers	37%	37%	21%	3%	2%	0.2%	0.1%	0.04%
Residential	96%	96%	93%	20%	0%	0%	0%	0%
Commercial	4%	4%	7%	80%	100%	100%	100%	100%

97% of accounts and 100% of Residential accounts

Usage Tier	Residential	Bills	% of Bills	Cumulative % of Bills
Tier 1	5,000	52,740	57%	57%
Tier 2	20,000	38,144	41%	98%
Tier 3	Over 20,000	1,595	2%	100%
Total		92,479	100%	

Commercial	Bills	% of Bills	Cumulative % of Bills
5,000	3,296	41%	41%
20,000	1,913	24%	64%
Over 20,000	2,894	36%	100%
Total	8,103	100%	

TIERED WATER RATE STRUCTURE (INSIDE VILLAGE)

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<u>Recommended Alternative</u>						
All Usage	\$9.93	\$9.93	\$9.93	\$10.00	\$10.18	\$10.46
<u>Tiered Rate Structure</u>	<u>Differential</u>					
Tier 1 - Up to 5 kgal	1.0	\$5.77	\$5.77	\$5.93	\$6.09	\$6.31
Tier 2 - next 15 kgal	2.0	\$11.54	\$11.54	\$11.85	\$12.17	\$12.62
Tier 3 - Over 20 kgal	3.0	\$17.31	\$17.31	\$17.78	\$18.26	\$18.92

- All other recommendations remain unchanged:
 - Revenue Increase per year
 - Fixed fee phase-in
 - Maintain \$3.00 Infrastructure Fee (Sewer/Stormwater)
 - Inside / Outside differential on 1.50

CUSTOMER IMPACT OF TIERED WATER RATE STRUCTURE

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$37.22	\$30.37	\$31.86	\$33.78	\$36.08	\$38.86
2 kgal/mo.	\$ Change	(\$6.85)	\$1.49	\$1.92	\$2.30	\$2.77
5/8" Meter	% Change	(-18.4%)	4.9%	6.0%	6.8%	7.7%
Average Use	\$71.44	\$56.27	\$57.76	\$60.04	\$62.91	\$66.51
4 kgal/mo.	\$ Change	(\$15.17)	\$1.49	\$2.28	\$2.87	\$3.60
5/8" Meter	% Change	(-21.2%)	2.6%	4.0%	4.8%	5.7%
High Use	\$345.20	\$352.27	\$355.99	\$365.80	\$378.20	\$394.65
20 kgal/mo.	\$ Change	\$7.07	\$3.73	\$9.80	\$12.40	\$16.46
1 1/2" Meter	% Change	2.0%	1.1%	2.8%	3.4%	4.4%
Very High Use	\$7,394.52	\$10,462.49	\$10,484.86	\$10,714.65	\$10,997.50	\$11,391.30
432 kgal/mo.	\$ Change	\$3,067.97	\$22.36	\$229.80	\$282.85	\$393.79
3" Meter	% Change	41.5%	0.2%	2.2%	2.6%	3.6%

If 50,000 average bills are reduced by \$15.00 each, then 280 Very High Use bills need to be increased by \$3,000 each to be revenue neutral.



THANK YOU!

**NEWGEN STRATEGIES AND SOLUTIONS
911-A COMMERCE RD
ANNAPOLIS, MD 21401**

**ERIC CALLOCCHIA
ECALLOCCHIA@NEWGENSTRATEGIES.NET
443-951-4207**



January 17, 2023

WATER AND SEWER RATE STUDY RESULTS

VILLAGE OF GLEN ELLYN

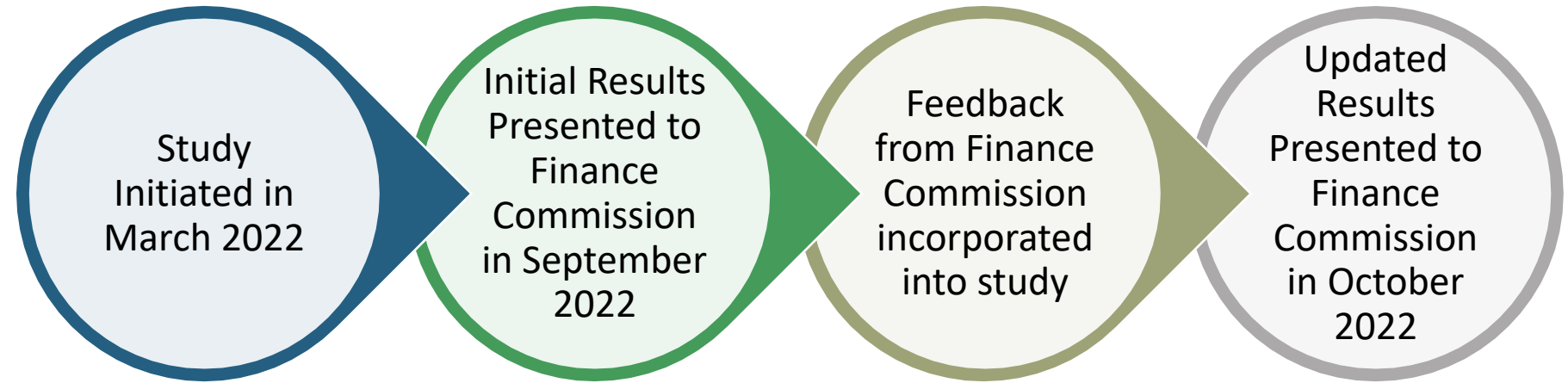
PRESENTATION TO THE VILLAGE BOARD



AGENDA



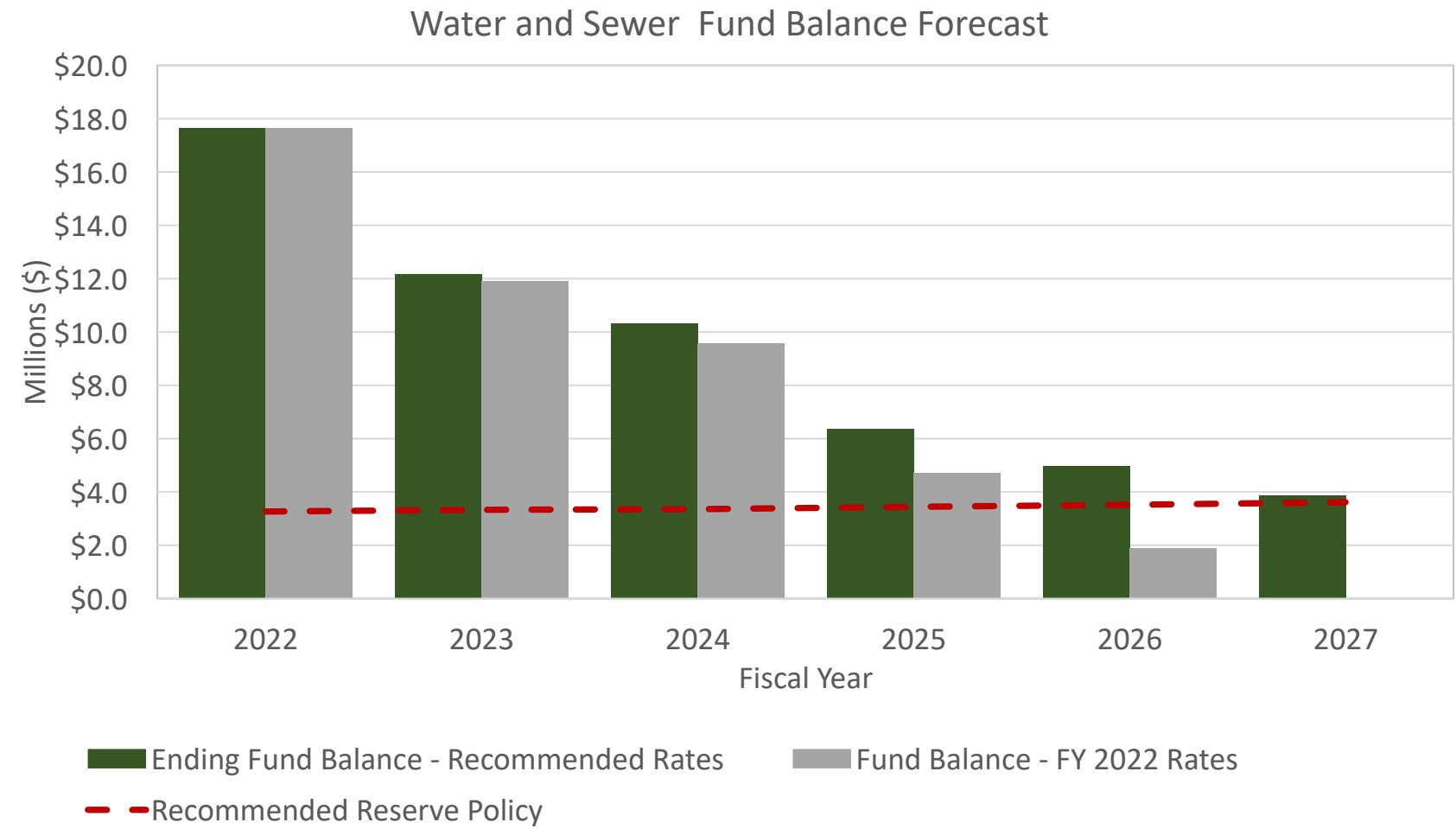
STUDY BACKGROUND AND NEXT STEPS



- Next Steps / Board Presentation Goals
 - ✓ Rate structure recommendation
 - ✓ FY 2023 rate adoption
 - ✓ Future rate changes for FY 2024 and beyond

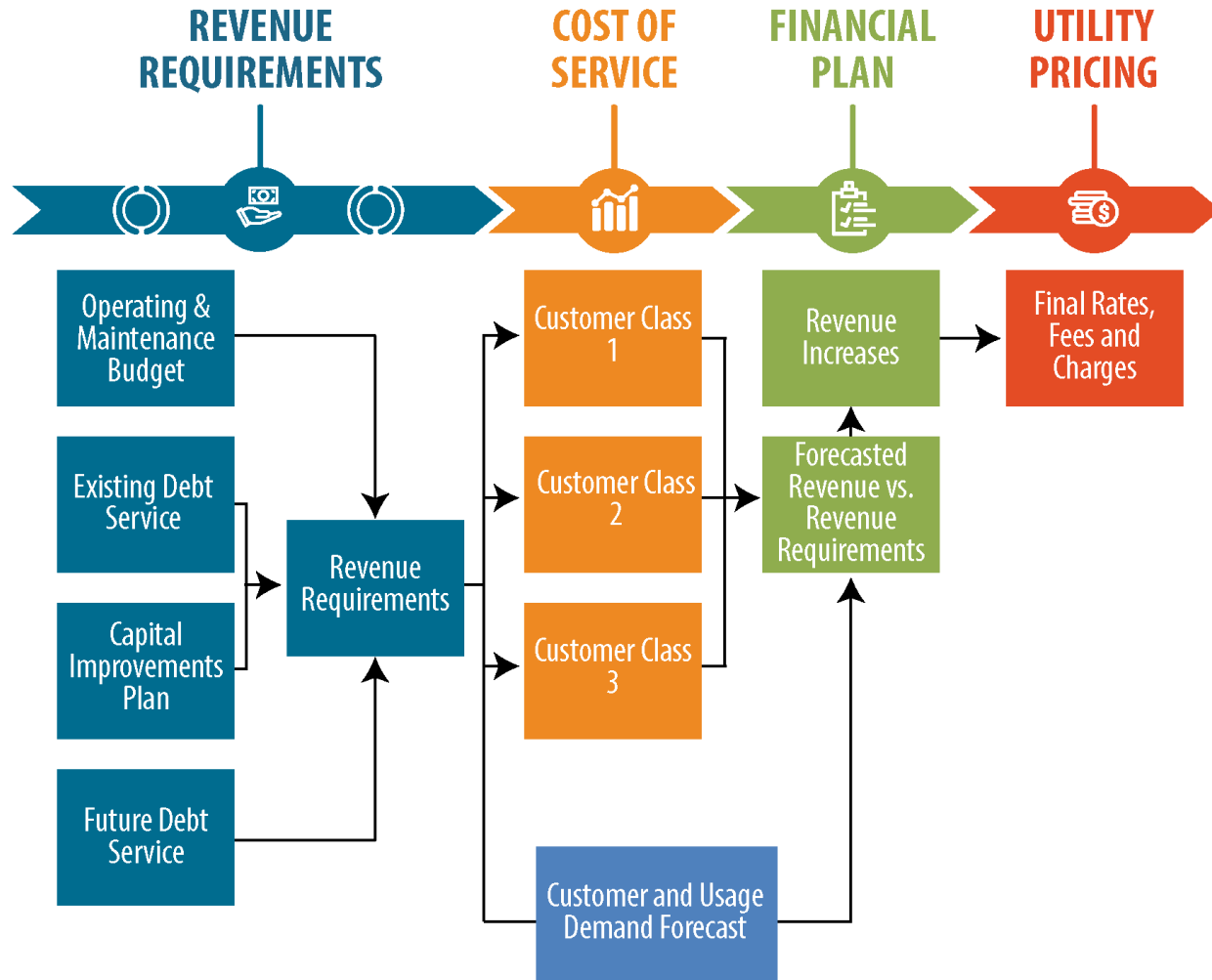
WATER AND
SEWER FUND
FINANCIAL
PLAN

Recommended Rate Increase	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Water	2.0%	2.0%	3.0%	4.0%	5.0%
Sewer	2.0%	2.0%	3.0%	4.0%	5.0%



Revenue increases are estimated to be necessary beyond FY 2027 and will be based on future study updates.

RATE STUDY METHODOLOGY



- **Revenue Requirements:**
Development of the full cost of providing water sewer, and stormwater service, including reserves.
- **Cost of Service:**
Allocation of revenue requirements to customer classes or similar types of customers.
- **Financial Plan:**
Development of a financial plan to fund each system's revenue requirements over time.
- **Utility Pricing:**
Review of the current and alternative rate designs based on revenue needs and rate design pricing objectives with specific rate projections.

RATE STUDY GUIDING PRINCIPLES

The Systems Must Be Financially Self-Sufficient

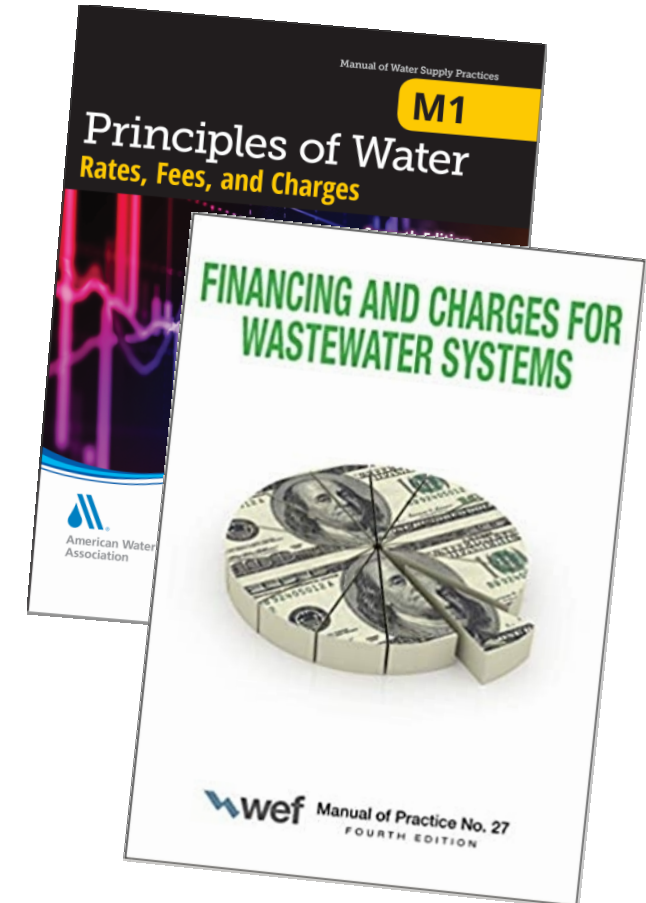
- No subsidies from General Fund
- Those who cause the expenses pay for the expenses, i.e., users

Objective is to Keep Rates and Fees Low Over Time

- Adequate funding to keep facilities in good condition to prolong useful life
- Maintenance of Reserves and Debt Coverage
- Rate increases regularly, gradually, and smoothly

Someone Must Pay

- Operating and capital costs are largely fixed
- Discounts/rebates for any group of customers means other customers must pay more
- “Zero sum” game



KEY REVENUE REQUIREMENT FORECAST ITEMS

- Forecasts based of FY 2022 operating budget, escalated by reasonable assumptions of cost increases
 - Line-item increases from 3.2% to 8.0% per year over five years
- Cost of water purchased from DuPage Water Commission escalated at 5.0%/yr.
- Cost of sewer treatment at Glenbard Wastewater Authority escalated at 3.0%/yr.
- Capital Improvement Plans for FY 2023 – FY 2027:



\$12.9 million

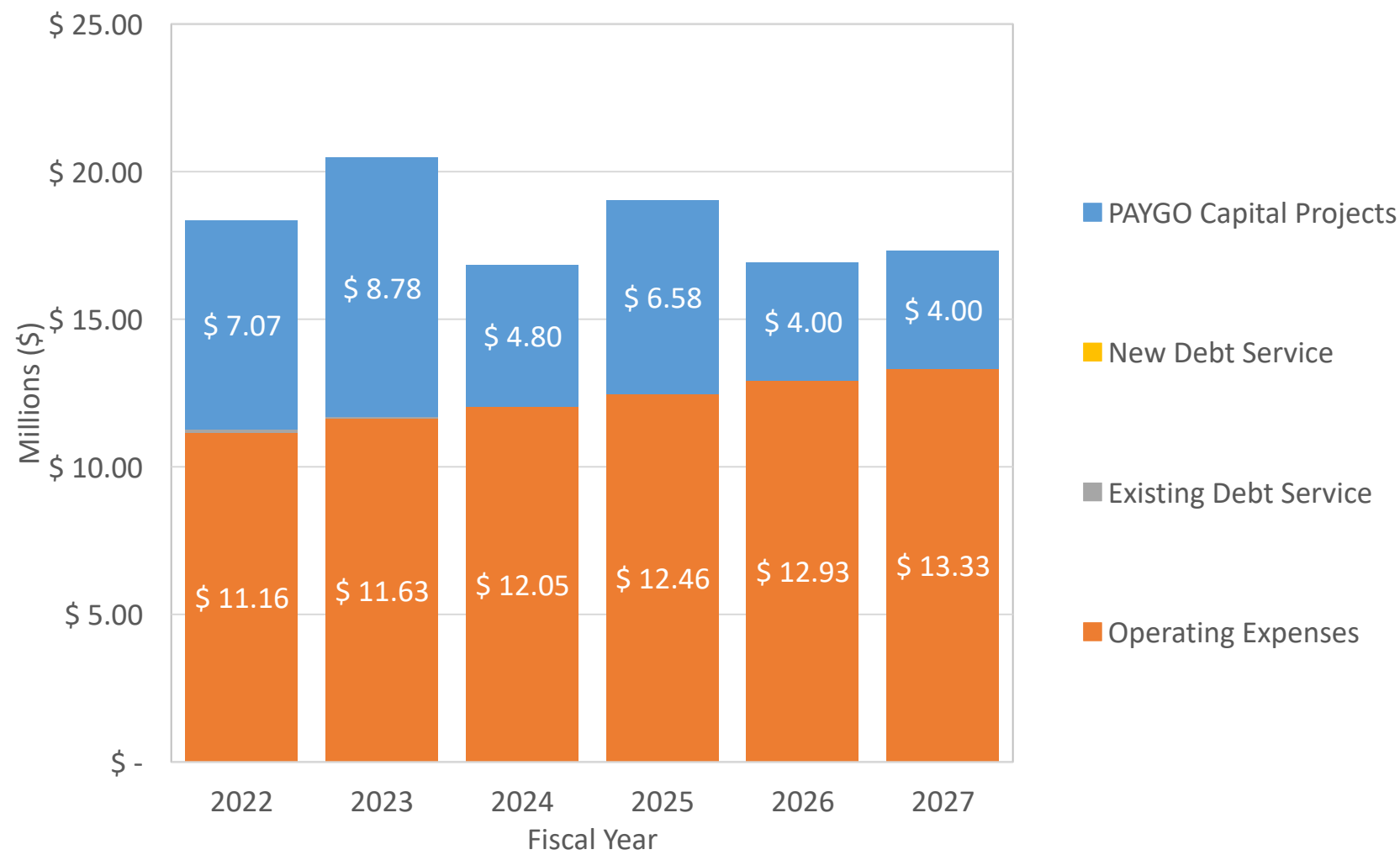


\$13.3 million

- Major projects include Roosevelt Road Water Main, Route 53 Water Main Lining, Royal Glen, CBD Underground/Streetscape Improvements, Bemis Road
- CIP 100% PAYGO funded (no new debt for water or sewer capital projects)

FORECASTED WATER AND SEWER FUND REVENUE REQUIREMENT

Sewer debt service
(IEPA Loan) paid off in
FY 2023.



Customer forecast assumptions:

- No long-term growth in customer accounts expected
- 3.0% decline in water consumption over the study period FY 2023 – FY 2027

RECOMMENDED MINIMUM FUND RESERVE POLICY

Current Policy

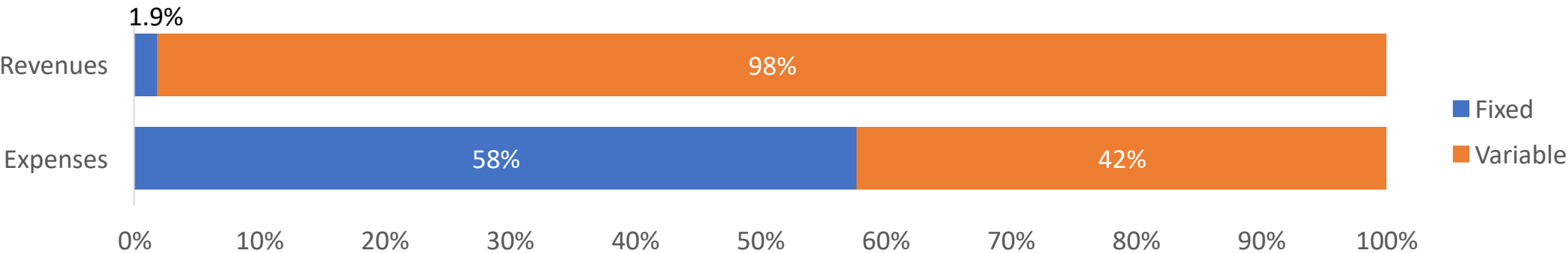
- Calculated several years ago
- \$2.0 million
 - Escalated for future inflation
- NewGen assumed 3.0% inflation
- FY 2023 policy = \$2.5 million

Recommended Policy

- Tie policy to operating and capital costs of the systems
 - Minimum will increase along with cost structure of system
- O&M = 90 days of expenses
- Capital = 30 days of average five-year planned PAYGO
- FY 2023 policy = \$3.2 million

RATE STRUCTURE ALTERNATIVE

- Fixed vs. Variable expenses and revenues (FY 2022 Budget)



- “In light of the decreased predictability and increased volatility of the variable or consumption portion of water rate revenues, many utilities are looking to increase the portion of fixed-charge revenues.” – AWWA Manual M1, 7th Edition, p. 150
- Fixed Fee proportion phase-in recommendation

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Percentage of Fixed Revenue	2.0%	4.0%	6.0%	8.0%	10.0%

RECOMMENDED RATE ALTERNATIVE (INSIDE VILLAGE RATES)

- Current Rate Structure:

Rate per 1,000 gallons	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Water	\$9.93	\$10.13	\$10.33	\$10.64	\$11.07	\$11.62
Sewer	\$7.18	\$7.32	\$7.47	\$7.69	\$8.00	\$8.40

- Alternative Rate Structure: will generate same revenue:

Water and Sewer Combined	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<u>Fixed Fee per Month</u>						
5/8"		\$1.45	\$2.94	\$4.49	\$6.22	\$8.16
3/4"		\$2.18	\$4.41	\$6.74	\$9.33	\$12.24
1"		\$3.64	\$7.34	\$11.23	\$15.56	\$20.40
1 1/2"		\$7.27	\$14.69	\$22.46	\$31.11	\$40.79
<u>Rate per 1,000 gallons</u>						
Water	\$9.93	\$9.93	\$9.93	\$10.00	\$10.18	\$10.46
Sewer	\$7.18	\$7.18	\$7.18	\$7.21	\$7.33	\$7.52

Both scenarios assume maintaining the Sewer Infrastructure Fee at \$3.00 per month in all years.

CUSTOMER BILL IMPACTS

Current Rate Structure	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$37.22	\$37.90	\$38.60	\$39.67	\$41.14	\$43.04
2 kgal/mo.	\$ Change	\$0.68	\$0.70	\$1.07	\$1.47	\$1.91
5/8" Meter	% Change	1.8%	1.8%	2.8%	3.7%	4.6%
Median Use	\$71.44	\$72.81	\$74.20	\$76.34	\$79.27	\$83.09
4 kgal/mo.	\$ Change	\$1.37	\$1.40	\$2.14	\$2.93	\$3.81
5/8" Meter	% Change	1.9%	1.9%	2.9%	3.8%	4.8%
High Use	\$345.20	\$352.04	\$359.02	\$369.71	\$384.37	\$403.44
20 kgal/mo.	\$ Change	\$6.84	\$6.98	\$10.68	\$14.67	\$19.07
1 1/2" Meter	% Change	2.0%	2.0%	3.0%	4.0%	5.0%

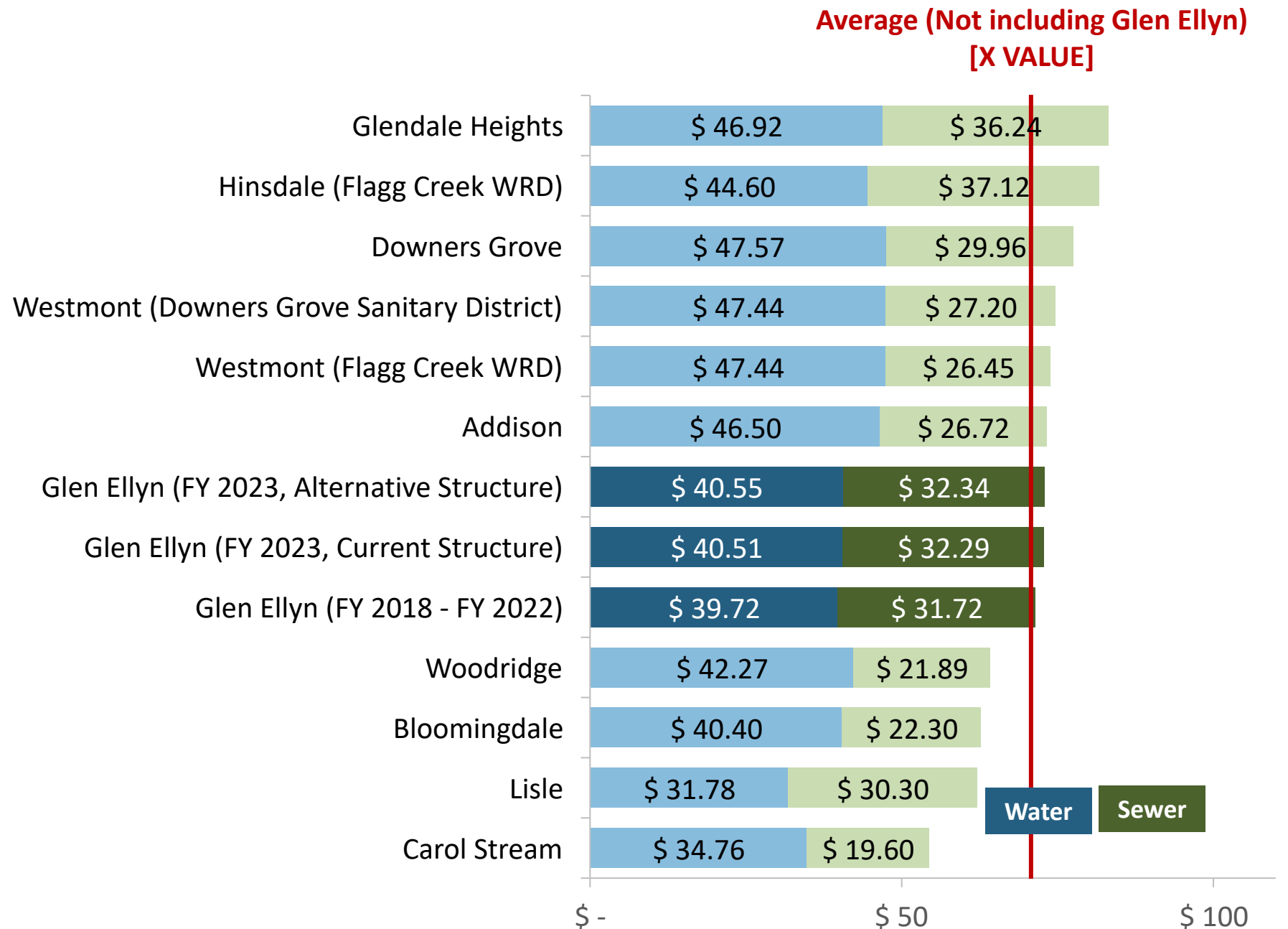
Alternative Rate Structure	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$37.22	\$38.67	\$40.16	\$41.91	\$44.24	\$47.11
2 kgal/mo.	\$ Change	\$1.45	\$1.48	\$1.75	\$2.33	\$2.87
5/8" Meter	% Change	3.9%	3.8%	4.4%	5.6%	6.5%
Median Use	\$71.44	\$72.89	\$74.38	\$76.33	\$79.26	\$83.06
4 kgal/mo.	\$ Change	\$1.45	\$1.48	\$1.95	\$2.93	\$3.81
5/8" Meter	% Change	2.0%	2.0%	2.6%	3.8%	4.8%
High Use	\$345.20	\$352.47	\$359.89	\$369.63	\$384.28	\$403.32
20 kgal/mo.	\$ Change	\$7.27	\$7.41	\$9.75	\$14.64	\$19.04
1 1/2" Meter	% Change	2.1%	2.1%	2.7%	4.0%	5.0%

REGIONAL WATER AND SEWER BILL COMPARISON

Average Inside Village
Customer

5/8" Meter

4,000 gallons per
month



DECISION POINTS

Recommended Rate Increase	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Water	2.0%	2.0%	3.0%	4.0%	5.0%
Sewer	2.0%	2.0%	3.0%	4.0%	5.0%

Adopt FY 2023 and FY 2024 rate increases?

Adopt the recommended alternative rate structure?

- Future Considerations:
 - Updates to rate model as actual data becomes available
 - Lead service line program costs (\$2.0 - \$3.0 million)
 - Wet / Dry year impacts on customer demand



THANK YOU!

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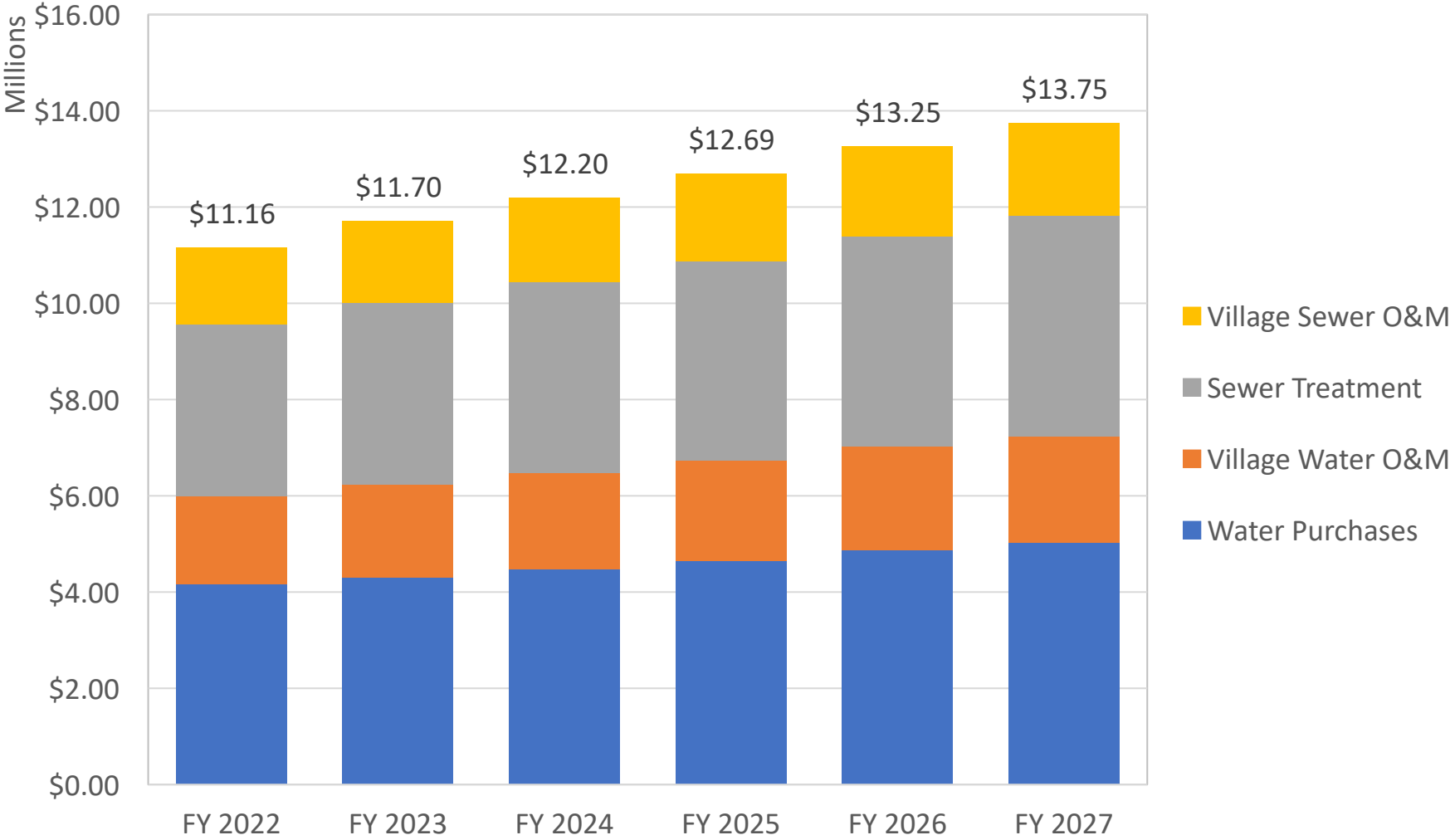
SUPPLEMENTAL SLIDES

WATER AND SEWER CUSTOMERS AND DEMAND

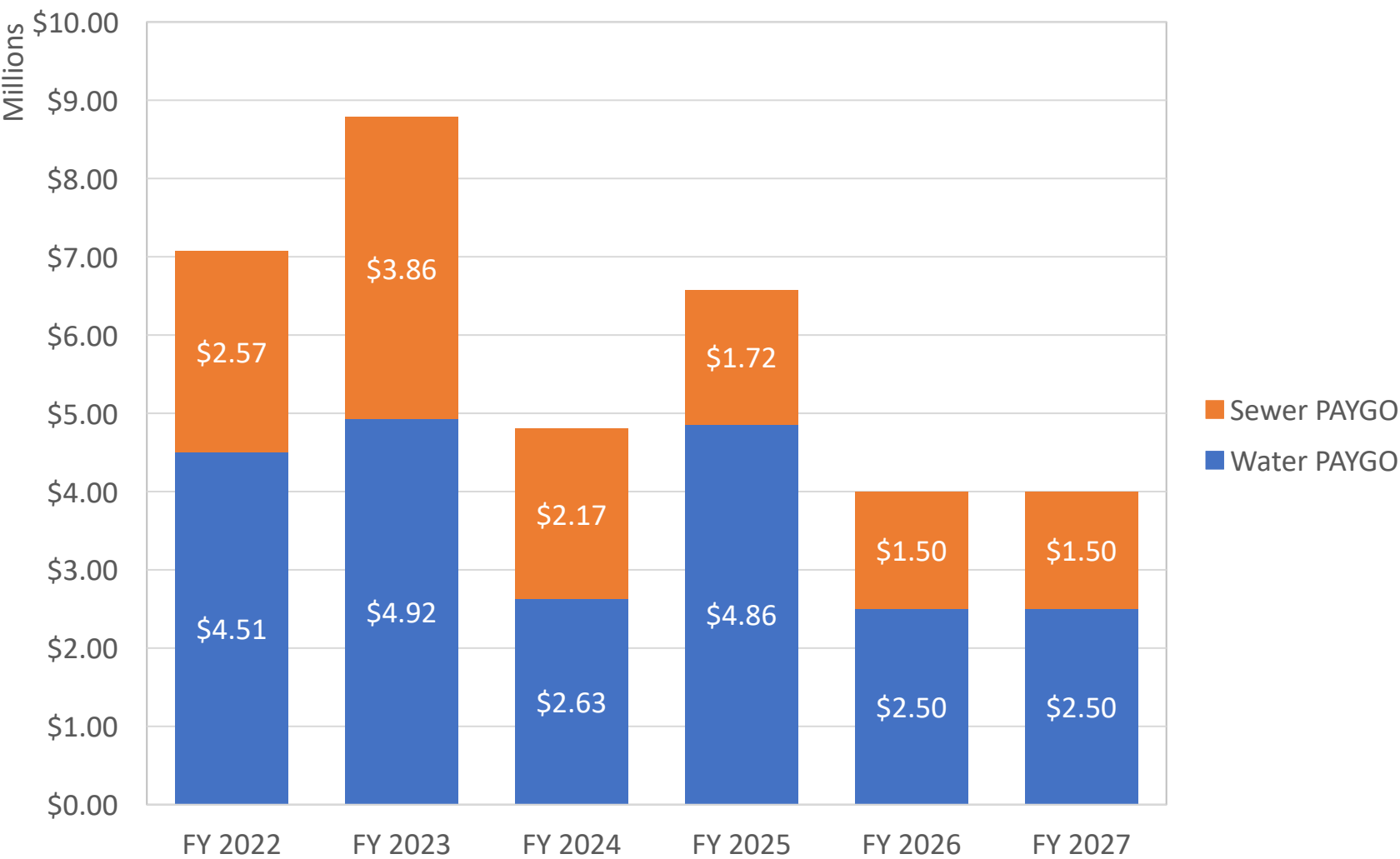
FY 2021 Data	Customer Accounts	%	Water Demand (kGal)	%
Inside Village	8,340	99.76%	743,789	98.9%
Outside Village	19	0.23%	5,336	0.7%
Glen Oak	1	0.01%	3,000	0.4%
Totals	8,360		752,125	

- Customer forecast assumptions:
 - No long-term growth in customer accounts expected
 - 3.0% decline in water consumption over the study period FY 2023 – FY 2027.

O&M EXPENSE FORECAST



PLANNED CAPITAL SPENDING





September 14, 2022

WATER AND SEWER RATE STUDY REVISED RESULTS

VILLAGE OF GLEN ELLYN

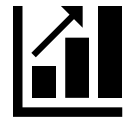
PRESENTATION TO THE VILLAGE FINANCE COMMISSION



AGENDA



Updates since September 9th Meeting



Revised Expense and Revenue Forecasts



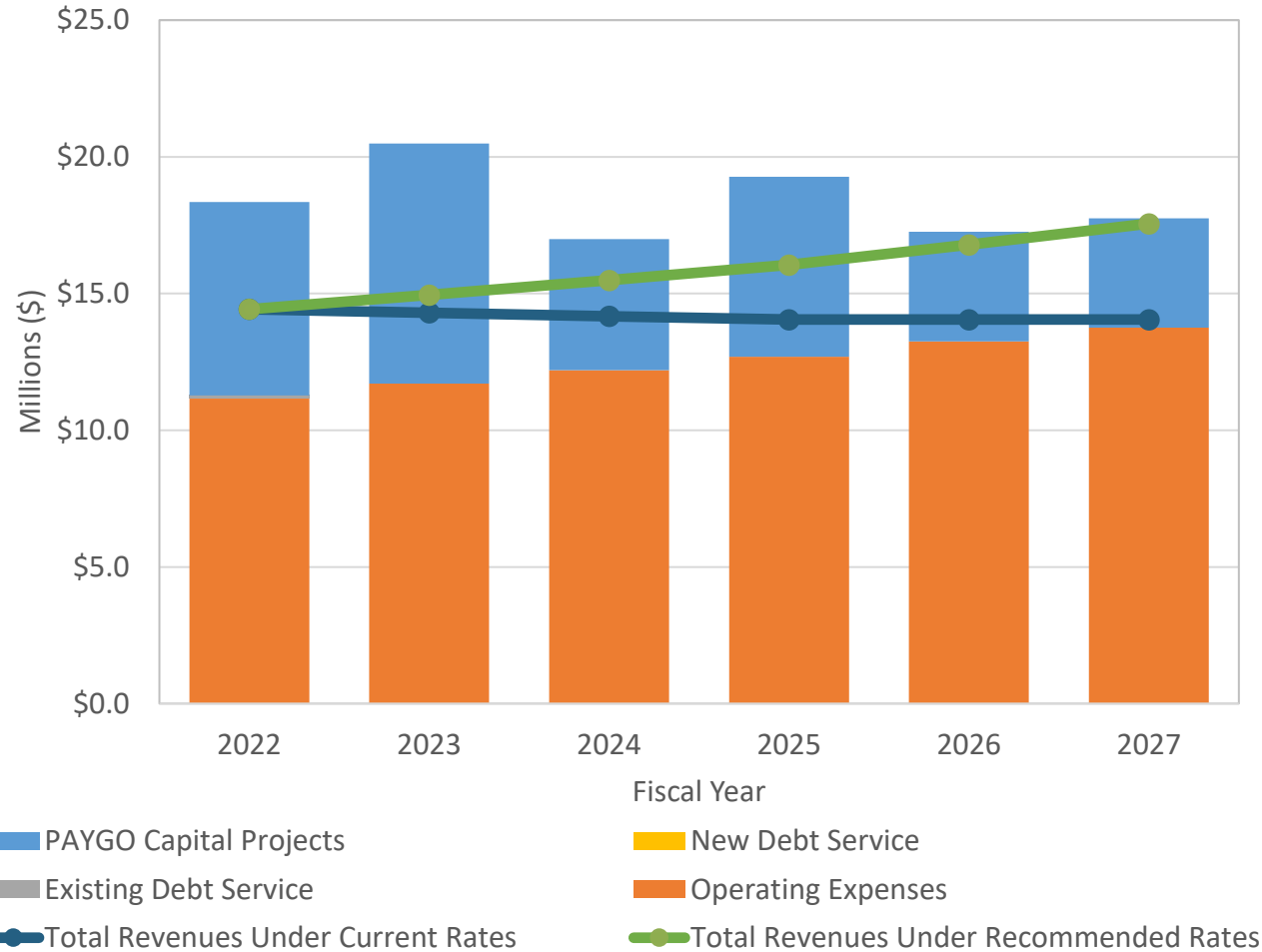
Updated Rates



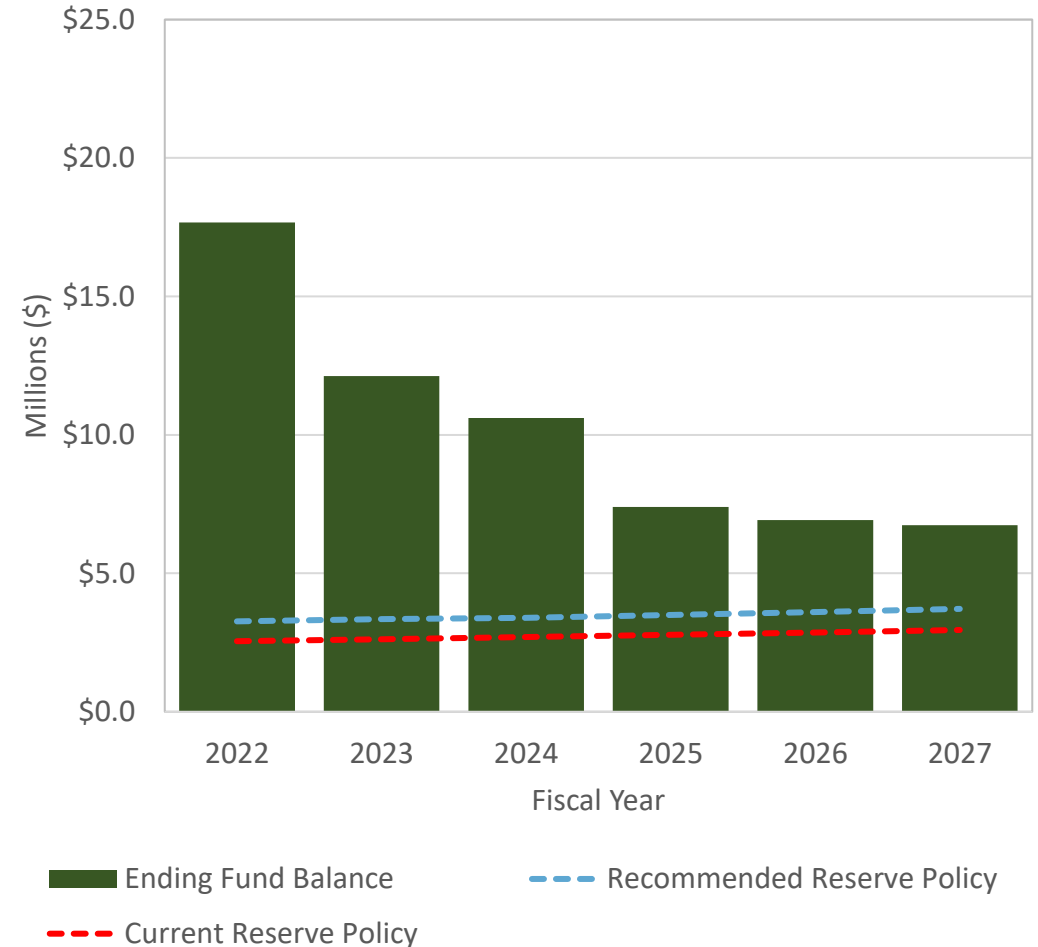
Updated Customer Impacts

WATER AND SEWER FUND CASH FLOW – PRESENTED SEPTEMBER 9TH

Water and Sewer Fund Expenses vs. Revenues



Water and Sewer Fund Reserve Balance



CHANGES IS ASSUMPTIONS SINCE SEPTEMBER 9TH MEETING

- Glenbard Wastewater Authority cost escalation changed to 3.0% per year from 5.0% per year, which reflects more realistic historical average
- Interest earned on fund balance changed to 3.5% for FY 2023 and FY 2024, 2.0% thereafter (was 1.0% in all years)
- Rate forecast adjusted to align closer to the recommended fund balance minimum

(millions)	September 9 th	Current Forecast
Recommended Minimum	\$3.72	\$3.62
FY 2027 Fund Balance	\$6.73	\$4.07
Difference	\$3.02	\$0.45

- No changes in other cost escalation assumptions, CIP, or CIP financing plan (still 100% PAYGO)

REVISED RATE FORECAST RECOMMENDATIONS

- Presented on September 9th

Rate Increase	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	CAGR
Water	5.0%	5.0%	5.0%	5.0%	5.0%	27.6%
Sewer	5.0%	5.0%	5.0%	5.0%	5.0%	27.6%

- Revised Recommendation

Rate Increase	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	CAGR
Water	2.0%	2.0%	3.0%	4.0%	5.0%	17.0%
Sewer	2.0%	2.0%	3.0%	4.0%	5.0%	17.0%

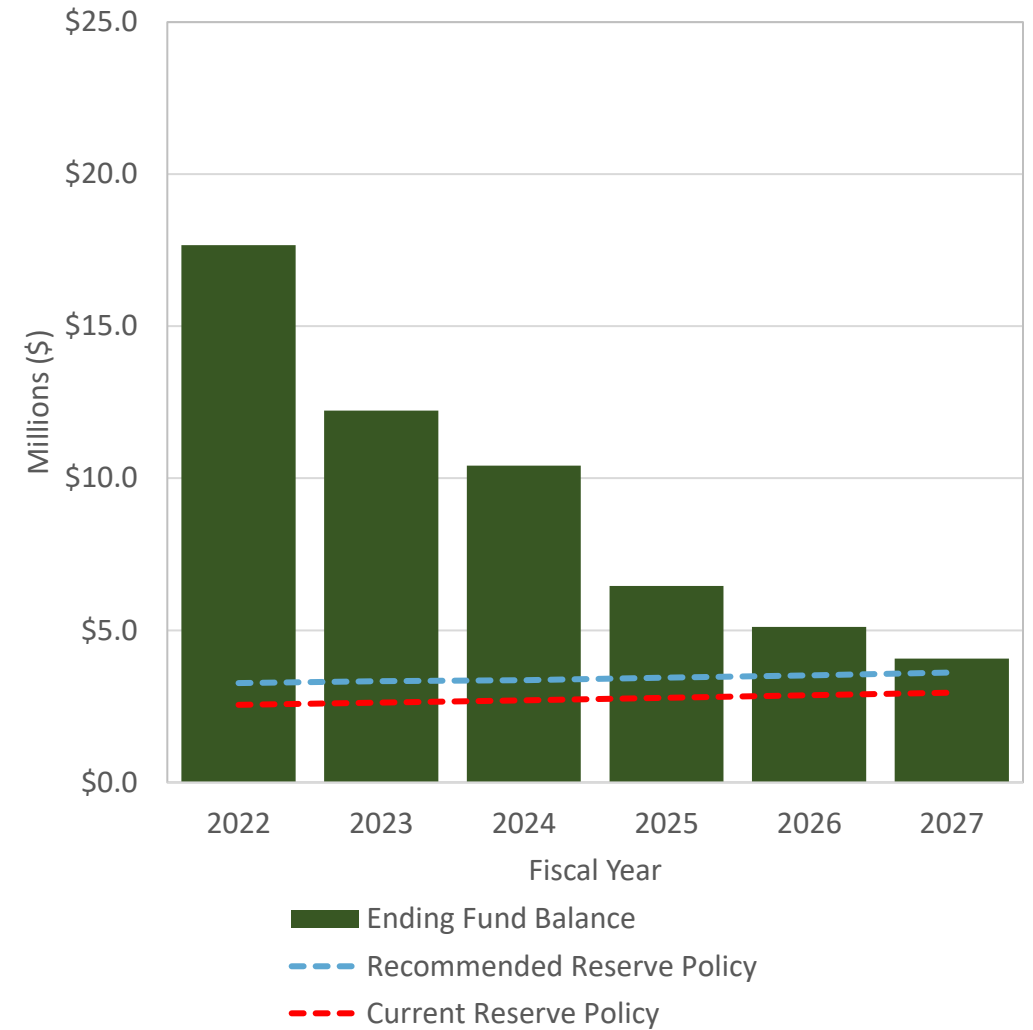
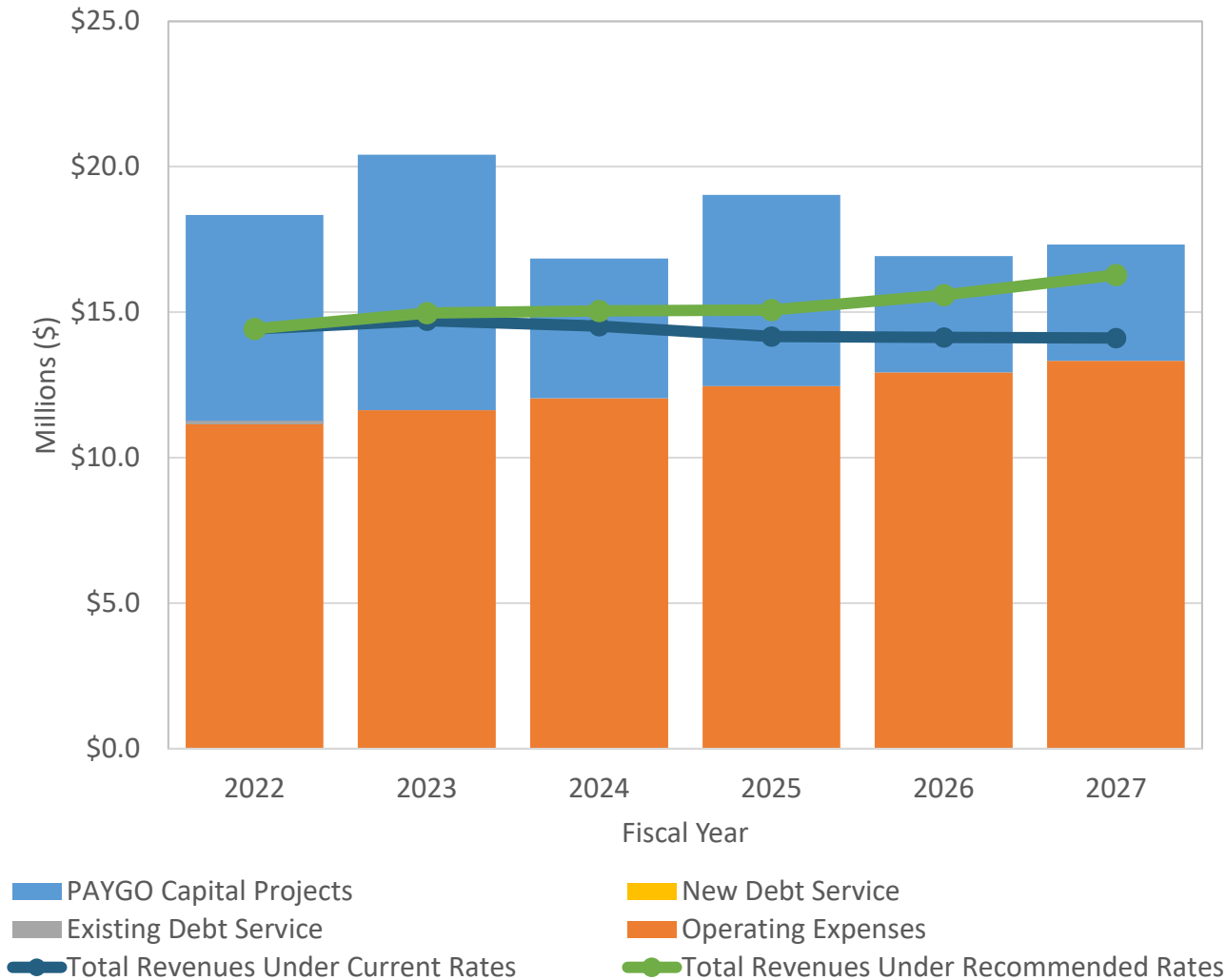
- Revised Phase-In of Fixed Fee Revenue

% of Fixed Revenues	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Presented on September 9 th	10.0%	15.0%	20.0%	25.0%	30.0%
Revised Recommendation	2.0%	4.0%	6.0%	8.0%	10.0%

UPDATED RATE FORECAST

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<u>Current Structure</u>						
Water Rates	\$9.93	\$10.13	\$10.33	\$10.64	\$11.07	\$11.62
Sewer Rates	\$7.18	\$7.32	\$7.47	\$7.69	\$8.00	\$8.40
<u>Alternative Structure</u>						
5/8"		\$4.52	\$6.06	\$7.71	\$9.58	\$11.70
3/4"		\$5.24	\$7.53	\$9.96	\$12.70	\$15.79
1"		\$6.70	\$10.47	\$14.46	\$18.94	\$23.98
1 1/2"		\$10.34	\$17.82	\$25.71	\$34.53	\$44.45
Water Rates	\$9.93	\$9.93	\$9.93	\$10.00	\$10.18	\$10.46
Sewer Rates	\$7.18	\$7.18	\$7.18	\$7.20	\$7.32	\$7.51

WATER AND SEWER FUND CASH FLOW – REVISED



SUMMARY OF CUSTOMER IMPACTS

- Customer Account data points for 2021:
 - 5% of accounts (384) paid the minimum bill (2,000 gal/mo.) in every month
 - 15% of bills (15,000) were for the minimum bill
- Previous forecast quickly increased fixed fee revenue, resulting in large bill increases for the Village's smallest customers and decreases in bills for the Village's largest customers
- Revised forecast more closely aligns impacts on small and large customers
 - Average small customers pay 5.0% more per year
 - Average large customers pay 2.0% more per year
- **All average customers pay more each year**

Meter Size	5/8"	3/4"	1"	1 1/2"	2"	3"	4"	6"
Average Monthly Usage	5,000	5,000	6,000	22,000	41,000	114,000	99,000	581,000
Percent of Total Customers	37%	37%	21%	3%	2%	0.2%	0.1%	0.04%
Residential	96%	96%	93%	20%	7%	0%	0%	0%
Commercial	4%	4%	7%	80%	93%	100%	100%	100%
Cumulative % Bill Increase	14.7%	19.3%	24.7%	15.9%	14.4%	11.3%	17.1%	9.1%

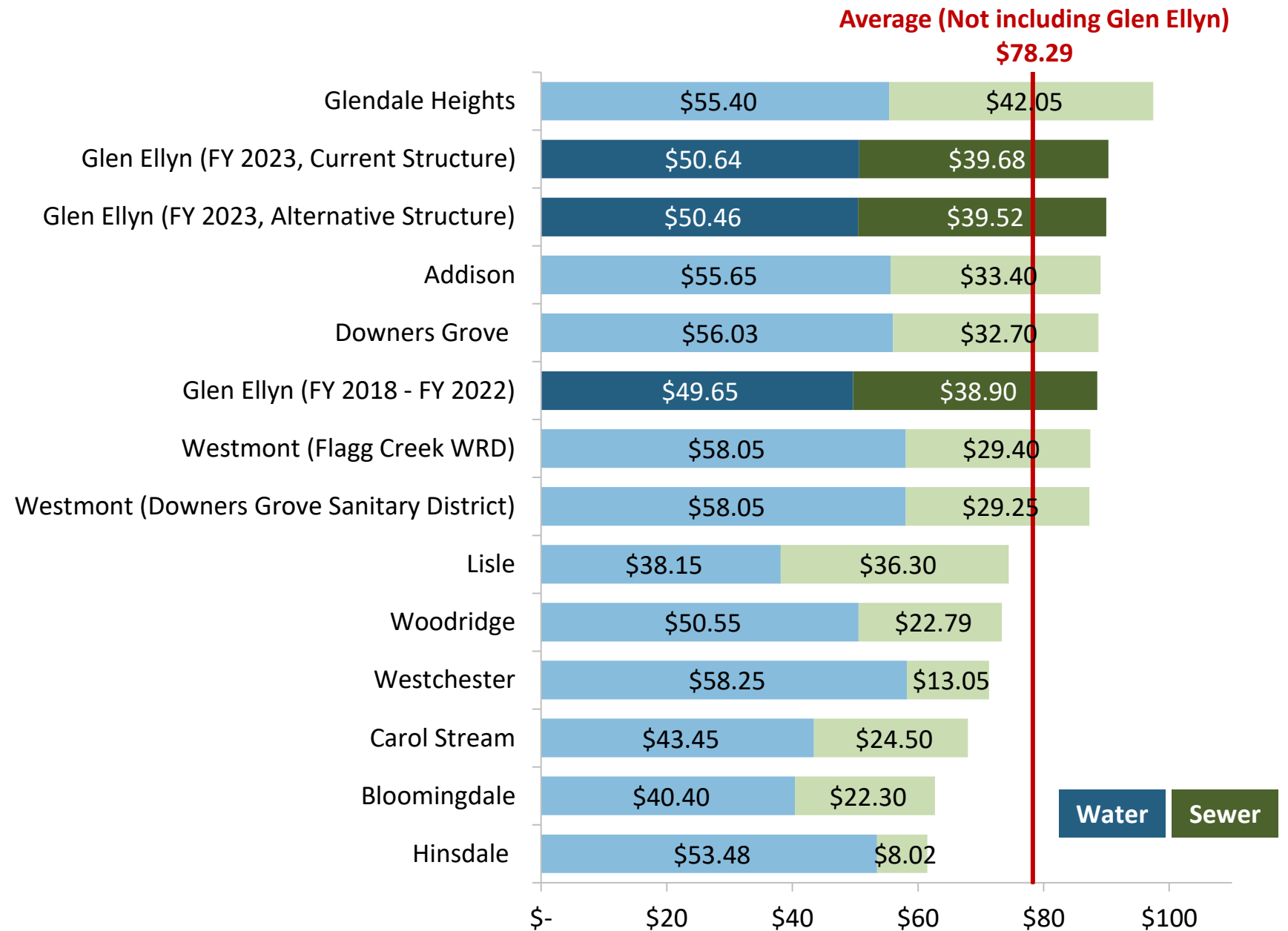
97% of accounts and 99.9% of Residential accounts

REGIONAL WATER AND SEWER BILL COMPARISON

Average Inside Village
Customer

5/8" Meter

5,000 gallons per
month





THANK YOU!

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443-951-4207



September 9, 2022

WATER AND SEWER RATE STUDY DRAFT RESULTS

VILLAGE OF GLEN ELLYN

PRESENTATION TO THE VILLAGE FINANCE COMMISSION



AGENDA



Firm Introduction



Study Methodology and Guiding Principles



Expense and Revenue Forecasts



Recommended Rates



Customer Impacts and Regional Comparisons

NEWGEN STRATEGIES AND SOLUTIONS, LLC

OUR FIRM



50+
employees

We recognize the need for strategic intent behind the actions of our clients. Our results empower decision-makers to implement sound public policy that incorporates community input, market direction, and regulatory mandates.

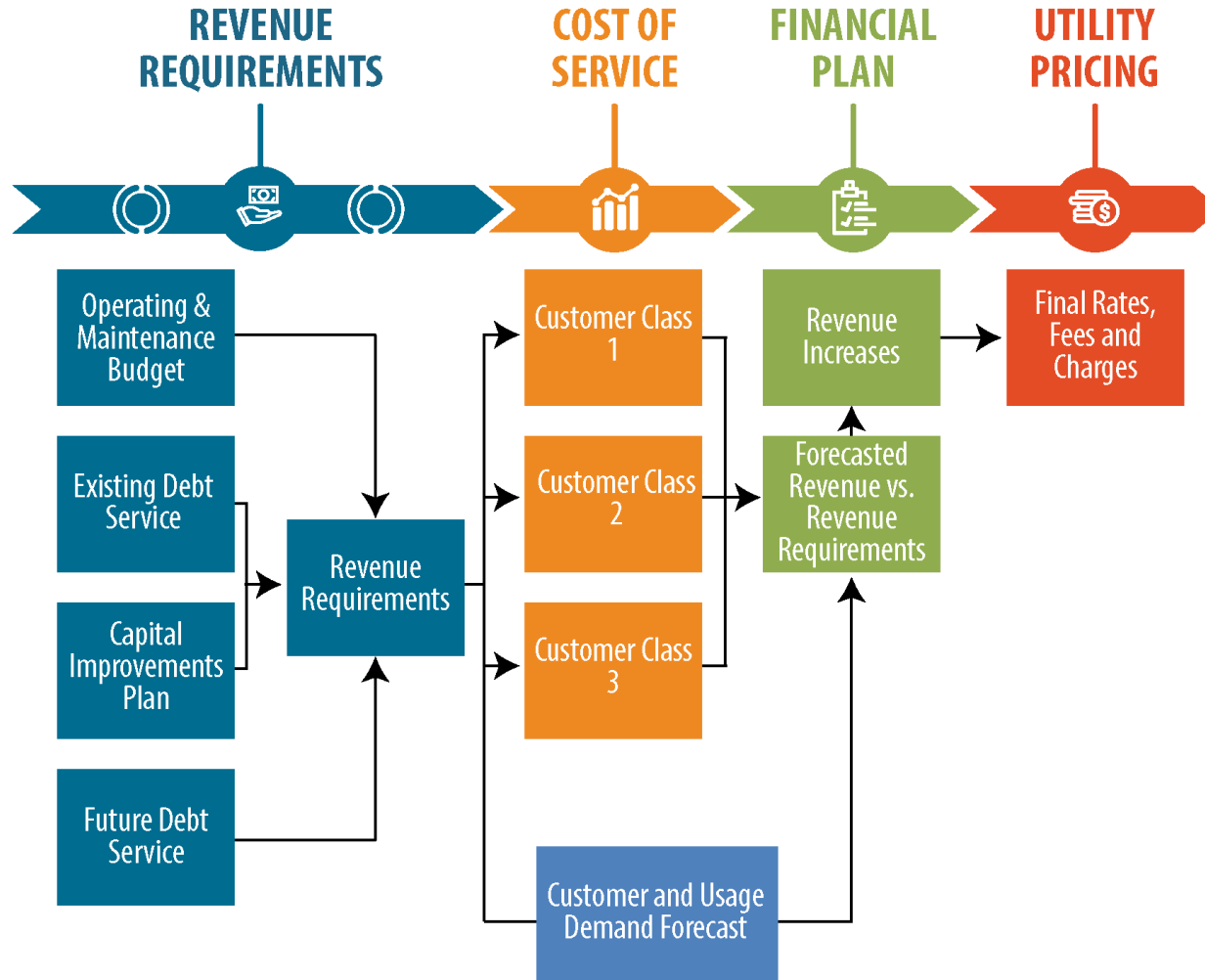


12
Locations
nationwide

OUR CLIENTS



RATE STUDY METHODOLOGY



- **Revenue Requirements:**
Development of the full cost of providing water sewer, and stormwater service, including reserves.
- **Cost of Service:**
Allocation of revenue requirements to customer classes or similar types of customers.
- **Financial Plan:**
Development of a financial plan to fund each system's revenue requirements over time.
- **Utility Pricing:**
Review of the current and alternative rate designs based on revenue needs and rate design pricing objectives with specific rate projections.

RATE STUDY GUIDING PRINCIPLES

The Systems Must Be Financially Self-Sufficient

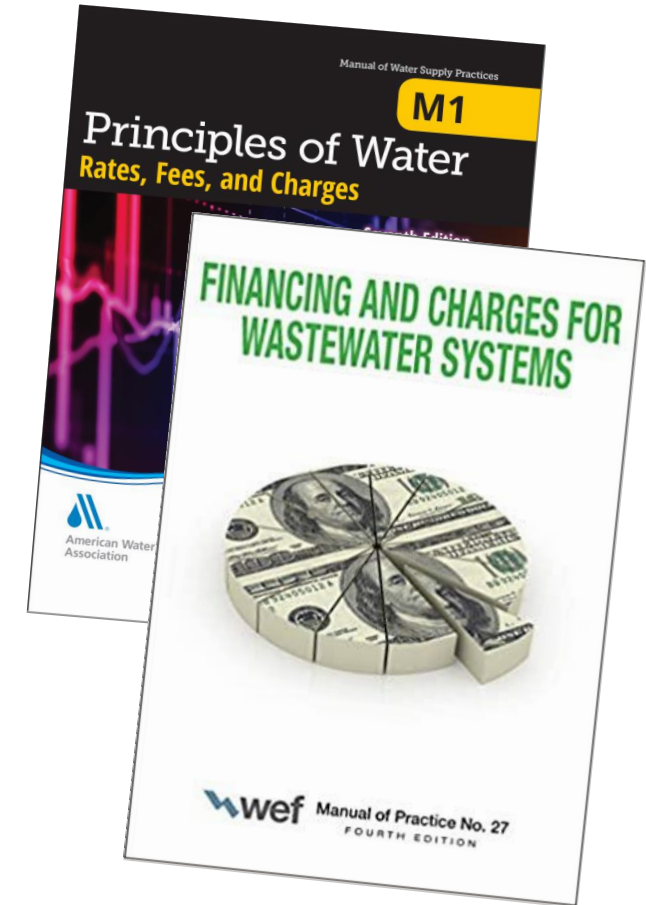
- No subsidies from General Fund
- Those who cause the expenses pay for the expenses, i.e., users

Objective is to Keep Rates and Fees Low Over Time

- Adequate funding to keep facilities in good condition to prolong useful life
- Maintenance of Reserves and Debt Coverage
- Rate increases regularly, gradually, and smoothly

Someone Must Pay

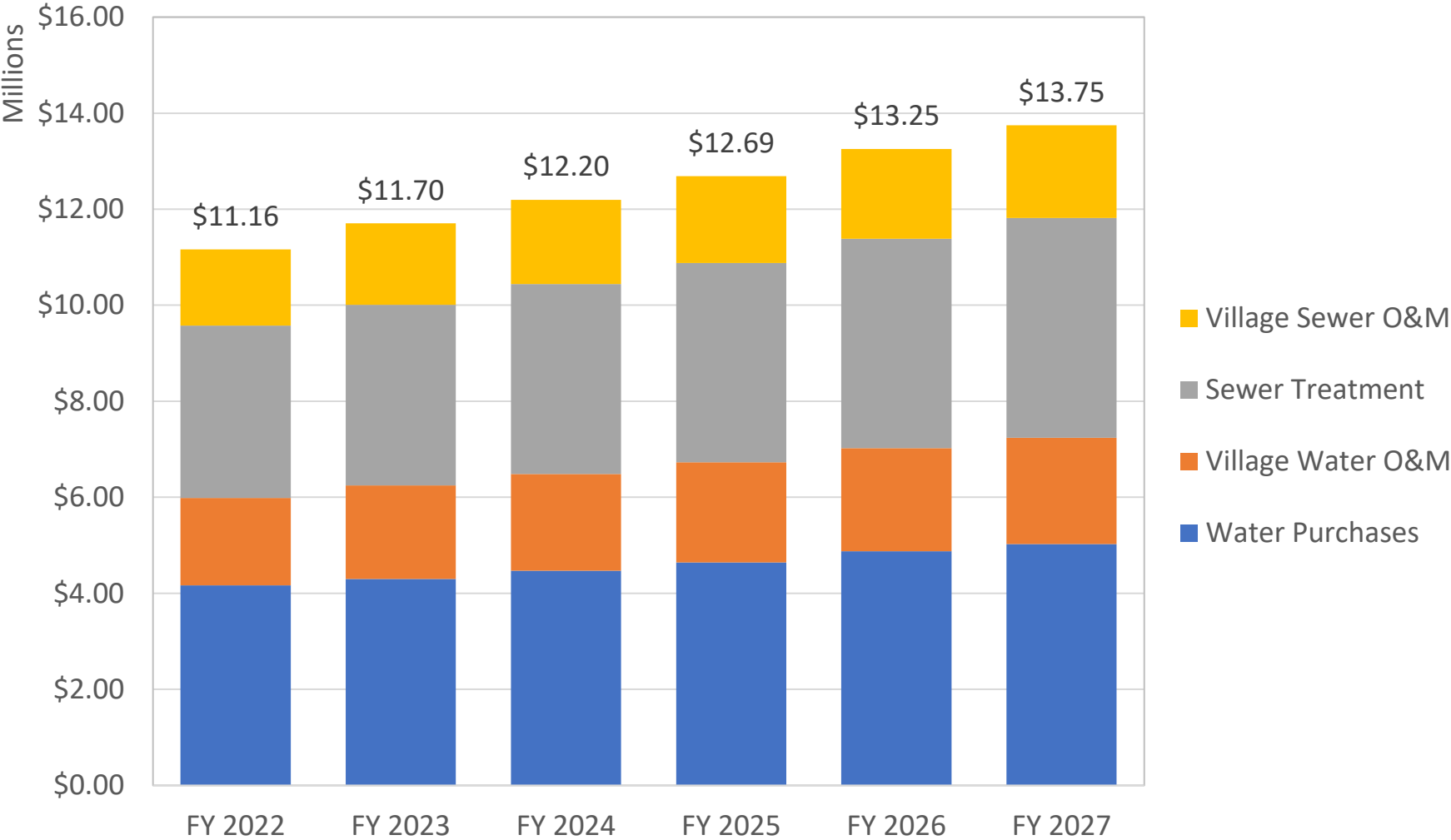
- Operating and capital costs are largely fixed
- Discounts/rebates for any group of customers means other customers must pay more
- “Zero sum” game



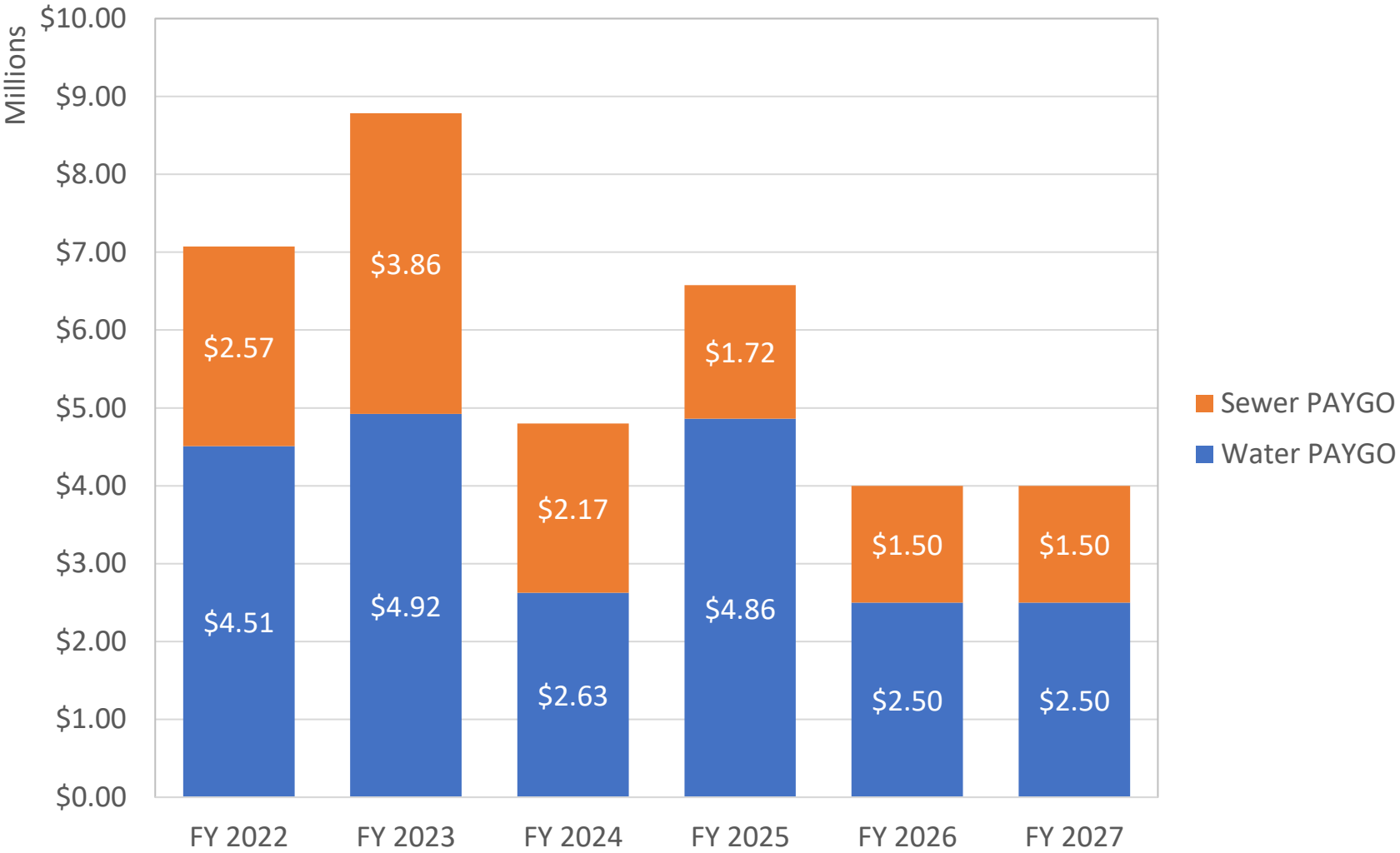
KEY REVENUE REQUIREMENT FORECAST ITEMS

- Forecasts based of FY 2022 operating budget, escalated by an average of about 4.0% per year over the next five years
- Cost of water purchased from DuPage Water Commission and payments to Glenbard Wastewater Authority escalated at 5.0% per year
- Capital Improvement Plans for FY 2022 – FY 2027:
 -  \$12.9 million
 -  \$13.3 million
 - Major projects include Roosevelt Road Water Main, Route 53 Water Main Lining, Royal Glen, CBD Underground/Streetscape Improvements, Bemis Road
- CIP 100% PAYGO funded (no new debt for water or sewer capital projects)

O&M EXPENSE FORECAST

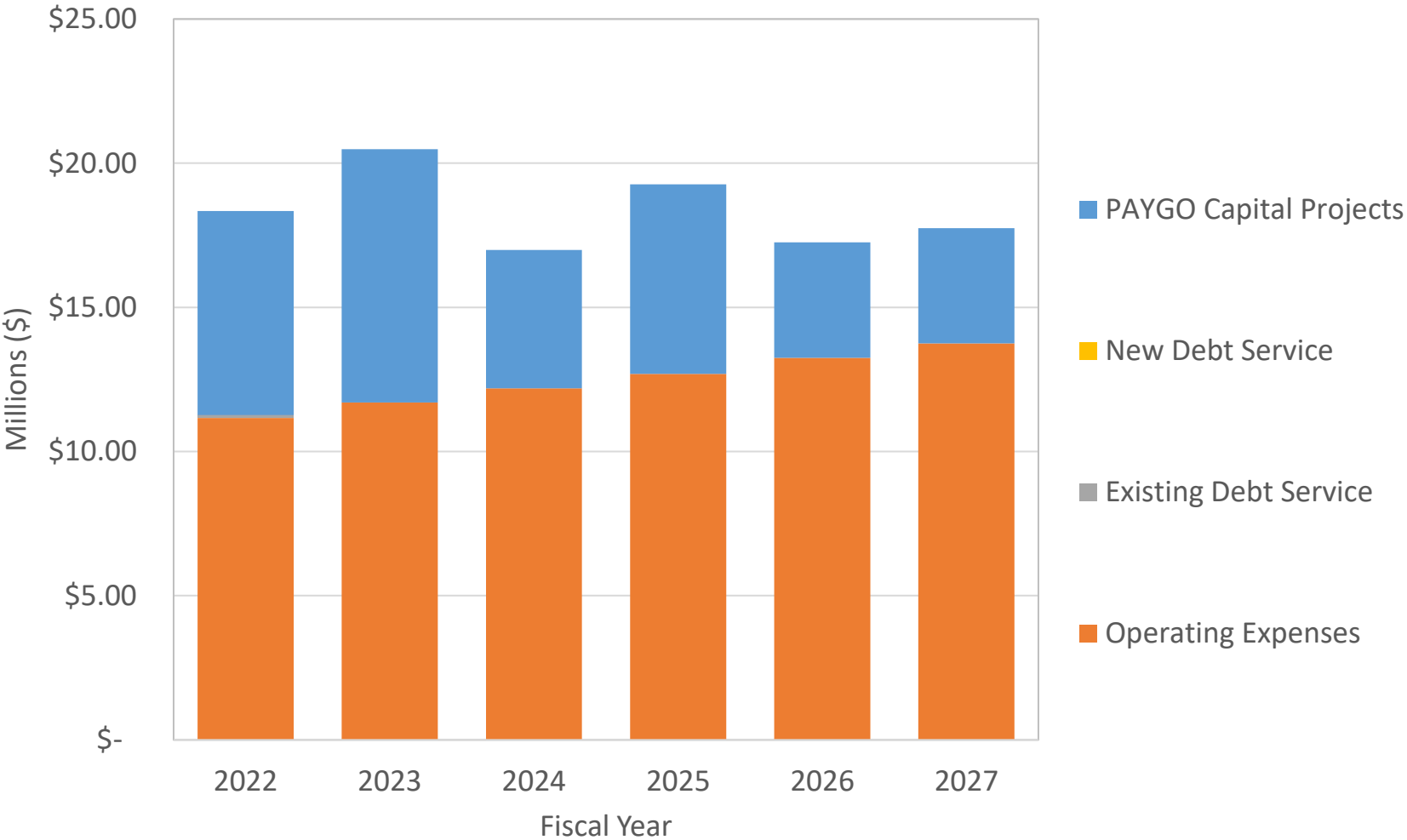


PLANNED CAPITAL SPENDING



FORECASTED WATER AND SEWER FUND REVENUE REQUIREMENT

Sewer debt service
(IEPA Loan) paid off in
FY 2022.



WATER AND SEWER CUSTOMERS AND DEMAND

FY 2021 Data	Customer Accounts	%	Water Demand (kGal)	%
Inside Village	8,340	99.76%	743,789	98.9%
Outside Village	19	0.23%	5,336	0.7%
Glen Oak	1	0.01%	3,000	0.4%
Totals	8,360		752,125	

- Customer forecast assumptions:
 - No long-term growth in customer accounts expected
 - 3.0% decline in water consumption over the study period FY 2022 – FY 2027.

RECOMMENDED MINIMUM FUND RESERVE POLICY

Current Policy

- Calculated several years ago
- \$2.0 million
 - Escalated for future inflation
- NewGen assumed 3.0% inflation
- FY 2022 policy = \$2.5 million

Recommended Policy

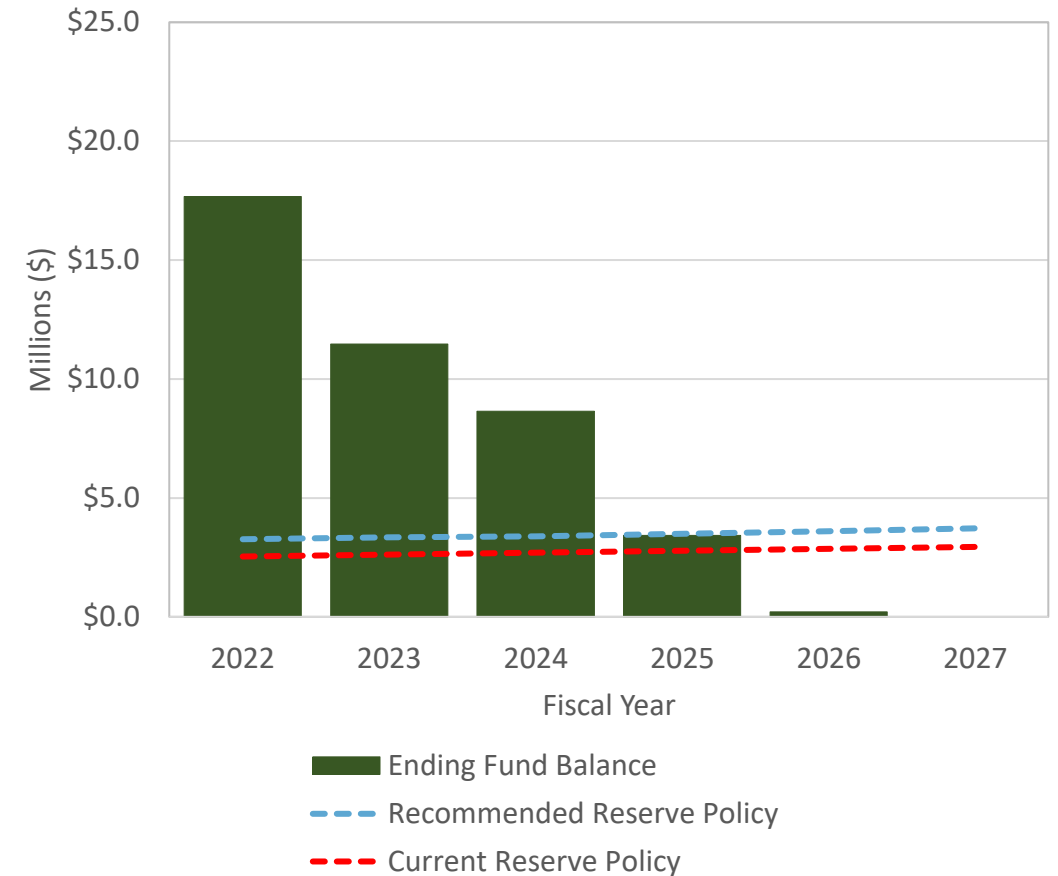
- Tie policy to operating and capital costs of the systems
 - Minimum will increase along with cost structure of system
- O&M = 90 days of expenses
- Capital = 30 days of average five-year planned PAYGO
- FY 2022 policy = \$3.2 million

WATER AND SEWER FUND FORECASTS AT FY 2022 RATES

Water and Sewer Fund Expenses vs. Revenues



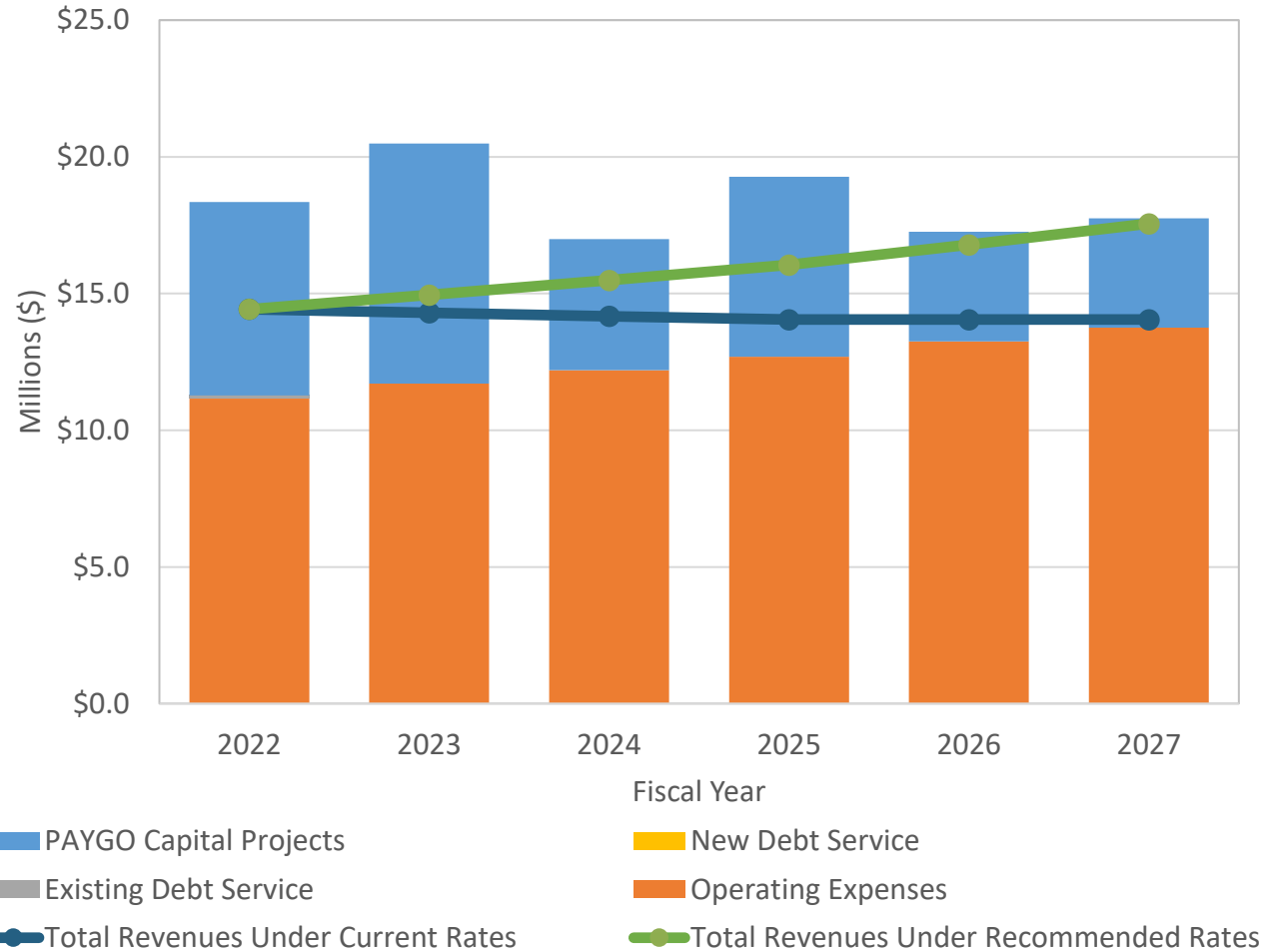
Water and Sewer Fund Reserve Balance



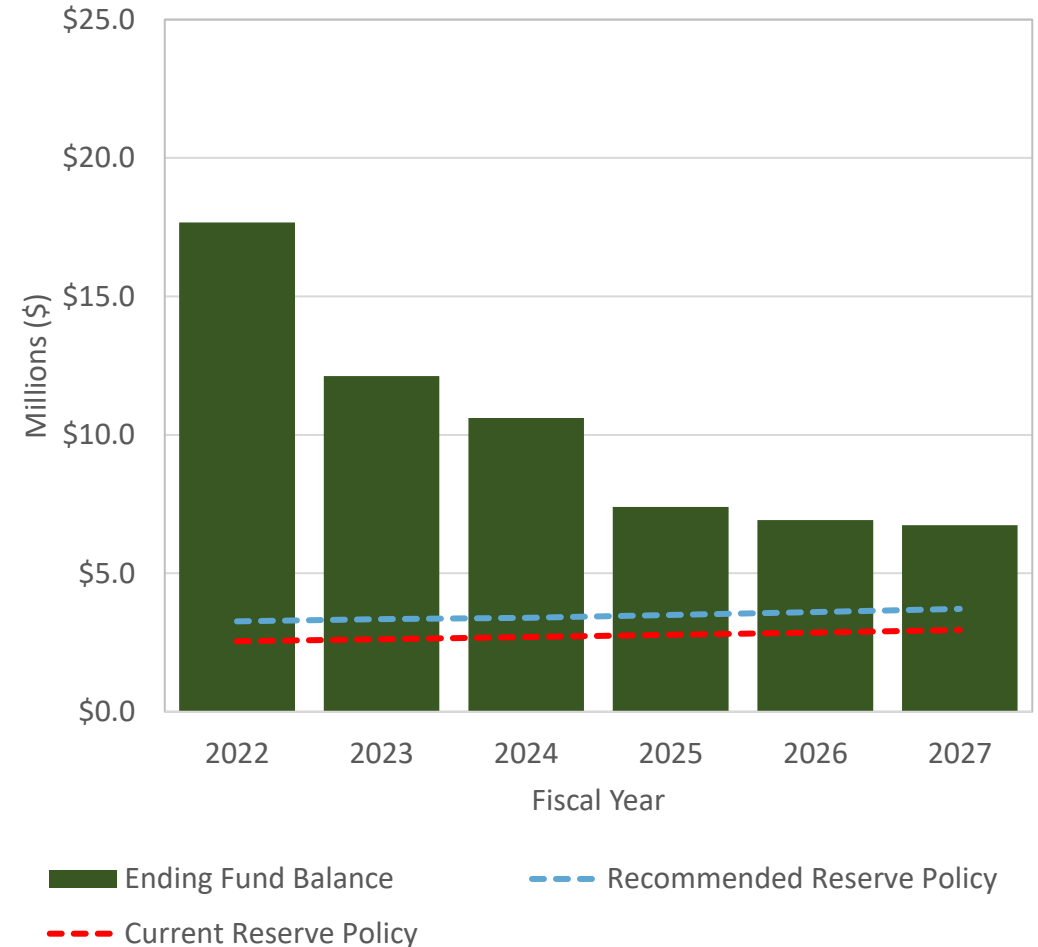
Note: The Village has not increased water or sewer rates since 2018.

WATER AND SEWER FUND CASH FLOW – RECOMMENDED RATES

Water and Sewer Fund Expenses vs. Revenues



Water and Sewer Fund Reserve Balance



RECOMMENDED RATE ALTERNATIVE (INSIDE VILLAGE RATES)

- Current Rate Structure: 5.0% per year increases:

Rate per 1,000 gallons	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Water	\$9.93	\$10.43	\$10.95	\$11.50	\$12.07	\$12.67
Sewer	\$7.18	\$7.54	\$7.92	\$8.31	\$8.73	\$9.16

- Alternative Rate Structure: will generate same revenue:

Water and Sewer Combined	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<u>Fixed Fee per Month</u>						
5/8"		\$10.64	\$14.99	\$19.67	\$24.91	\$30.62
3/4"		\$14.39	\$20.83	\$27.77	\$35.54	\$44.01
1"		\$21.88	\$32.52	\$43.97	\$56.80	\$70.80
1 1/2"		\$40.61	\$61.73	\$84.47	\$109.95	\$137.77
<u>Rate per 1,000 gallons</u>						
Water	\$9.93	\$9.38	\$9.31	\$9.20	\$9.05	\$8.87
Sewer	\$7.18	\$6.74	\$6.66	\$6.55	\$6.41	\$6.25

CUSTOMER BILL IMPACTS

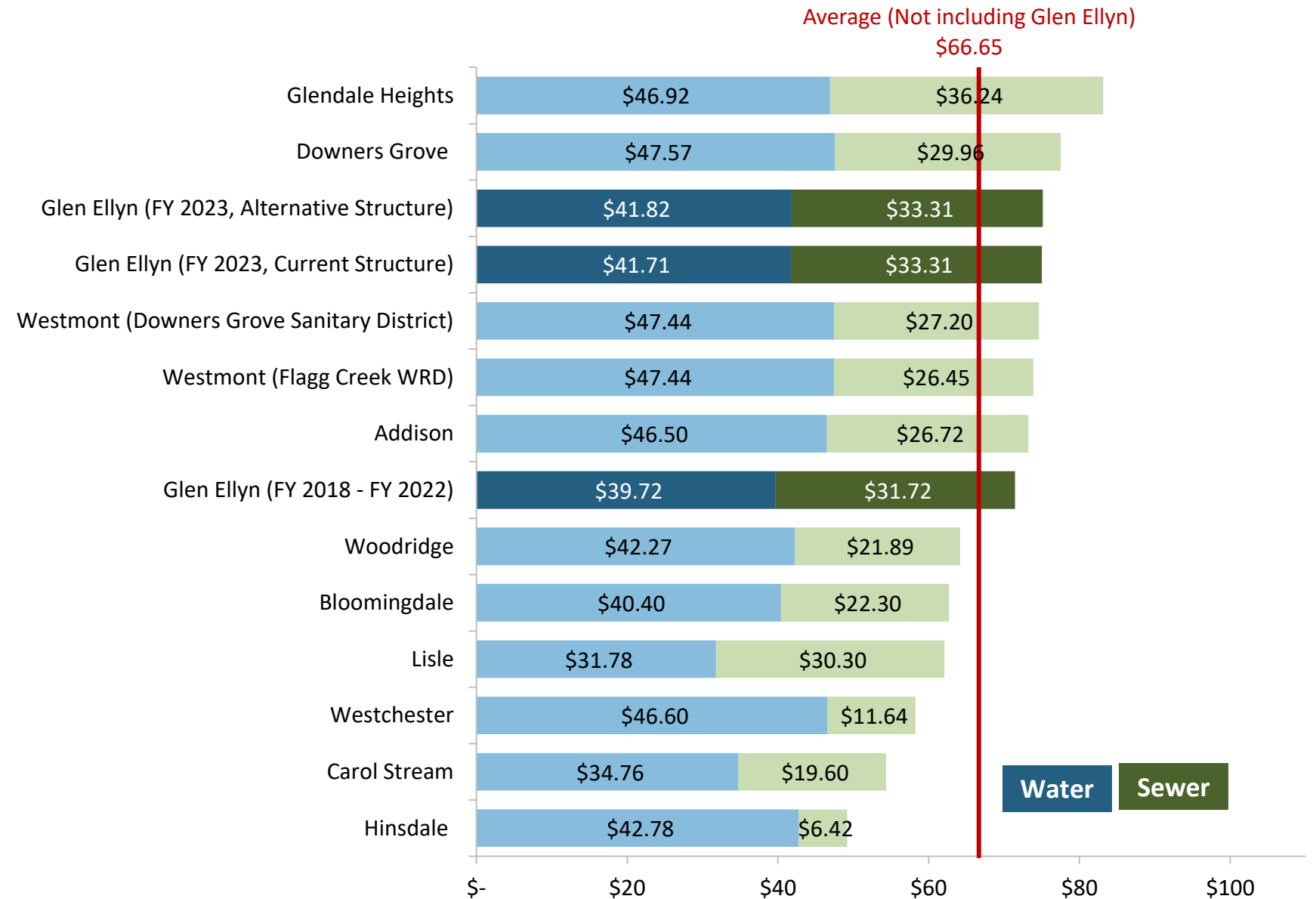
Current Rate Structure	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$34.22	\$35.93	\$37.73	\$39.61	\$41.59	\$43.67
2 kgal/mo.	\$ Change	\$1.71	\$1.80	\$1.89	\$1.98	\$2.08
5/8" Meter	% Change	5.0%	5.0%	5.0%	5.0%	5.0%
Average Use	\$68.44	\$71.86	\$75.46	\$79.23	\$83.19	\$87.35
4 kgal/mo.	\$ Change	\$3.42	\$3.59	\$3.77	\$3.96	\$4.16
5/8" Meter	% Change	5.0%	5.0%	5.0%	5.0%	5.0%
High Use	\$342.20	\$359.31	\$377.28	\$396.14	\$415.95	\$436.74
20 kgal/mo.	\$ Change	\$17.11	\$17.97	\$18.86	\$19.81	\$20.80
5/8" Meter	% Change	5.0%	5.0%	5.0%	5.0%	5.0%
Alternative Rate Structure	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$34.22	\$39.74	\$43.61	\$47.69	\$52.19	\$57.03
2 kgal/mo.	\$ Change	\$5.52	\$3.87	\$4.08	\$4.50	\$4.84
5/8" Meter	% Change	16.1%	9.7%	9.4%	9.4%	9.3%
Average Use	\$68.44	\$71.99	\$75.54	\$79.18	\$83.13	\$87.27
4 kgal/mo.	\$ Change	\$3.55	\$3.55	\$3.64	\$3.95	\$4.14
5/8" Meter	% Change	5.2%	4.9%	4.8%	5.0%	5.0%
High Use	\$342.20	\$329.98	\$330.95	\$331.10	\$330.59	\$329.19
20 kgal/mo.	\$ Change	(\$12.22)	\$0.97	\$0.15	(\$0.52)	(\$1.40)
5/8" Meter	% Change	(-3.6%)	0.3%	0.0%	(-0.2%)	(-0.4%)

REGIONAL WATER AND SEWER BILL COMPARISON

Average Inside Village
Customer

5/8" Meter

4,000 gallons per
month





THANK YOU!

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ANNAPOLIS, MD 21401**

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ECALLOCCHIA@NEWGENSTRATEGIES.NET
443-951-4207**

NewGen Strategies & Solutions

www.newgenstrategies.net

REPORT

WATER AND SEWER RATE STUDY



Prepared for:
Glen Ellyn Public Works
30 S. Lambert Road
Glen Ellyn, Illinois 60137



911-A Commerce Road
Annapolis, MD 21401
Phone: (410) 266-9101

January 12, 2023

John Hubsky
Assistant Public Works Director
Glen Ellyn Public Works
30 S. Lambert Road
Glen Ellyn, IL 60137

Subject: Water and Sewer Rate Study Report

Dear Mr. Hubsky:

NewGen Strategies and Solutions, LLC (NewGen) is pleased to submit to the Village of Glen Ellyn our report detailing our completed Water and Sewer Rate Study. This report summarizes our study's results regarding the forecasted costs of providing water and sewer service to the Village's customers and our recommendations for recovering these costs over the next five years. Our recommendations relating to revenue increases will result in the sustainable operation of the Village's water and sewer utilities and the financial health of the Village's Water and Sewer Fund.

We appreciate the opportunity to provide our services to the Village and would like to express our sincere appreciation to Village staff. The dedication and assistance provided by Village staff was essential to the completion of this study. It has been a distinct pleasure to work with the Village of Glen Ellyn.

Sincerely,

DocuSigned by:

C11651334F8F462...
Eric Callocchia
Partner
NewGen Strategies and Solutions, LLC

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Figure 7-1: Long-Term Water and Sewer Revenues vs. Expenses Projection 7-1

Figure 7-2: Long-Term Water and Sewer Fund Balance Projection 7-2

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EXECUTIVE SUMMARY

The primary goal of NewGen’s study was to develop a five-year forecast of water and sewer rates to support the costs of operating and maintaining the Village’s water and sewer systems. NewGen used the Village’s FY 2022 operating budget and ten-year capital improvement plan as the basis for its projections with appropriate cost escalation for future years. A key assumption of the study is that the Village will not take on any additional debt to finance capital improvement projects.

NewGen’s study determined that the Village’s FY 2022 rates are not sufficient to maintain the financial and operational health of the Village’s Water and Sewer Fund over the next five years. The following figures show the expenses vs. revenues and fund balance projections if the Village does not increase water or sewer rates over the five-year planning period.

Figure E-1: Water and Sewer Expenses vs. Revenues at FY 2022 Rates

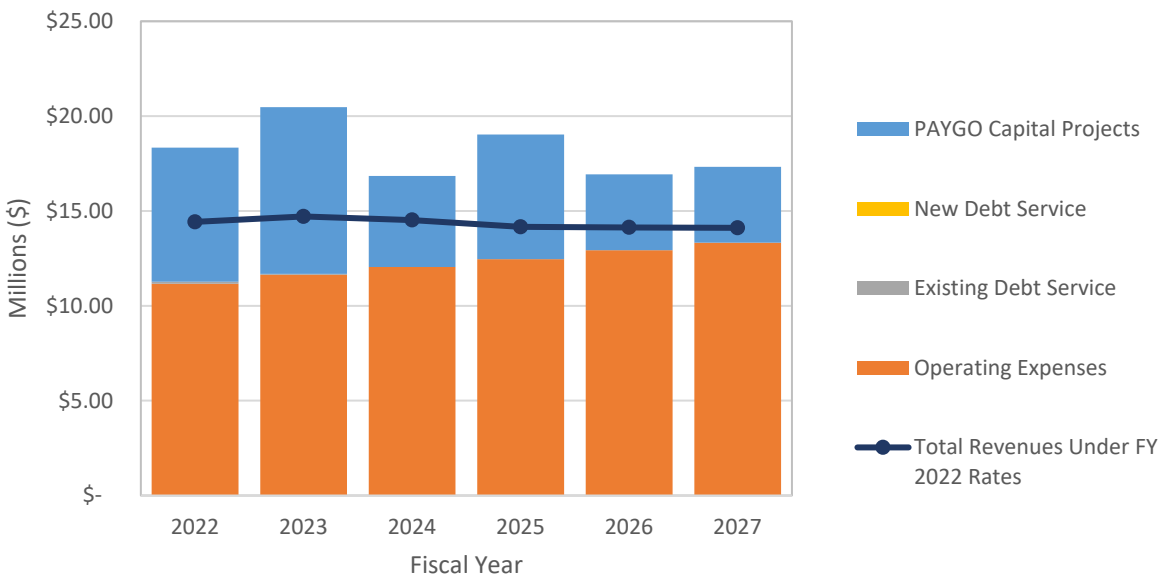
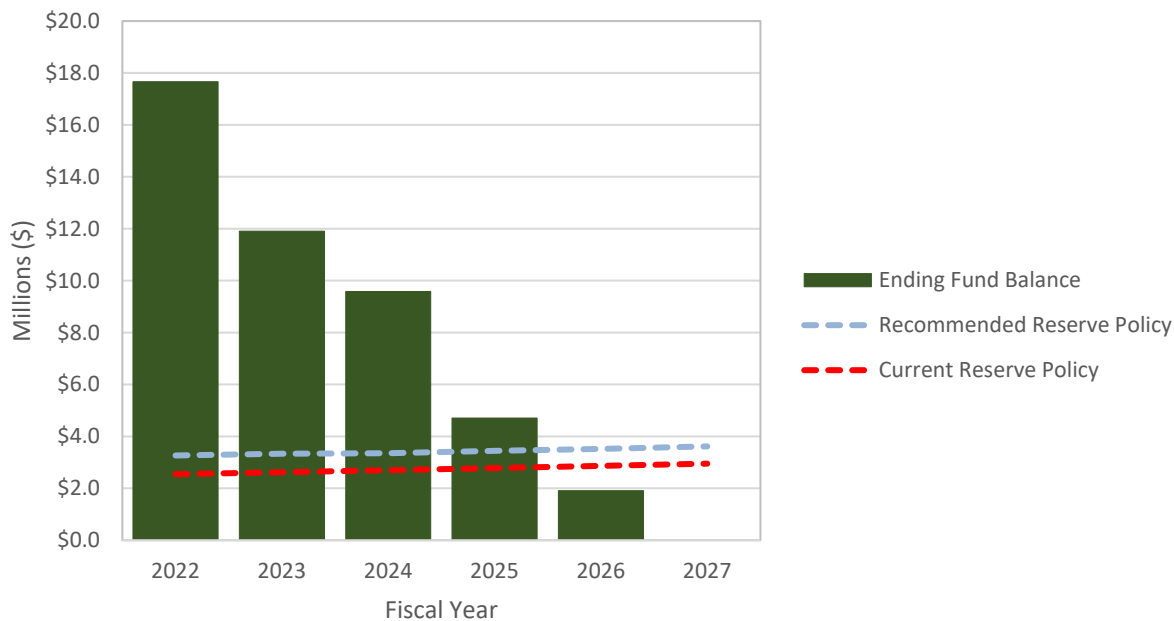


Figure E-2 shows the forecasted Water and Sewer Fund balance if the Village does not increase any water or sewer rates above the current FY 2022 rates. As a part of the study, NewGen evaluated the Village’s current Water and Sewer Fund reserve policy. The Village established a policy several years ago of a minimum fund balance of \$2.0 million with an annual escalation factor. NewGen calculated that this results in a current fund balance policy of \$2.5 million.

NewGen’s recommendation is to base the Village’s Water and Sewer Fund balance minimum policy on the operating and maintenance (O&M) and capital costs of the system. NewGen recommends maintaining a minimum of 90 days of annual O&M costs and 30 days of annual pay-as-you-go (PAYGO) capital costs. As the Village’s costs increase this fund balance policy will increase as well, ensuring the financial stability of the Water and Sewer Fund. The fund balance chart below shows both the current Village policy and NewGen’s recommended policy.



Figure E-2: Water and Sewer Fund Balance Projection at FY 2022 Rates



NewGen’s recommended revenue increases to maintain the financial health of the Village’s Water and Sewer Fund are shown in Table E-1 below. The increases are necessary to meet the future inflation adjusted O&M costs and capital investments required to support the Village’s water and sewers systems.

Table E-1
Recommended Water and Sewer Rate Increases

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Sewer Infrastructure Fee	0.0%	0.0%	0.0%	0.0%	0.0%
Water Volumetric Rate	2.0%	2.0%	3.0%	4.0%	5.0%
Sewer Volumetric Rate	2.0%	2.0%	3.0%	4.0%	5.0%

The following figure shows the Water and Sewer Fund expenses and revenues if the Village adopts the rate increases shown in Table E-1.

Figure E-3: Water and Sewer Expenses vs. Revenues at Recommended Rates

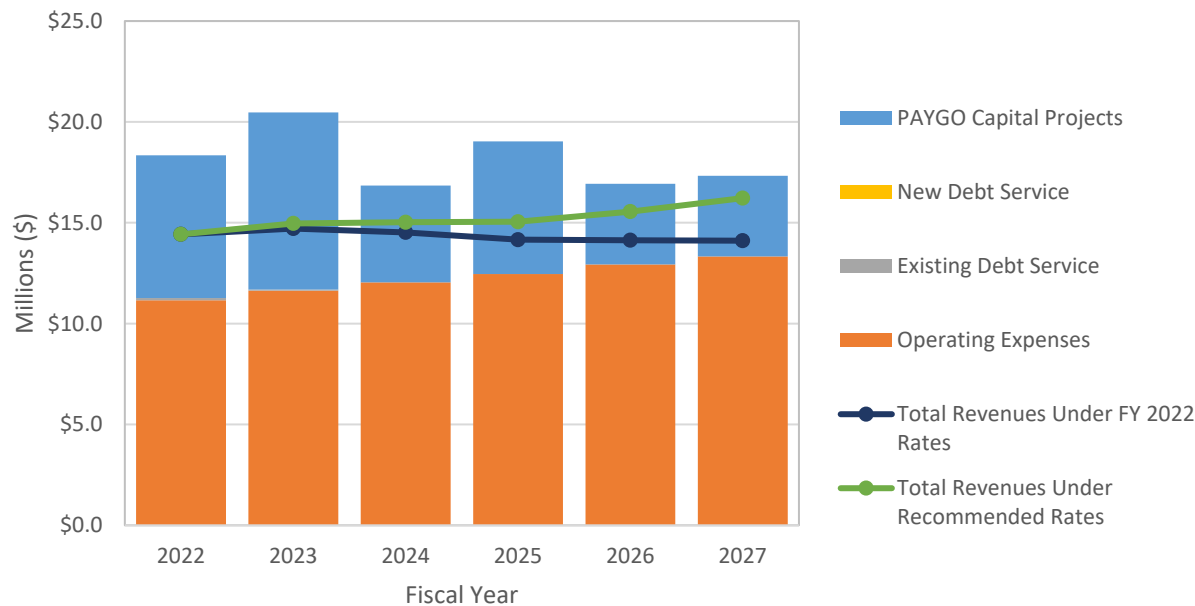
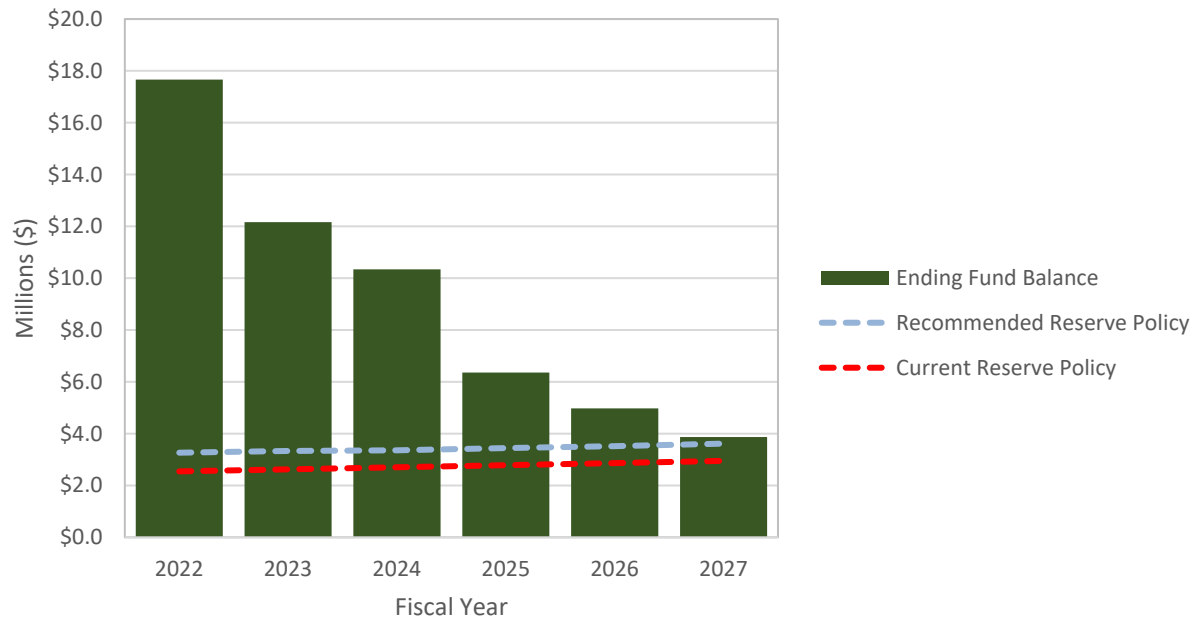


Figure E-4 shows the forecasted Water and Sewer Fund balance if the Village adopts each of the annual rate increases shown in Table E-1.

Figure E-4: Water and Sewer Fund Balance Projection at Recommended Rates



EXECUTIVE SUMMARY

NewGen developed an alternative rate structure for the Village's water and sewer rates. The Village currently charges only a volumetric rate per 1,000 gallons of usage, with a monthly minimum of 2,000 gallons to fund the water and sewer systems.¹ NewGen developed a rate alternative that includes a fixed monthly fee based on meter size that includes no usage, and a volumetric rate per 1,000 gallons for all metered usage. The impact of the alternative rate structure is different on customers based on their water demand.

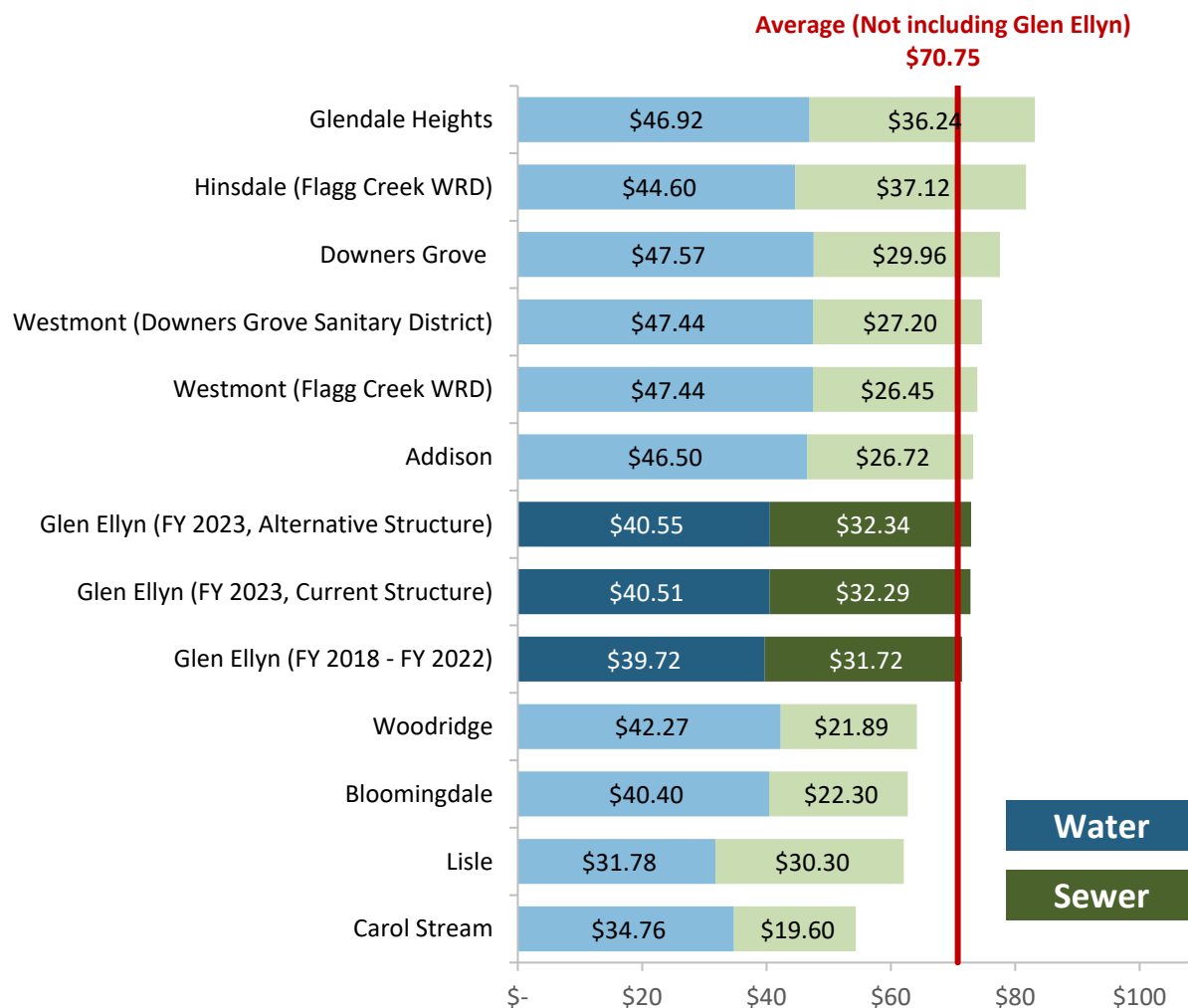
The average Village residential customer uses 4,000 gallons of water per month. Table E-2 shows the impact of the recommended revenue increases on sample Village residential customers under both the current and alternative rate structure. Both rate structures include the revenue increases recommended in Table E-1 and generate the same amount of total water and sewer revenue.

Table E-2
Projected Combined Water and Sewer Monthly Customer Bills

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<u>Current Rate Structure</u>						
Minimum Use	\$37.22	\$37.90	\$38.60	\$39.67	\$41.14	\$43.04
2 kgal/mo.	\$ Change	\$0.68	\$0.70	\$1.07	\$1.47	\$1.91
5/8" Meter	% Change	1.8%	1.8%	2.8%	3.7%	4.6%
Average Use	\$71.44	\$72.81	\$74.20	\$76.34	\$79.27	\$83.09
4 kgal/mo.	\$ Change	\$1.37	\$1.40	\$2.14	\$2.93	\$3.81
5/8" Meter	% Change	1.9%	1.9%	2.9%	3.8%	4.8%
High Use	\$345.20	\$352.04	\$359.02	\$369.71	\$384.37	\$403.44
20 kgal/mo.	\$ Change	\$6.84	\$6.98	\$10.68	\$14.67	\$19.07
1 1/2" Meter	% Change	2.0%	2.0%	3.0%	4.0%	5.0%
<u>Alternative Rate Structure</u>						
Minimum Use	\$37.22	\$38.67	\$40.16	\$41.91	\$44.24	\$47.11
2 kgal/mo.	\$ Change	\$1.45	\$1.48	\$1.75	\$2.33	\$2.87
5/8" Meter	% Change	3.9%	3.8%	4.4%	5.6%	6.5%
Average Use	\$71.44	\$72.89	\$74.38	\$76.33	\$79.26	\$83.06
4 kgal/mo.	\$ Change	\$1.45	\$1.48	\$1.95	\$2.93	\$3.81
5/8" Meter	% Change	2.0%	2.0%	2.6%	3.8%	4.8%
High Use	\$345.20	\$352.47	\$359.89	\$369.63	\$384.28	\$403.32
20 kgal/mo.	\$ Change	\$7.27	\$7.41	\$9.75	\$14.64	\$19.04
1 1/2" Meter	% Change	2.1%	2.1%	2.7%	4.0%	5.0%

If the Village adopts the rates recommended in this report in FY 2023, then the Village's combined water and sewer bill for an average inside Village customer would remain just above average of similar utilities in the region, as shown in Figure E-5.

Figure E-5: Regional Bill Comparison – Residential Customer, 5/8” Meter, 4,000 gal/mo.



¹ The Village's \$3.00 per month Infrastructure Fee is levied for the purpose of funding sewer and stormwater infrastructure repairs and improvements, and is split 50/50 between sewer and stormwater spending.

Section 1

STUDY BACKGROUND AND SCOPE OF WORK

Study Background

The Village of Glen Ellyn is in DuPage County, Illinois, United States, about 24 miles west of Chicago. The Village of Glen Ellyn's Utilities Division within the Public Works Department maintains watermain, sanitary sewer, and storm sewer infrastructure.

The Village's water distribution system contains approximately 110 miles of water main, 1,300 fire hydrants, 1,600 valves and has over 8,200 water services. The sanitary sewer collection system comprises around 85 miles of sewer mains with over 2,000 manholes and contains five lift stations. The storm sewer collection system contains about 65 miles of piping, 3,100 catch basins and inlets and 1,200 manholes. The Village's sanitary sewer collection system conveys wastewater to the Glenbard Wastewater Authority (GWA), the treatment plant for both Glen Ellyn and Lombard.

The Village engaged NewGen Strategies and Solutions, LLC to complete a Water and Sewer Rate Study to ensure that the Village's water and sewer rates are sufficient to generate the revenue necessary to operate, maintain, repair, rehabilitate, and replace the Village's utility systems while also maintaining appropriate Water and Sewer Fund reserves.

Project Approach

NewGen's approach to reviewing and evaluating municipal utility rates is governed by the view that the ideal rate structure must satisfy seven criteria:

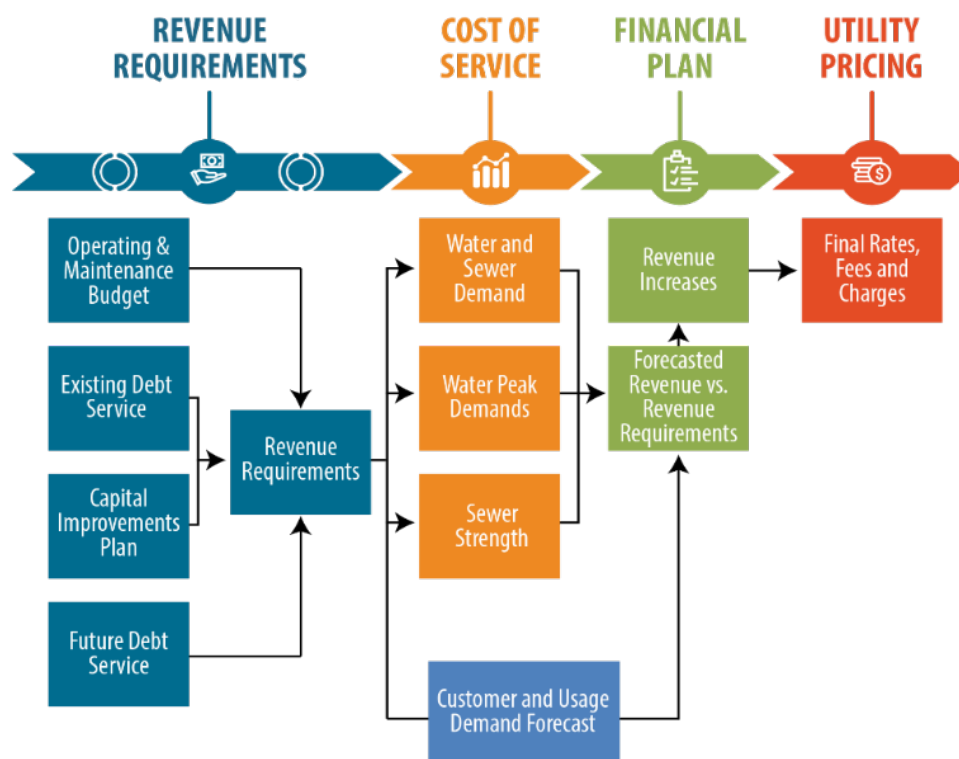
- **Equity** requires that rates and charges result in no undue discrimination among customers or customer classes. Although equity is normally related to the cost of service, it should be realized that customer acceptance will center on preconceived notions of equity and fairness.
- **Efficiency** refers to the ability of the rate schedule to encourage wise use of the resources devoted to the services that the utility provides.
 - Rates should reflect the cost of providing service.
 - Rates should be similar for customers or customer classes served under similar conditions.
 - Customers should be able to understand the rate schedules so that they can make rational decisions regarding their purchase of additional service(s).
- **Revenue Adequacy** is the most fundamental of all considerations, as it recognizes that rates are cost driven. When evaluating any rate structure, the rates must produce revenues sufficient to operate the system and those rates produce sufficient revenues if there are changes in demand for service.
- **Affordability** means that the recommended rates must result in bills that are realistically within the ability of customers to pay.
- **Sustainability** means that the objective of the rate methodology is to keep rates low over time, not to merely keep them low for the short-term by omitting or deferring needed expenses such as maintenance and funding of necessary cash reserves.



- **Administrative Simplicity** recognizes that limits must be placed on the number of customer classes, the complexity of the rate schedule, and the frequency of billing.
- **Legal and Regulatory Compliance** is a prime consideration because rate structures must incorporate applicable local, state, and federal statutes.

The application of the criteria should recognize that a rate schedule is a form of public policy statement, setting forth those values that the utility considers important. Rate structures must be tailored to community perceptions, realities, and values. While each utility's budgeting, financial reporting and flow of funds is unique, a generalized schematic illustrating our approach to a cost of service / rate study is shown in the figure below.

Figure 1-1: Cost of Service Process



NewGen's approach to completing a utility rate study is completed in a four-step process which includes:

- **Revenue Requirements** - Development of the full cost of providing water and sewer service to each class of Village customers, including those costs that may not be identified such as the need for repair and replacement of assets (i.e., deferred maintenance).
- **Cost of Service** - Allocation of revenue requirements to customer classes or types of customers based on the cost of providing service and each class's demand for service.
- **Financial Plan** - Development of a financial plan to fund system revenue requirements considering customer and usage demand forecasts.
- **Utility Pricing** - Review of the current and alternative rate designs based on revenue needs and rate design pricing objectives with specific rate projections.

This report details the results of our study and our recommendations regarding water and sewer rates sufficient to meet the future costs of each utility.

Section 2

REVENUE REQUIREMENTS

The first step in the rate study is to identify and project the revenue requirements of the water and sewer systems. The revenue requirements reflect the true cost of operating and maintaining each system when accounting for day-to-day operation and maintenance (O&M) costs, existing debt service, planned capital improvements, and contributions to reserves. This section of our report will detail the full costs of each system and how those costs are reasonably expected to increase in the future.

Study Assumptions

While the study is predicated on the most recently available data, several assumptions must be made to forecast future costs and revenues.

Operating Budget Escalation Factors

NewGen’s cost projections are based on the Village’s FY 2022 adopted Water and Sewer Fund budget. To reasonably project future costs, escalation and inflation factors must be applied to each of the Village’s budget line items. The study includes the following operating and maintenance line-item escalation factors in Table 2-1.

Table 2-1
Operating Budget Escalation Factors

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Salaries	5.0%	3.2%	3.2%	3.2%	3.2%
Benefits	3.2%	3.2%	3.2%	3.2%	3.2%
General Inflation	8.0%	4.0%	3.2%	3.2%	3.2%
DuPage Water Commission	4.2%	5.0%	5.0%	5.0%	3.0%
Glenbard Wastewater Authority	3.0%	3.0%	3.0%	3.0%	3.0%

The cost of wholesale water purchases from the DuPage Water Commission are based on actual FY 2023 rates, and estimated increases for FY 2024 – FY 2027. The cost of wastewater treatment paid to the Glenbard Wastewater Authority are estimated to increase by 3.0% per year for the entire forecast period.

On average, NewGen projects that the water utility operating budget will increase by 3.9% per year and sewer by 3.3% per year over the five-year projection period.

Water and Sewer Operating Costs

The Village’s FY 2022 budget and forecasted FY 2023 – FY 2027 Water and Sewer Fund O&M expenses are shown in Table 2-2. Also included are forecasted O&M cost impacts of the Village’s Capital Improvement Plan. A key driver of the increase in O&M costs is estimated increases in the cost of the Village’s purchased water from the DuPage Water Commission (DWC) and the payments for wastewater treatment to the Glenbard Wastewater Authority (GWA).



Table 2-2
Projected Water and Sewer Operating and Maintenance Expenses

	FY 2022 Budget	FY 2023 Projected	FY 2024 Projected	FY 2025 Projected	FY2026 Projected	FY2027 Projected
Water Purchases	\$4,166,000	\$4,298,608	\$4,468,403	\$4,644,905	\$4,877,150	\$5,023,465
Village Water O&M	1,820,615	1,945,302	2,017,244	2,081,796	2,148,414	2,217,163
Sewer Treatment	3,586,729	3,694,331	3,805,161	3,919,316	4,036,895	4,158,002
Village Sewer O&M	1,586,925	1,693,332	1,755,312	1,811,482	1,869,450	1,929,272
Total O&M	\$11,160,269	\$11,631,572	\$12,046,120	\$12,457,499	\$12,931,908	\$13,327,901
<i>% Change</i>		4.2%	3.6%	3.4%	3.8%	3.1%

Water purchases from DuPage Water comprise about 70% of the Village's water O&M costs (37% of total costs). Similarly, payments for sewer treatment to GWA comprise 70% of the Village's sewer O&M costs and 32% of total O&M costs.

Water and Sewer Capital Costs

There are two components to the capital costs of the water and sewer systems. The first is the existing debt obligations payable by the Water and Sewer Fund. The second is any planned capital expenditures to be paid by the Fund, which can be paid on an annual basis (i.e., PAYGO funded) or with the issuance of new debt (i.e., debt-funded). The following capital costs are included in NewGen's revenue requirement projections for the Water and Sewer Fund.

Existing Debt Service

As of 2022, the Village is obligated to pay one outstanding debt issue – a single Illinois Environmental Protection Agency (IEPA) Loan. The Village maintains a policy of completing water and sewer capital projects on a PAYGO basis. The IEPA loan will be paid in full in FY 2023.

Table 2-3 shows the projected loan payments over the five-year study planning period.

Table 2-3
Current Debt Service Obligations by Issue

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
IEPA Loan	\$107,945	\$53,306	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$107,945	\$53,306	\$ -	\$ -	\$ -	\$ -
<i>% Change</i>		(-50.6%)	(-100.0%)	- %	- %	- %

Planned Capital Improvements

A major component of the Village owning sustainable water and sewer utilities is the planning for the rehabilitation and replacement of the Village's assets. The Village provided NewGen with a Capital Improvement Plan (CIP) that is a detailed list of projects including when they are planned to be completed and how much they are projected to cost. NewGen's study includes funding for all CIP projects. Table 2-4

summarizes the projects included in the Village’s current CIP, developed by Village staff for the period FY 2022 – FY 2027.

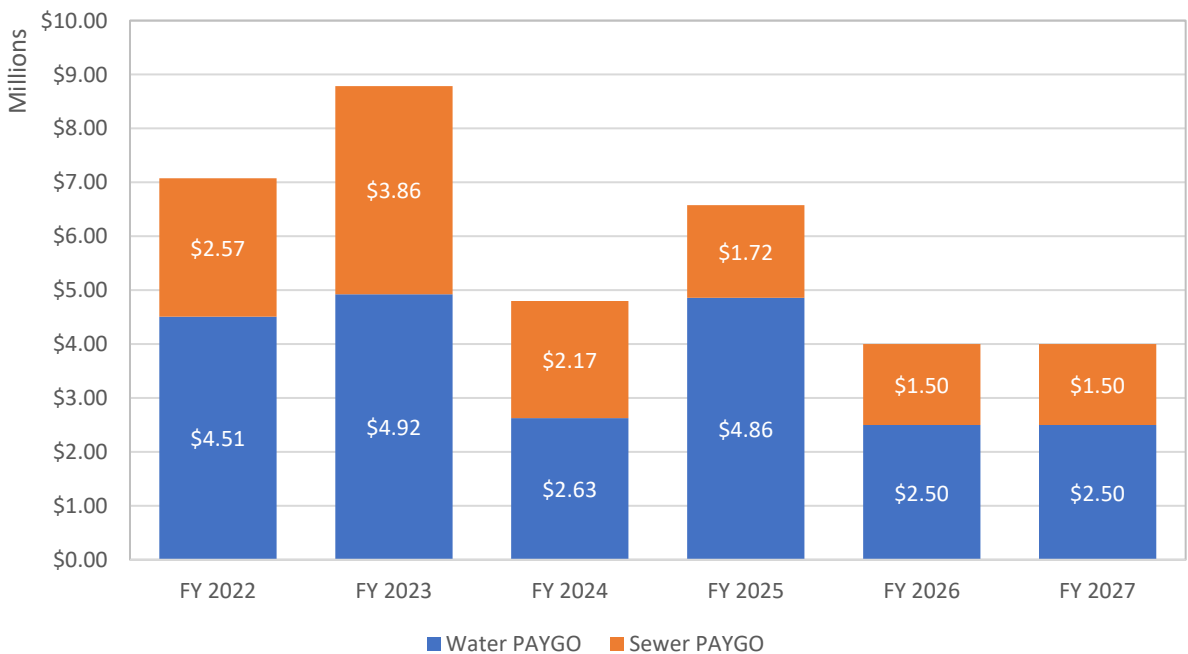
Table 2-4
Planned Capital Improvement Projects

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Water Projects	\$4,508,145	\$4,923,737	\$2,626,791	\$4,859,830	\$2,500,000	\$2,500,000
Sewer Projects	\$2,566,058	\$3,860,327	\$2,173,592	\$1,716,101	\$1,500,000	\$1,500,000
Total Planed CIP	\$7,074,203	\$8,784,064	\$4,800,383	\$6,575,931	\$4,000,000	\$4,000,000

Many of the projects planned in the early years of the CIP are projects that have been planned but not yet completed. The higher than average capital spending in FY 2023 – FY 2025 reflect the completion of those planned projects that have been delayed. Capital spending in years FY 2026 and FY 2027 reflect a more typical level of capital spending for the systems. A detailed list of capital projects is provided in Appendix A of this report.

Figure 2-1 shows the annual variation of the Village’s planned CIP spending and the funding source assumed to develop the study’s financial projections.

Figure 2-1: Capital Improvement Plan Financing Forecast



All planned capital projects will exclusively be funded through cash (PAYGO). With the Village’s existing debt obligations ending in FY 2022, there is no Water and Sewer Fund debt service for the study’s recommended rate forecast.

Miscellaneous Revenues

The Village accounts for certain Water and Sewer Fund revenues that are in addition to the various water and sewer rates charged to retail customers.

Two significant sources of revenue for the sewer system are charges levied on DuPage County and Illinois American Water. These agreements are based on sewer flow and are independent of the Village's retail rates. NewGen's assumption is that the revenue generated by these agreements will remain unchanged for the forecast period.

Other non-rate revenues include, connection fees, miscellaneous reimbursements, investment interest, and permit fees. Table 2-5 details these non-rate revenues.

Table 2-5
Projected Non-Rate Revenue

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
DuPage County Sewer	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
IL American Sewer	420,000	420,000	420,000	420,000	420,000	420,000
Property Tax (SSA #12)	97,000	97,000	97,000	97,000	97,000	97,000
Sewer Permits	70,000	70,000	70,000	70,000	70,000	70,000
Sale of New Meters	45,000	45,000	45,000	45,000	45,000	45,000
Utility Inspections	24,000	24,000	24,000	24,000	24,000	24,000
Water Connection Fees	80,000	80,000	80,000	80,000	80,000	80,000
Investment Income	12,000	427,774	364,619	129,142	102,317	81,311
Other Income	42,600	42,600	42,600	42,600	42,600	42,600
Total Non-Rate Revenues	\$1,340,600	\$1,756,374	\$1,693,219	\$1,457,742	\$1,430,917	\$1,409,911

Net Revenue Requirements

Based on the latest available FY 2022 operating, debt service, and capital expense data as well as the methodologies and assumptions detailed above, NewGen developed a net revenue requirement forecast for the Village's water and sewer systems, shown in Table 2-6.

Table 2-6
Water and Sewer Fund Net Revenue Requirement Projection

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Operating Expenses	\$11,160,269	\$11,631,572	\$12,046,120	\$12,457,499	\$12,931,908	\$13,327,901
Existing Debt Service	\$107,945	\$53,973	\$ -	\$ -	\$ -	\$ -
New Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PAYGO Capital	\$7,074,203	\$8,784,064	\$4,800,383	\$6,575,931	\$4,000,000	\$4,000,000
Total Rev. Req.	\$18,342,417	\$20,469,609	\$16,846,503	\$19,033,430	\$16,931,908	\$17,327,901
Less: Non-Rate Rev.	(\$1,340,600)	(\$1,754,218)	(\$1,690,533)	(\$1,455,726)	(\$1,428,140)	(\$1,406,008)
Net Rev Req.	\$17,001,817	\$18,715,391	\$15,155,970	\$17,577,704	\$15,503,769	\$15,921,894

The net revenue requirement is the basis upon which all rates and fees are calculated for the Village's systems. Although the net revenue requirement varies from year to year, the financial plan developed during the study takes a long-term perspective to maintain stable rates and sufficient reserves.

Before a financial plan can be developed for the Village's systems, an accounting of each system's customer base must be completed. The Village's Water and Sewer Fund customer base includes the Village's metered water customer accounts and metered water sales, which are also the basis for charges related to sewer. The next section of this report details the Village's water and sewer customers and their use of the Village's utility systems.

Section 3

WATER AND SEWER CUSTOMERS AND USAGE

This section will detail the composition of the Village's water and sewer system customer base. The Village's primary revenue source for the Water and Sewer Fund is the rates and fees charged to customers of the water and sewer systems. The latest full year of customer and consumption data available for the study was FY 2021.

Water Customers and Consumption

The Village serves about 8,300 water connections, a vast majority of which are customers within the Village's corporate limits. The number of outside Village water connections is shown in Table 3-1 below.

Table 3-1
FY 2021 Water Customer Accounts

Customer Type	Accounts
Inside Village	8,340
Outside Village	19
Glen Oak	1
Total Accounts	8,360

FY 2021 Water Consumption

Table 3-2 shows the billable water usage breakdown of the Village's FY 2021 water customers.

Table 3-2
FY 2021 Water Consumption (kgal)

Customer Type	Consumption (kgal)
Inside Village	743,789
Outside Village	5,336
Glen Oak	3,000
Total Consumption	752,125

Projected Water System Demand

The Village's projected consumption is outlined in Table 3-3 below, which includes a slight decrease from FY 2023 – FY 2025 based on an anticipated decline in usage of 1.0% per year for the first three fiscal years of the forecast. Beginning in FY 2025, the Village's water consumption is assumed to level off for the remainder of the forecast.

Table 3-3
Projected Water Consumption in kgal

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Inside Village	743,789	736,351	728,987	721,697	721,697	721,697
Outside Village	5,336	5,283	5,230	5,178	5,178	5,178
Glen Oak	3,000	2,970	2,941	2,911	2,911	2,911
Total Water Sold (kgal)	752,125	744,604	737,158	729,786	729,786	729,786

The Village's sewer rates are based on separately calculated sewer consumption, and therefore sewer consumption forecasts are different from Table 3-3 above. Table 3-4 below depicts the Sewer Consumption in kgal.

Table 3-4
Projected Sewer Usage in kgal

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Inside Village	727,946	720,667	713,460	706,326	706,326	706,326
Outside Village	5,340	5,287	5,234	5,181	5,181	5,181
Total Sewer Sold (kgal)	733,286	725,953	718,694	711,507	711,507	711,507

The Village's sewer usage includes a slight decrease from FY 2023 – FY 2025 based on an anticipated decline in usage of 1.0% per year for the first three fiscal years of the forecast. Beginning in FY 2025, the Village's water consumption is assumed to level off for the remainder of the forecast.

Section 4

FINANCIAL PLAN AND CASH FLOW PROJECTIONS

NewGen developed cash flow and cash balance projections assuming the revenue requirements detailed in Section 2 of this report and that the Village does not increase any Water and Sewer Fund rates in any year of the five-year projection.

Minimum Cash Reserve and Debt Coverage Requirements

NewGen's study requires a baseline to which projected cash flow and reserve balances can be measured. NewGen relied on two financial policies of the Village to ensure that the rates projected because of our study ensure the financial health of the Village's Water and Sewer Fund. Our study requires that in each year, the Village must maintain a minimum of 90 days of operating cash on hand and a minimum of 30 days of PAYGO CIP.

Minimum Fund Balance Recommendation

Several years ago, the Village determined that an appropriate minimum fund balance reserve policy for the Water and Sewer Fund was \$2.0 million. NewGen escalated this amount to FY 2022 dollars, resulting in a current minimum Water and Sewer Fund balance policy of about \$2.5 million.

The American Water Works Association's (AWWA) Rates and Charges Committee states that "The level of reserves maintained by a utility is an important component of short and long-term financial management, and is a key consideration in the rate-setting process."² Other industry groups have published specific recommendations for minimum utility fund reserve levels, including the Water Environment Federation (one – three months O&M costs), the International City/County Management Association (one – two months of total expenses), and The Government Finance Officers Association (Noe less than 45 days of total expenses).

NewGen recommends that the Village establish a minimum fund balance policy based on the annual operating and capital expense of the water and sewer systems. NewGen's recommended policy has two components:

- **Operating Reserve:** Minimum of 90 days of annual operating expenses
- **Capital Reserve:** Minimum if 30 days of average 10-year PAYGO CIP

The minimum fund balance required each year of NewGen's five-year projection is shown in Table 4-1.

² AWWA Rates and Charges Committee Whitepaper, *Cash Reserve Policy Guidelines*, 2018

Table 4-1
Recommended Minimum Fund Balance Policy

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Annual O&M Costs	\$11,160,269	\$11,631,572	\$12,046,120	\$12,457,499	\$12,931,908	\$13,327,901
Days Required	90	90	90	90	90	90
O&M Reserve	\$2,751,847	\$2,868,059	\$2,970,276	\$3,071,712	\$3,188,690	\$3,286,332
Average PAYGO CIP	\$6,246,916	\$5,632,076	\$4,675,263	\$4,515,186	\$4,000,000	\$4,000,000
Days Required	30	30	30	30	30	30
Capital Reserve	\$513,445	\$462,910	\$384,268	\$371,111	\$328,767	\$328,767
Total Minimum Reserve	\$3,265,292	\$3,330,969	\$3,354,544	\$3,442,823	\$3,517,457	\$3,615,099
Current Reserve Policy	\$2,544,775	\$2,621,119	\$2,699,752	\$2,780,745	\$2,864,167	\$2,950,092

NewGen's recommended fund balance policy is slightly higher than the Village's current policy. NewGen's study includes revenue increases necessary to sustain a long-term forecast of Water and Sewer Fund balances above the minimum recommendation.

Cash Flow Projections at FY 2022 Rates

The Village's current water and sewer rate structure includes a usage rate per one thousand gallons (kgal) of metered consumption for both water and sewer service, as well as a fixed monthly sewer infrastructure fee. If in any month a customer uses less than 2,000 gallons, then that customer is billed for 2,000 gallons. The Village's FY 2022 rate structure is shown in Table 4-2.

Table 4-2
FY 2022 Water and Sewer Rates

	Water Rate per kgal	Sewer Rate per kgal	Monthly Infrastructure Fee
Inside Village	\$9.93	\$7.18	\$3.00
Outside Village	\$14.87	\$7.55	\$3.00

Water and Sewer Fund Cash Balance Projection at Current Rates

If the Village does not increase water or sewer rates from their current FY 2022 levels, the following two figures show NewGen's projected cash flow and Water and Sewer Fund balance projections for the period FY 2022 through FY 2027.

Figure 4-1: Water and Sewer Fund Expenses vs. Revenues Forecast

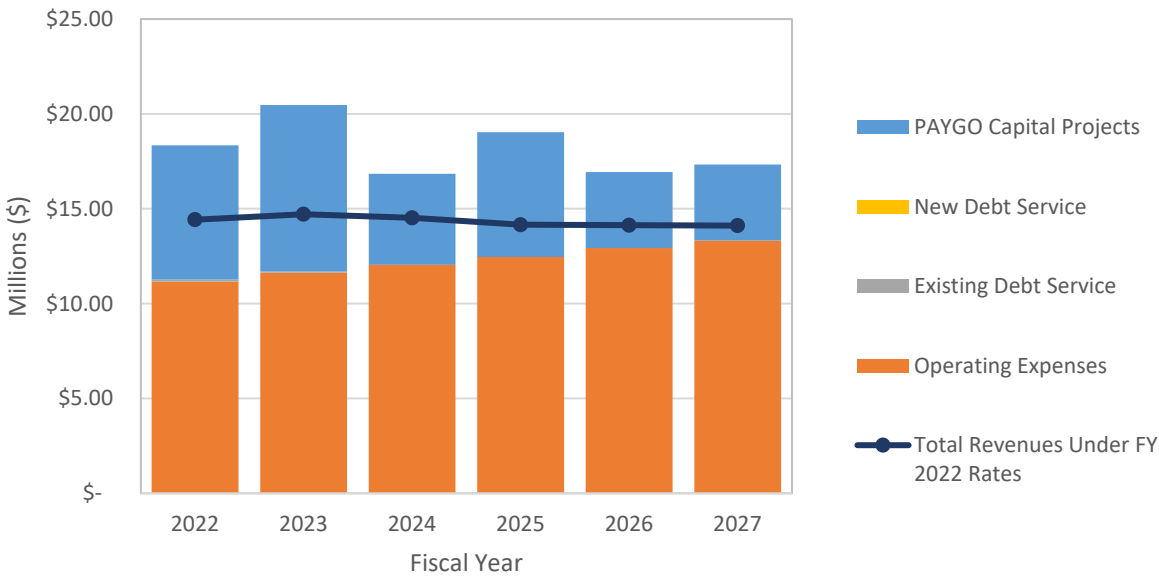
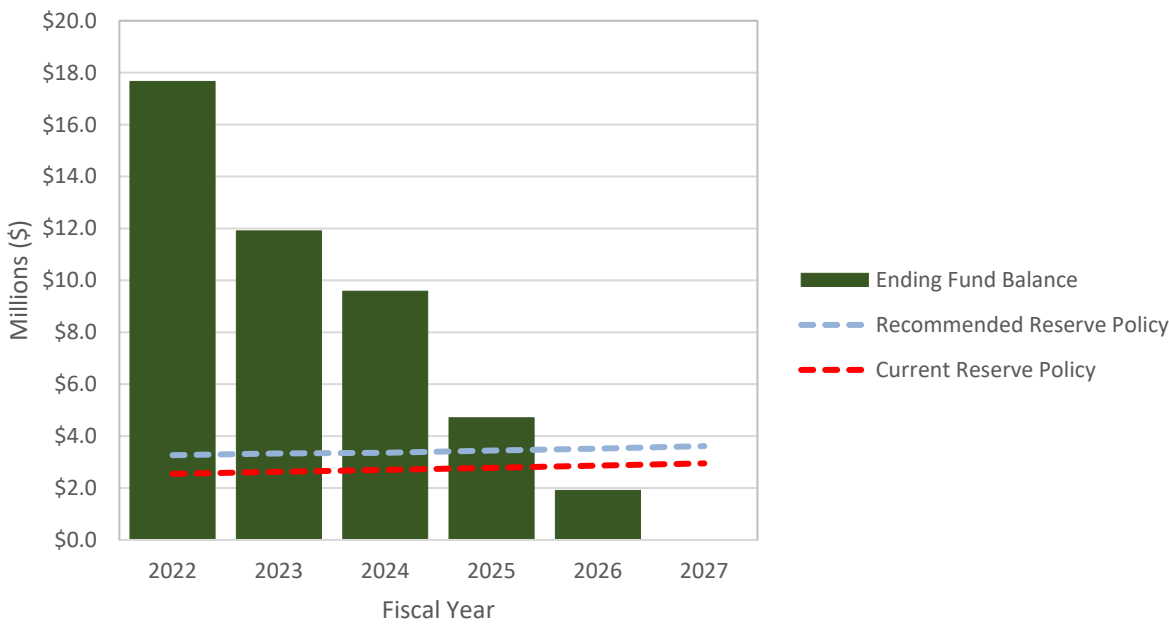


Figure 4-2: Projected Water and Sewer Fund Balance at FY 2022 Rates



The Village’s current FY 2022 water and sewer rates are not sufficient to maintain the financial health of the water and sewer systems. The next sections of this report will detail the revenue increases and rates necessary to produce sufficient cash flow to maintain the recommended minimum required fund balance for the Village’s Water and Sewer Fund.

Recommended Rate Increases

To increase revenues that will sustain the water and sewer systems, NewGen recommends the following rate increases for the Village’s water and sewer rates.

Table 4-3
Recommended Water and Sewer Rate Increases

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Infrastructure Fee	0.0%	0.0%	0.0%	0.0%	0.0%
Water Rates	2.0%	2.0%	3.0%	4.0%	5.0%
Sewer Rates	2.0%	2.0%	3.0%	4.0%	5.0%

Water and Sewer Fund Cash Balance Projection at Recommended Rates

If the Village increases its water and sewer revenues consistent with the tables above, the result is that the Village can fund each system’s projected operating, capital, and debt service expenses while also maintaining the recommended reserves, as shown in the following figures.

Figure 4-3: Water and Sewer Fund Expenses vs. Revenues – Recommended Rates

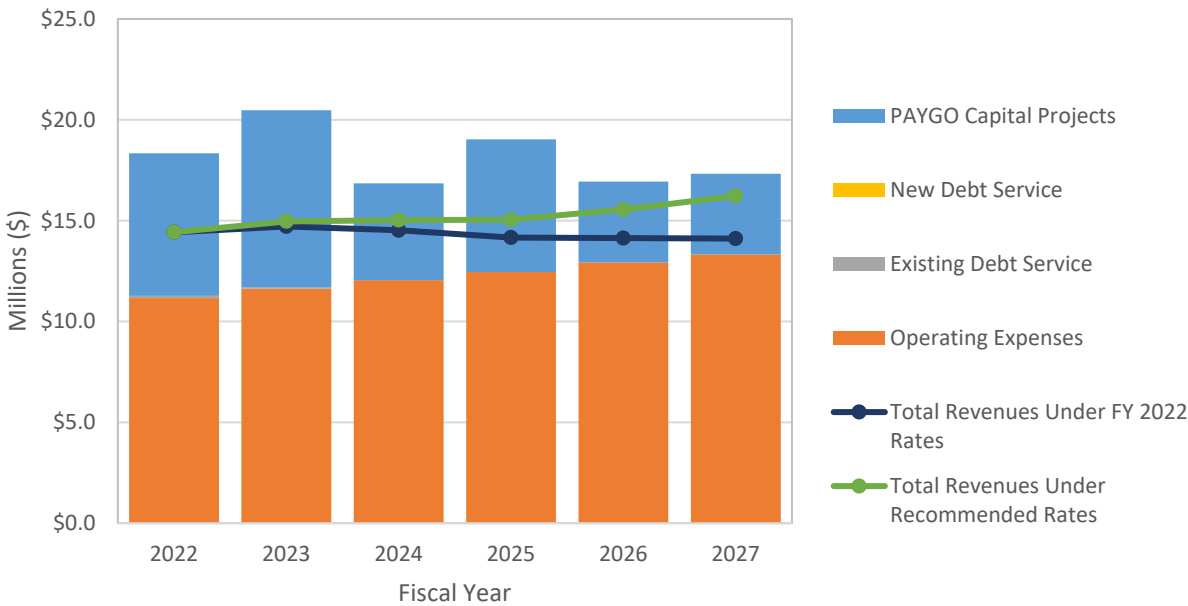
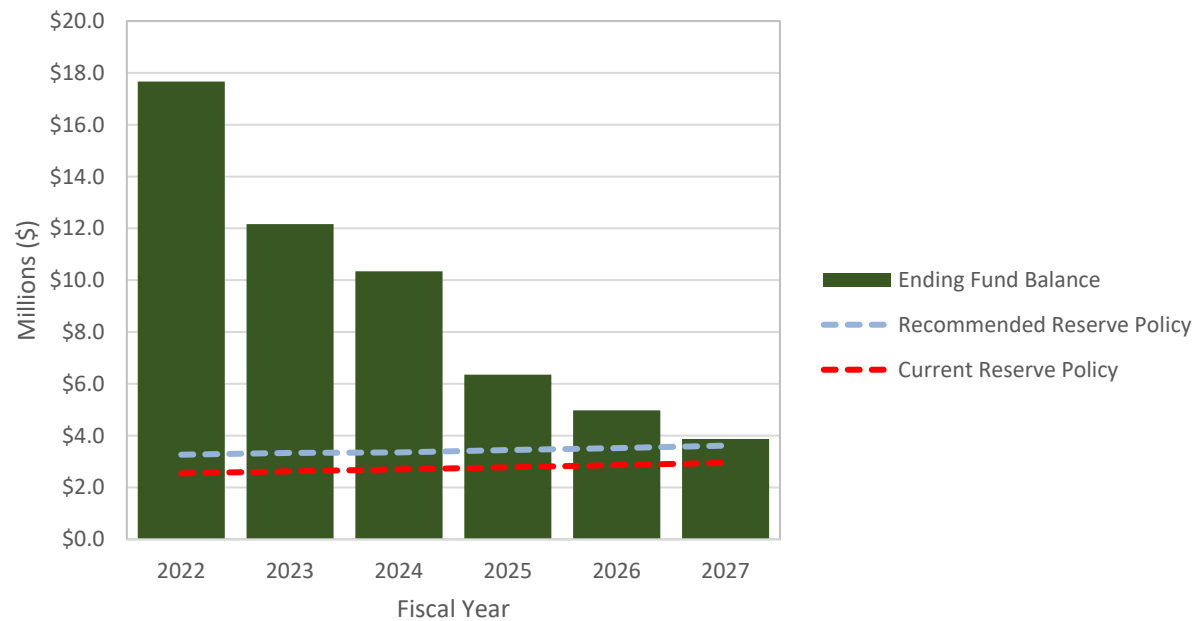


Figure 4-4: Water and Sewer Fund Balance – Recommended Rates



Section 5

RECOMMENDED RATES AND RATE STRUCTURE ALTERNATIVE

This section of our report details our recommended water and sewer rate increases and the specific rate changes and bill impacts that will result from those recommendations.

Recommended Revenue Increases

This section includes the total increases in revenue shown in Table 5-1, as described in Section 4. These revenue increases are necessary to maintain the financial and operational health of the Village’s water sewer infrastructure.

Table 5-1
Recommended Water and Sewer Revenue Increases

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Infrastructure Fee	0.0%	0.0%	0.0%	0.0%	0.0%
Water Rates	2.0%	2.0%	3.0%	4.0%	5.0%
Sewer Rates	2.0%	2.0%	3.0%	4.0%	5.0%

Projected Rates under Current Rate Structure

The following water rates shown in Table 5-2 are based on the revenue increases in Table 5-1 and are forecasted to fully support the future operating, capital, debt service, and reserve requirements of the system.

The water rates in Table 5-2 assume that the Village does not change its water rate structure and continues to bill for a minimum of 2,000 gallons of consumption for each customer each month.

Table 5-2
Recommended Water Rates per kgal

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Inside Village	\$9.93	\$10.13	\$10.33	\$10.64	\$11.07	\$11.62
Outside Village	\$14.87	\$15.17	\$15.47	\$15.93	\$16.57	\$17.40



If the Village adopts the recommended rate increases in Table 5-1 each year from FY 2022 – FY 2026, then the Village’s Sewer Service Charge would be as shown in Table 5-3.

Table 5-3
Recommended Monthly Sewer Rates

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Monthly Infrastructure Fee						
Inside Village	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Outside Village	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Sewer Rate per kgal						
Inside Village	\$7.18	\$7.32	\$7.47	\$7.69	\$8.00	\$8.40
Outside Village	\$7.55	\$7.70	\$7.86	\$8.09	\$8.41	\$8.84
Non-Metered (Monthly)	\$45.30	\$46.21	\$47.13	\$48.54	\$50.49	\$53.01

Again, the sewer rates in Table 5-3 assume that the Village does not change its rate structure and continues to bill for a minimum of 2,000 gallons of consumption for each customer each month.

Projected Rates under Alternative Rate Structure

A key task of NewGen’s study was to calculate a rate structure alternative in which there is a fixed component that is not based on a minimum usage, does not include any usage, and is charged to all customers monthly regardless of usage. The Village’s current minimum charge is not an effective method of stabilizing revenue. AWWA Manual M1 states:

“It is often assumed that a minimum charge adds to the utility’s revenue stability. However, if the consumption allotment for a minimum charge is set at a low level, a utility may actually receive little benefit in terms of revenue stability. The amount of revenue generated from the consumption component of the minimum charge is revenue that, for the most part, would normally be generated from water sales using the consumption charge.” – AWWA Manual M1, 7th Edition. p. 153

AWWA Manual M1 also states:

“In light of the decreased predictability and increased volatility of the variable or consumption portion of water-rate revenues, many utilities are looking to increase the portion of fixed-charge revenues.” – AWWA Manual M1, 7th Edition, p. 150

While M1 offers no specific percentage of revenues that should be collected via fixed charges, there are several categories of the Village’s expenses that can be defined as “fixed”, that is, they do not vary with customer demand. Expenses such as salaries and benefits, customer meter reading and billing, and investments in system capacity (whether that capacity is used or not). In fact, all the Village’s water expenses except the wholesale water purchased from DuPage Water Commission can be considered fixed. This means about 62% of the Village’s total water expenses each year are fixed.

Large increases in fixed fees have a disproportionate impact on the customers with the smallest demand. The fixed costs drive up the average cost per unit for small customers because there is little demand over which to spread those costs. Because of this, a balance must be struck between revenue stability and customer affordability. Generally, utilities target 25% - 30% of revenue from fixed fees to balance these

impacts. However, an immediate adjustment to a fixed fee generating 30% of water rate revenues would place a burden on the smaller customers.

NewGen recommends phasing-in the proportion of revenue generated by fixed fees over time. In the five-year study period, NewGen developed a fixed fee that phases into 10% of total revenue for both the water and sewer rates. Table 5-4 shows the recommended phase-in of fixed fee revenues.

Table 5-4
Fixed Fee Percentage Phase-In

	FY 2022 ³	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Fixed Revenue Percentage	1.9%	2.0%	4.0%	6.0%	8.0%	10.0%

The basis on which to apply a fixed fee can vary. NewGen recommends generating the proportion of fixed rate revenue from a monthly fee per meter, with larger meters paying higher fees based on flow capacity. The AWWA publishes the maximum flow capacity in gallons per minute (gpm) of each meter size, shown in Table 5-5.

Table 5-5
AWWA Meter Flow Capacity Ratios

Meter Size	Flow Capacity (gpm)	Flow Capacity Ratio
5/8"	20	1.0
3/4"	30	1.5
1"	50	2.5
1 1/2"	100	5.0
2"	160	8.0
3"	300	15.0
4"	500	25.0
6"	1000	50.0

For example, the fee charged to a 1 ½" meter will be five times the fee calculated for a 5/8" meter, because a 1 ½" meter has five times the flow capacity of a 5/8" meter. The fees, in total, are calculated to generate the percentage of rate revenue shown in Table 5-5 each year.

Table 5-6 shows the recommended fixed monthly service charges for FY 2023 through FY 2027 consistent with the overall revenue forecast, percentage of fixed revenues, and AWWA meter flow factors.

³ The Village’s minimum of 2,000 gallons is estimated to produce 1.9% of total rate revenues in FY 2022.

Table 5-6
Recommended Inside Village Monthly Water Service Charges

Meter Size	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
5/8"		\$0.83	\$1.68	\$2.57	\$3.57	\$4.69
3/4"		\$1.25	\$2.52	\$3.86	\$5.36	\$7.03
1"		\$2.08	\$4.21	\$6.44	\$8.93	\$11.71
1 1/2"	N/A	\$4.17	\$8.42	\$12.87	\$17.85	\$23.43
2"		\$6.67	\$13.47	\$20.60	\$28.56	\$37.49
3"		\$12.50	\$25.25	\$38.62	\$53.55	\$70.28
4"		\$20.84	\$42.08	\$64.36	\$89.25	\$117.14
6"		\$41.67	\$84.16	\$128.73	\$178.50	\$234.28

NewGen recommends that the Village apply to the fixed service charge the same 1.5 times outside Village differential that is currently applied to the existing volumetric rate.

Given the revenue generated by the fixed fees shown in Table 5-6, in the first two years of the phase-in all additional revenue is generated by the increase in fixed charges. Beginning in FY 2025, volumetric rate adjustments are necessary to meet the revenue needs of the system, even with the increases in fixed charge revenue. Table 5-7 shows the recommended volumetric rates consistent with the fixed fees forecasted above. The rates apply to all customer demand.

Table 5-7
Recommended Volumetric Water Rates

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Inside Village	\$9.93	\$9.93	\$9.93	\$10.00	\$10.18	\$10.46
Outside Village	\$14.87	\$14.90	\$14.90	\$15.00	\$15.27	\$15.69

Sewer revenues were targeted with the same percentages of total revenue as water each year. Listed below in Tables 5-8 and 5-9 are the sewer service charges and rates for the fixed fee rate structure.

Table 5-8
Recommended Inside Village Monthly Sewer Service Charges

Meter Size	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Infrastructure Fee (all meters)	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
5/8"		\$0.62	\$1.25	\$1.92	\$2.65	\$3.47
3/4"		\$0.93	\$1.88	\$2.88	\$3.98	\$5.21
1"		\$1.55	\$3.14	\$4.79	\$6.63	\$8.68
1 1/2"	N/A	\$3.11	\$6.27	\$9.58	\$13.26	\$17.36
2"		\$4.97	\$10.04	\$15.33	\$21.22	\$27.78
3"		\$9.32	\$18.82	\$28.75	\$39.79	\$52.09
4"		\$15.54	\$31.36	\$47.92	\$66.31	\$86.82
6"		\$31.07	\$62.72	\$95.83	\$132.62	\$173.63

Again, NewGen recommends applying the same 1.5 times differential to outside Village sewer customers, although we do not recommend applying the differential to the monthly Infrastructure Fee. Also, similar to the water volumetric rates, increases are not needed until FY 2025 due to the revenue generated by the recommended fixed charges.

Table 5-9
Recommended Sewer Rates per kgal

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Inside Village	\$7.18	\$7.18	\$7.18	\$7.20	\$7.32	\$7.51
Outside Village	\$7.55	\$7.55	\$7.55	\$7.58	\$7.70	\$7.90
Non-Metered (Monthly)	\$45.30	\$46.21	\$47.13	\$48.54	\$50.49	\$53.01

In both the case of water and sewer, the fixed and variable rates shown above generate the same revenue as the Village's existing rate structure under the overall revenue increase plan discussed in Section 4.

Any time a utility changes its rate structure, there are different impacts on different types of customers. The next section in this report shows the impact on customer bills of the increases in existing rates and the implementation of the alternative rate structure.

Section 6

CUSTOMER BILL IMPACTS AND BENCHMARKING

A major consideration when developing any utility financial plan is the impact on the system's customer bills. The recommendations detailed in this report will result in revenue increases, and therefore cost increases, to many of the system's customers. This section summarizes the impact on the system's customers as well as provide a comparison the total customer bill set against surrounding utilities.

Projected Customer Bills under Current Rate Structure

The following table shows the impact of NewGen's recommended revenue increases and rate structure changes on various inside Village residential customers if the Village were to adopt the rate changes recommended in Section 4.

Table 6-1
Combined Water and Sewer Monthly Residential Customer Bill – Current Structure

Sample Customer	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$37.22	\$37.90	\$38.60	\$39.67	\$41.14	\$43.04
2 kgal/mo.	\$ Change	\$0.68	\$0.70	\$1.07	\$1.47	\$1.91
5/8" Meter	% Change	1.8%	1.8%	2.8%	3.7%	4.6%
Average Use	\$71.44	\$72.81	\$74.20	\$76.34	\$79.27	\$83.09
4 kgal/mo.	\$ Change	\$1.37	\$1.40	\$2.14	\$2.93	\$3.81
5/8" Meter	% Change	1.9%	1.9%	2.9%	3.8%	4.8%
High Use	\$345.20	\$352.04	\$359.02	\$369.71	\$384.37	\$403.44
20 kgal/mo.	\$ Change	\$6.84	\$6.98	\$10.68	\$14.67	\$19.07
1 1/2" Meter	% Change	2.0%	2.0%	3.0%	4.0%	5.0%

The percent impact is consistent for all customer usage levels because the rate increases apply to the current rate structure.

Projected Customer Bills under Alternative Rate Structure

The following table shows the impact of NewGen's recommended revenue increases and rate structure changes on various inside Village residential customers if the Village were to adopt the rate changes recommended in Section 4 and the recommended alternative rate structure.

Table 6-2
Combined Water and Sewer Monthly Residential Customer Bill – Alternative Structure

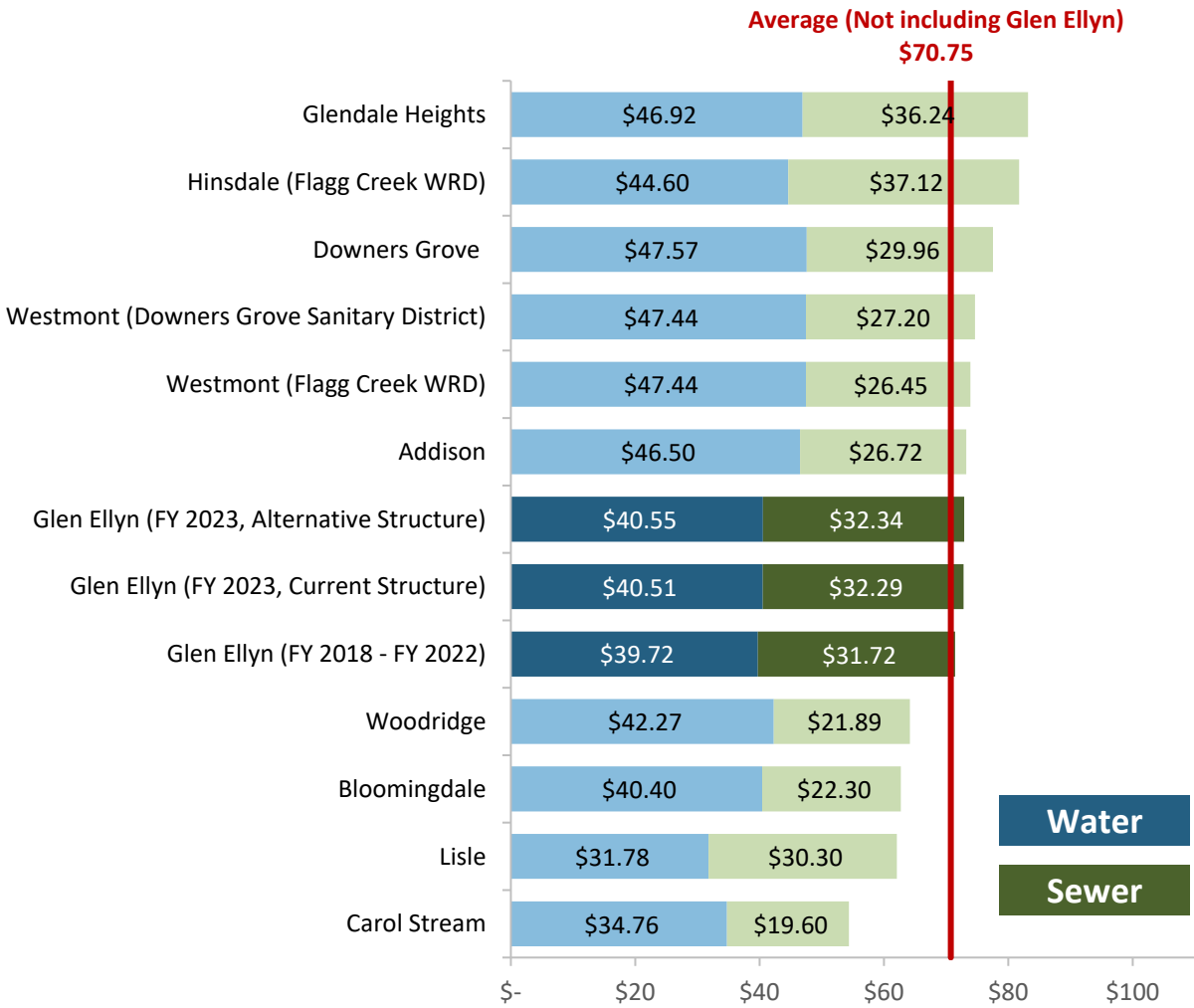
Sample Customer	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Minimum Use	\$37.22	\$38.67	\$40.16	\$41.91	\$44.24	\$47.11
2 kgal/mo.	\$ Change	\$1.45	\$1.48	\$1.75	\$2.33	\$2.87
5/8" Meter	% Change	3.9%	3.8%	4.4%	5.6%	6.5%
Average Use	\$71.44	\$72.89	\$74.38	\$76.33	\$79.26	\$83.06
4 kgal/mo.	\$ Change	\$1.45	\$1.48	\$1.95	\$2.93	\$3.81
5/8" Meter	% Change	2.0%	2.0%	2.6%	3.8%	4.8%
High Use	\$345.20	\$352.47	\$359.89	\$369.63	\$384.28	\$403.32
20 kgal/mo.	\$ Change	\$7.27	\$7.41	\$9.75	\$14.64	\$19.04
1 1/2" Meter	% Change	2.1%	2.1%	2.7%	4.0%	5.0%

Because of the implementation of the fixed service charge, larger users would see smaller increase in their total water and sewer bill. This is because a majority of the bill for a large usage customer is the volumetric rate, and in this alternative, the volumetric rates are not increasing as fixed service charges increase. The impact on the current “minimum” customer of 2,000 gallons per month is larger due to the impact of the increased fixed service charges.

Regional Bill Comparison

The following figure shows a comparison of the monthly bill for an average Inside Village customer (5/8” meter, 4 kgal monthly usage) in surrounding service areas.

Figure 6-1: Regional Bill Comparison – Residential Customer, 5/8” Meter, 4,000 gal/mo.



While regional comparisons may provide some context, the ranking of individual customer bills is not a consideration when developing a financial plan and rate structure. The Village’s cash needs are independent of the rates in the surrounding jurisdictions, and this comparison is provided for information only.

Section 7

LONG-TERM PROJECTIONS

This report details the short-term, five-year impacts of the various revenue and rate options developed as a part of NewGen’s study. It is recommended that the Village re-evaluate rate increases based on the previous year’s actual data every year and re-evaluate rate structures every three to five years as a part of a full rate study. The charts below assume that the Village implements the revenue increases shown in Table 7-1 below.

Table 7-1

Projected Long-Term Revenue Increase Needs

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Water Rates										
Service Charge	2.0%	2.0%	3.0%	4.0%	5.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Volumetric Charge	2.0%	2.0%	3.0%	4.0%	5.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Sewer Rates										
Service Charge	2.0%	2.0%	3.0%	4.0%	5.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Volumetric Charge	2.0%	2.0%	3.0%	4.0%	5.0%	6.0%	6.0%	6.0%	6.0%	6.0%

The following figures show the long-term revenue vs. expenses and fund balance charts based on the long-term projections at the time of NewGen’s study.

Figure 7-1: Long-Term Water and Sewer Revenues vs. Expenses Projection

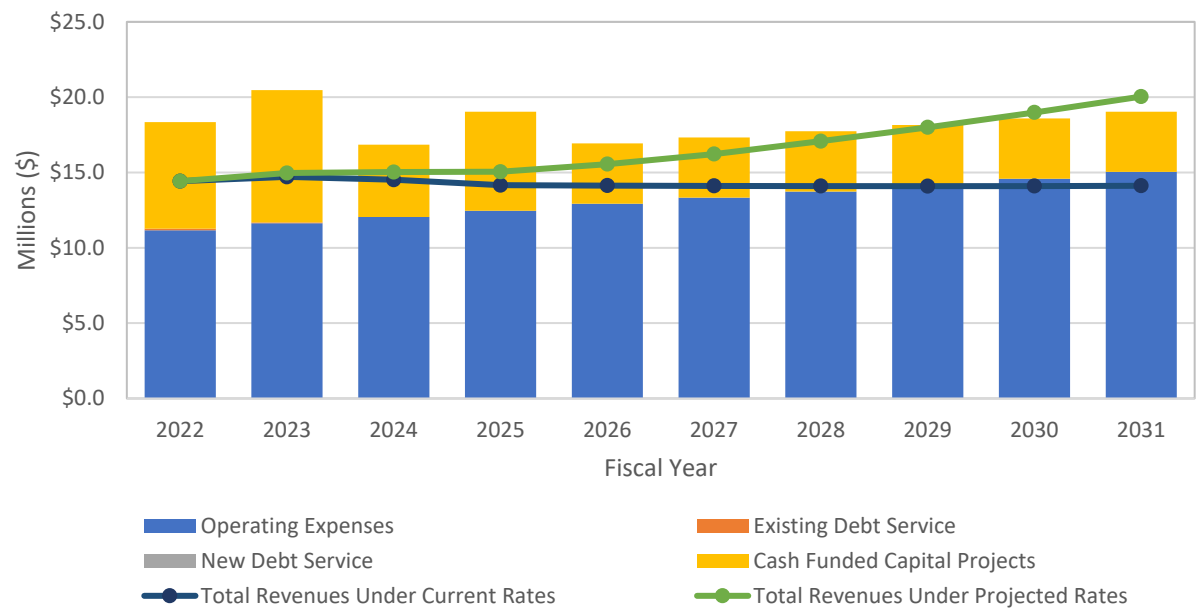
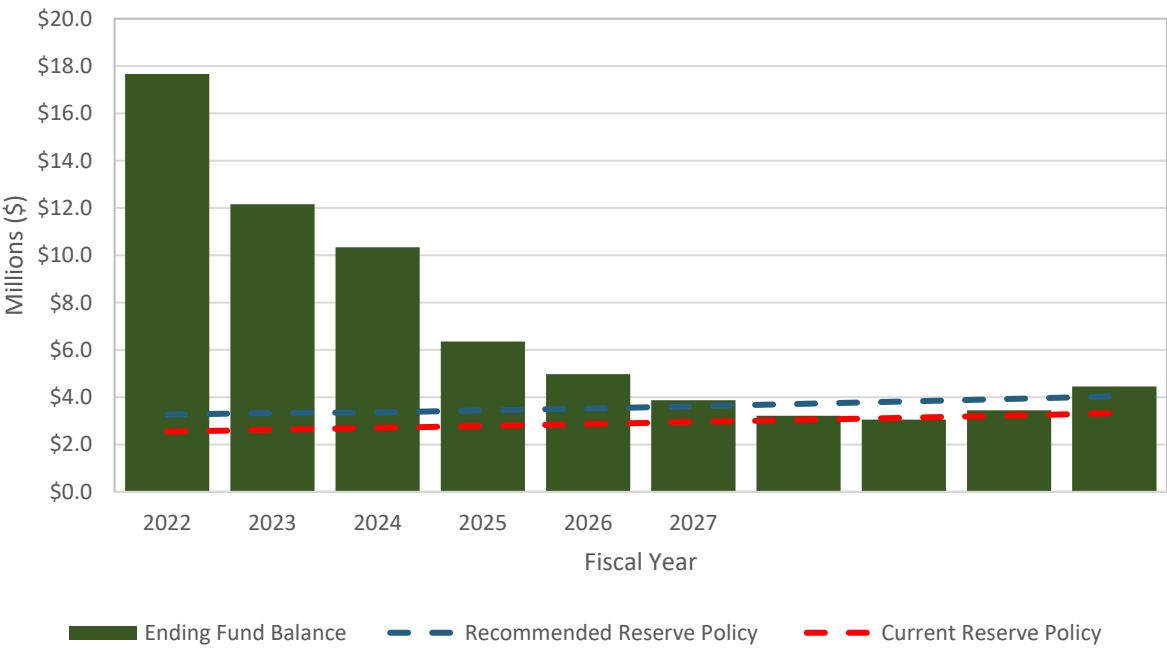


Figure 7-2: Long-Term Water and Sewer Fund Balance Projection



The above projections are preliminary in nature and there will be unanticipated conditions that impact the projected expenses, customer demands, and revenues of the water and sewer systems over the next ten years.



APPENDIX A: FIVE-YEAR WATER AND SEWER IMPROVEMENT PLAN

JANUARY 2023

WATER AND SEWER RATE STUDY

Appendix A

Five-Year Water and Sewer Capital Improvement Plan

Project	System	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Roosevelt Road Water Main	Water		\$250,000	\$1,000,000	\$1,000,000	\$1,000,000
Route 53 Water Main Lining	Water		\$1,000,000			
Hill Avenue Water Main	Water	\$710,000				
Park Boulevard Water Main Replacement	Water	\$1,561,785				
Glen Ellyn-Illinois American Water Interconnection	Water	\$385,000				
Royal Glen Infrastructure Improvements	Water				\$1,800,000	
CBD Underground/Streetscape Improvements	Water	\$510,047	\$1,658,000	\$286,000	\$652,000	
North Park/Main Street Improvements	Water	\$12,029				
Bemis Road Improvements	Water		\$361,801			
Sheehan Avenue Improvements	Water		\$489,495			
2020 Roadway Imp. Project 20001	Water	\$936,057				
2022 Roadway Imp. Project 22002	Water	\$243,227				
Future Street Projects	Water	\$150,000	\$1,164,441	\$1,340,791	\$1,407,830	\$1,500,000
I/I Reduction (Lining + Point Repairs)	Sewer	\$200,000	\$200,000	\$500,000	\$200,000	\$500,000
Hill Avenue Sanitary Sewer	Sewer	\$500,000				
Memory Court	Sewer		\$75,000	\$625,000		
Royal Glen Infrastructure Improvements	Sewer				\$85,000	
CBD Underground/Streetscape Improvements	Sewer	\$610,827	\$1,136,000	\$301,000	\$612,000	
North Park/Main Street Improvements	Sewer	\$66,901				
Bemis Road Improvements	Sewer		\$892,313			
Sheehan Avenue Improvements	Sewer		\$321,355			
2020 Street Program 20001	Sewer	\$536,574				
2022 Street Program 22022	Sewer	\$501,756				
Future Street Projects	Sewer	\$150,000	\$1,235,659	\$747,592	\$819,101	\$1,000,000
Total CIP		\$7,074,203	\$8,784,064	\$4,800,383	\$6,575,931	\$4,000,000
Water Projects		\$4,508,145	\$4,923,737	\$2,626,791	\$4,859,830	\$2,500,000
Sewer Projects		\$2,566,058	\$3,860,327	\$2,173,592	\$1,716,101	\$1,500,000

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Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/17/2023 6:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Discussion Item
Prepared By: Rich Daubert

**AGENDA ITEM (ID
2023-419)**

DOC ID: 2023-419

IDOT Butterfield Road Improvements - Shared Use Path and Sidewalk Maintenance and Jurisdiction

Statement of the Issue:

The purpose of this agenda item is to determine if the Village Board supports the acceptance of maintenance and jurisdiction of pedestrian improvements to be constructed by IDOT along Illinois Route 56 (Butterfield Road) and Illinois Route 53.

Analysis:

Background

The Illinois Department of Transportation is wrapping up engineering for the improvement of Illinois Route 56 (Butterfield Road) from approximately Arboretum Drive to Lloyd Avenue. Of interest to the Village, the Butterfield Road project in its current state will feature the following major improvements:

- Full reconstruction of the roadway
- Traffic capacity and safety improvements via the following:
 - One additional eastbound thru lane
 - One additional westbound thru lane (i.e. there will be three thru lanes in each direction)
 - At the intersection of Butterfield Road with Illinois Route 53
 - The existing westbound dual left turn lanes will be doubled in length which will thereby double the storage
 - Dual left turn lanes will be constructed for both the northbound and southbound Route 53 approaches to the intersection
 - Exclusive right turn lanes will be constructed for both the northbound and southbound Route 53 approaches to the intersection
- While subject to agencies entering into a letter of understanding for taking on future ownership and maintenance responsibilities, the project currently includes the construction of a pedestrian path and sidewalk improvements summarized as follows:
 - Construction of a 10-foot-wide asphalt path on the north side of Butterfield Road from Arboretum Drive to Briar Cliff Road. A separate pedestrian bridge is proposed at the path crossing of the East Branch of the DuPage River
 - Construction of a 5-foot to 7-foot-wide concrete sidewalk along the south side of Butterfield Road from east of Arboretum Drive (essentially the entrance to the Abbington) to Illinois Route 53.
 - Construction of a 5-foot to 7-foot-wide concrete sidewalk along the west side of Route 53 from the Walmart Entrance to Pinegrove Court

(apologies for above image, CIVICCLERK is not friendly with bulleted lists and tables so they are converted to images and copied in)

The sidewalk and shared use path elements were incorporated into the project per complete streets requirements and past coordination with the respective agencies including consideration of DuPage County's East Branch Trail Project.

In tangent with the Butterfield Road project, the State is continuing to work through engineering for the improvement of Illinois Route 53 from Park Boulevard/Ginko Way to the south limit of the Butterfield Road project. Of interest to the Village, the Route 53 project will feature the following major improvements:

- Full reconstruction of the roadway with the new roadway to be constructed to the north/west of its current location. The roadway will be elevated to address the recurring flooding and consequential closures of the roadway.
- Traffic capacity and safety improvements via the following:
 - One additional northbound thru lane
 - One additional southbound thru lane (i.e. there will be two thru lanes in each direction)
 - Exclusive turn lanes to enter the Valley View Subdivision at Osage and Ironwood. The existing entrances to the subdivision at Tamarack and Arboretum will be closed.
- Continuation of the aforementioned concrete sidewalk on the west side of Illinois Route 53 from the Walmart Entrance to Arboretum Drive

(apologies for above image, CIVICCLERK is not friendly with bulleted lists and tables so they are converted to images and copied in)

Elaborating on the safety issues, please first note that the crash study period for this project goes back to 2007 thru 2011 due to the timeline for preliminary engineering. The IL 53 roadway segment between Park Boulevard and IL-56 was included in the Illinois top 5% of roadway segments having serious safety issues that can be addressed through engineering and construction. During the five-year study period from 2007 to 2011 there were a total of 430 crashes within the Butterfield Road and Illinois Route 53 project areas. There was one fatality during the study period but two additional fatalities immediately prior to the study period. Fatalities occurred on IL-53. There were also 9 “serious injury” accidents and 26 “injuries observed” accidents. Crash reports were reviewed to develop the project improvements which are focused on capacity improvements, restrict turning movements at locations where there is inadequate sight distance, and barrier medians to prevent crossover traffic.

Subject

IDOT has notified agencies including the Village of Glen Ellyn, Village of Downers Grove, DuPage County, and Butterfield Park District of the IL-56 improvements with specific requests of the respective agencies to take on maintenance and jurisdiction of certain segments of the sidewalk and/or shared use path improvements.

In summary, IDOT has presented the attached draft letter agreement and exhibits to the Village of Glen Ellyn. Staff has kindly noted to IDOT that the agreement and exhibits are inconsistent but that the matter would regardless be discussed with the Village’s Capital Improvements Commission and Village Board to solicit direction prior to revisions being made the documents.

From a high-level perspective, IDOT will construct the pedestrian improvements at no cost to the entities but requires the entities to maintain the improvements moving forward. Based on municipal planning limits, IDOT was originally looking for the Village of Glen Ellyn to take on maintenance and jurisdiction of the following:

1. 10-foot-wide asphalt shared use path on the north side of Butterfield Road from Arboretum Drive to the entrance to Butterfield Park District.
2. 5-foot to 7-foot-wide concrete sidewalk along the south side of Butterfield Road from east of Arboretum Drive (essentially the entrance to the Abbington) to Illinois Route 53.
3. 5-foot to 7-foot-wide concrete sidewalk along the west side of Route 53 from the Walmart Entrance to Pinegrove Court.

Staff requested a meeting with IDOT and the other aforementioned agencies to try to develop an understanding of where the respective entities stood on the proposed maintenance and jurisdiction responsibilities. In summary, DuPage County and Butterfield Park District are open to and considering certain maintenance and jurisdiction responsibilities. More specifically, Butterfield Park District is open to taking maintenance and jurisdiction of portions of the shared use path along the north side of Butterfield Road with DuPage County contemplating taking on

maintenance and jurisdiction of the proposed pedestrian bridge over the East Branch of the DuPage River.

Staff disclaimed that the Village Officials would need to make the final determination, but it has significant concerns with taking on maintenance and jurisdiction of the sidewalks on Butterfield Road and IL-53 but could see the Village supporting maintenance and jurisdiction of the shared use path on the north side of IL-56 from Arboretum to IL-53 as that would directly benefit current Glen Ellyn residents especially in the context of the future East Branch Trail Project. Staff noted that east of IL-53 it would not be logical for the Village to maintain the shared use path. In turn, Butterfield Park District indicated that it would be supportive of taking on that particular stretch of the shared use path.

Staff did inquire to IDOT if they would consider upgrading the Village's portion of the shared use path from asphalt to concrete for longevity purposes. They indicated that they would be willing to do so. Staff estimates from a high-level perspective that the present value of the shared use path from Arboretum to IL-53 is on the order of \$275,000 including engineering. Staff estimates that the sidewalk segments contemplated to be maintained by the Village have a present value of approximately \$450,000 including engineering. These figures are provided to provide context on the cost of accepting maintenance and jurisdiction.

Staff also inquired about what would happen if the Village did not agree to taking on maintenance and jurisdiction of the shared use path and/or sidewalks. IDOT indicated it was uncertain but most likely it would simply not construct the improvements but ensure the appropriate provisions are in place for the improvements to be constructed by others in the future.

From a timeline perspective, the State is hoping to get the project to a competitive state letting later this year although that does seem aggressive given some outstanding matters. Regardless, the State and Staff wish to seek direction on this matter as to ensure the overall project can progress forward.

CIC Review

The CIC reviewed this matter at its April 11th Regular Meeting with 5 Members of the CIC present. Staff presented on the topic and the CIC discussed the matter in reasonable detail. In summary, all Commissioners present at the meeting are in support of the Village taking on maintenance and jurisdiction of the shared use path on the north side of Butterfield Road between Arboretum and Illinois Route 53. They are also unanimously in support of the Village taking responsibility of the sidewalk improvements along the south side of Butterfield Road (Abbington entrance to Illinois Route 53) as well as on the west side of Illinois Route 53 between the Walmart Entrance and Butterfield. The CIC did deliberate somewhat on the sidewalk along the west side of Illinois Route 53 between Butterfield and Pinegrove Court but ultimately reached a majority consensus in support of the Village also taking on responsibility for that section of sidewalk.

In summary, the CIC felt that the improvements would be made at no up-front cost to the Village and ultimately benefit both existing Glen Ellyn Residents and an area within the Village's planning limits. While there are long term maintenance considerations, the group did not feel that they

would be onerous especially if the shared use path is constructed of concrete akin to the sidewalk improvements.

Budget Impact:

The primary budget impact is long-term costs associated with ongoing maintenance of the shared use path and sidewalks as well as wholesale future replacement of the improvements. As noted previously, present value of the assets themselves including engineering are estimated at \$275K for the shared use path and \$450K for the sidewalk improvements. A complete maintenance plan over the life of the assets converted to a present value is not provided. However, a conservative assumption would be that the assets will have a life of 40 years with limited repairs within the first 20 years (say 5% of the concrete area which would have a present repair value of ~\$25K) with repairs increasing thereafter through the life of the asset.

Contribution to Strategic Plan (if applicable)

Action Requested:

Staff will review this matter with the Village Board at its April 17th Workshop Meeting as to determine if the Village Board supports this initiative or wishes to decline from the State's request.

Attachments:

1. Draft Agreement - Contract 60P75 Village of Glen Ellyn 032123
2. Exhibit D
3. Superseded Exhibit for Overall Context Only

LETTER OF UNDERSTANDING

This Letter of Understanding, entered into this _____ day of _____, 2023 A.D., by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT OF TRANSPORTATION, hereinafter called the STATE, and VILLAGE OF GLEN ELLYN of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety to the motoring public, is desirous of improving approximately 6,739 lineal feet of FAP 365 / IL 56 from W of IL 53 to W of I-355 & at IL 53, STATE Section (56&57)R-4, STATE Job No.: C-91-612-11, State Contract Number 60P75 as follows:

The scope of work for the project consists of reconstruction of the intersection of IL 53 at IL 56 and approach roadway in all directions to provide three 12 foot lanes on IL 56 from its current two 12 foot lanes with a raised medians. Additionally, dual left turn lanes and a right turn lane will be constructed at each leg on the IL 56 and IL 53 intersection. The project also includes rehabilitation of the existing bridge over the East Branch of the DuPage River on IL 56 and a new pedestrian bridge just north of existing bridge. The existing storm sewer and drainage system will be removed and replaced which includes multiple box culverts along the south side of IL 56 from Arboretum Road to IL 53. A 1,500 foot long ground mounted noise abatement wall will be constructed along IL 56 from Gray Avenue to Bob O'Link Road. The proposed improvements will include pedestrian and

bicyclist accommodations and traffic modernization of existing traffic signals at the intersections of IL 56 / IL 5 and IL 56 / Lloyd Avenue as well as two interconnect systems to provide traffic flow progression and any other work necessary to complete the improvement in accordance with the approved plans and specifications; and

WHEREAS, the VILLAGE has agreed to assume the maintenance and jurisdiction of the new sidewalk on the west side of IL 53 from the southern Walmart Entrance to Pinegrove Court and on the south side of IL 56 from east of Arboretum Road to IL 53; and the new shared-use path on the north side of IL 56 from Arboretum Road to the Butterfield Park District Entrance, and

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE residents and permanent in nature;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to pay for all right of way, construction and engineering costs associated with the improvement.
3. All VILLAGE owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of this Agreement, will be relocated/adjusted in accordance with the applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530).

4. Upon final field inspection of the improvement and so long as IL 56 is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the median, the through traffic lanes, the left-turn lanes and right turn lanes and the curb and gutter or stabilized shoulders and ditches adjacent to those traffic lanes and turn lanes.
5. Upon final field inspection of the improvement, the VILLAGE agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE and accept long term responsibility for the administration, control, reconstruction and maintenance of the sidewalk and shared use path described above and all existing and relocated VILLAGE owned utilities including appurtenances thereto.
6. The VILLAGE has adopted a resolution, will send a letter, or sign the Plan Approval page which is part of this document, prior to the STATE advertising for the work to be performed hereunder, approving the plans and specifications as prepared.
7. Under penalties of perjury, the VILLAGE certifies that its correct Federal Tax Identification number is 36-6005897 and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Obligations of the STATE and the VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF GLEN ELLYN

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

Title: _____

Date: _____

Clerk

(SEAL)

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

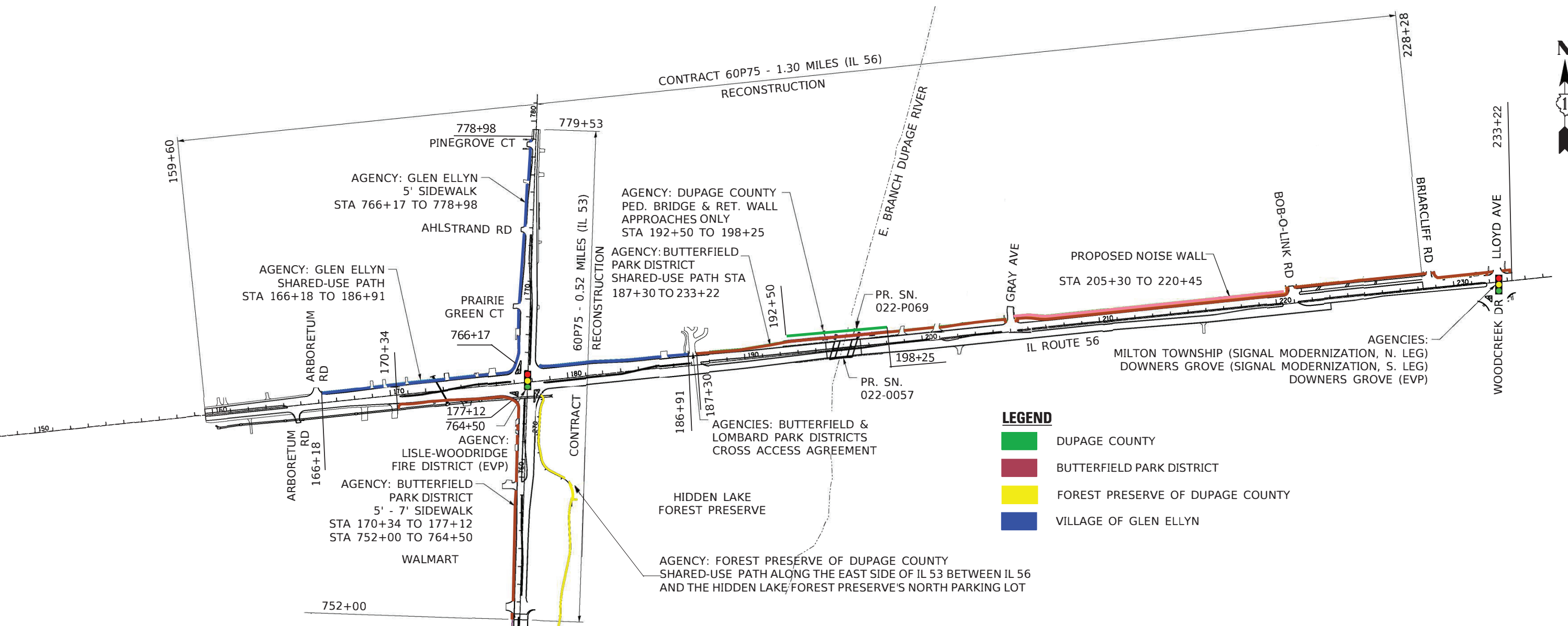
PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of FAP IL 56, Contract No. 60P75, State Section (56&57)R-4 , the VILLAGE agrees to that portion of the plans and specifications relative to the VILLAGE’S financial and maintenance obligations described herein, prior to the STATE’s advertising for the aforescribed proposed improvement.

Approved_____

Title _____

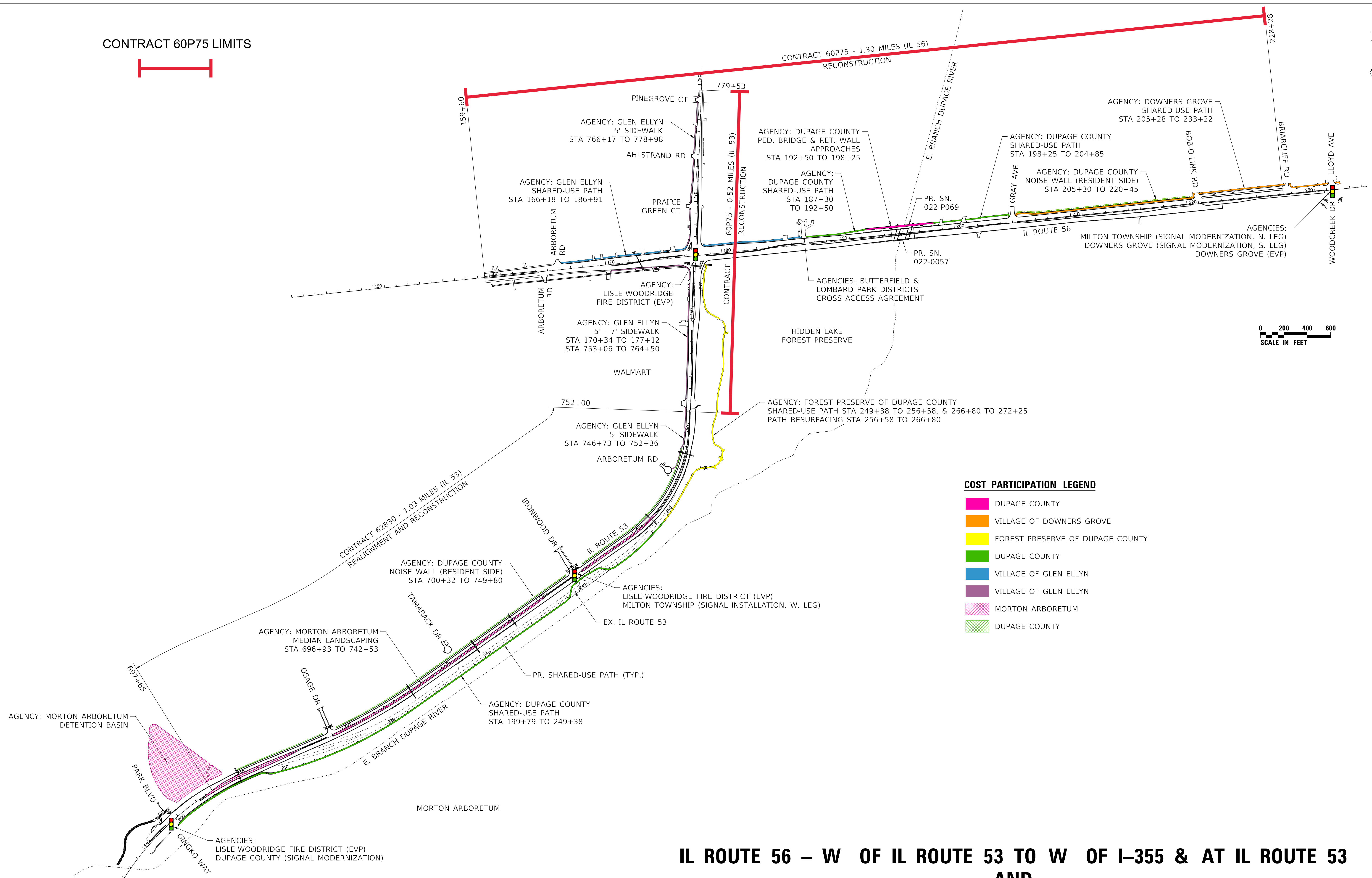
Date _____



CONTRACT 60P75- IL ROUTE 56 **W OF IL ROUTE 53 TO W OF I-355 & AT IL ROUTE 53**

EXHIBIT D

CONTRACT 60P75 LIMITS



COST PARTICIPATION LEGEND

- DUPAGE COUNTY
- VILLAGE OF DOWNERS GROVE
- FOREST PRESERVE OF DUPAGE COUNTY
- DUPAGE COUNTY
- VILLAGE OF GLEN ELLYN
- VILLAGE OF GLEN ELLYN
- MORTON ARBORETUM
- DUPAGE COUNTY

**IL ROUTE 56 – W OF IL ROUTE 53 TO W OF I-355 & AT IL ROUTE 53
AND
IL ROUTE 53 – S OF IL ROUTE 56 TO PARK BLVD**





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/17/2023 6:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Ordinance
Prepared By: Marty Scott

**AGENDA ITEM (ID
2023-405)**

DOC ID: 2023-405

Food Truck Regulations

Statement of the Issue:

In an effort to respond to evolving market conditions and trends, as well as to standardize and modernize relevant code requirements throughout the Village, staff has drafted the attached text amendments related to food truck regulations.

Analysis:

Food trucks have operated within the Village (on a limited basis) with success and popularity. Food trucks are now a staple of operations for breweries, distilleries, and similar businesses in many communities. Partnerships form and consistent schedules are set for warm weather months to attract local and visiting customers. Food trucks in Glen Ellyn have not operated along public streets in the same way as they do in Chicago and select suburbs. The feedback received from some of our local businesses is that the standard "streetside" operation of food trucks would not be appropriate. There is a concern that the trucks would infringe upon sales revenue of local restaurants. This is a common debate in the suburbs and is somewhat similar to the concern that can arise related to farmer's markets and the transient nature of vendors versus brick and mortar storefronts. Provisions for the streetside option have not been included in the draft regulations.

Attached you will find draft regulations which were reviewed by the Plan Commission during a public hearing held on March 9, 2023. The proposed regulations include the following:

- Additional commercial zoning districts should be included to allow a variety of businesses and special event organizers to partner with food trucks.
- Clearly define that the sale of alcohol is prohibited unless approved by the Village.
- Allow for proper pedestrian circulation around trucks and associated seating.
- Add flexibility to the maximum number of days and hours of operation (with flexibility for special events that may extend beyond 3 days).
- Include license fees to recoup costs associated with staff review
- Prohibit the dumping of grease into sewers, etc.

Plan Commission Review and Recommendation:

The Commission was generally pleased with the suggested text amendments but did make some recommended changes. Their discussion focused mainly on hours, duration, signage, and cleanliness.

The Commission benefited from having Dawn Smith, former Chamber Director, in the audience. Ms. Smith provided insight as to past experience with food trucks in Glen Ellyn and elsewhere. An excerpt from the draft minutes of the Plan Commission meeting is attached.

Staff will provide additional background information during the Workshop meeting and be prepared to answer any questions or concerns from the Board.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

N/A

Action Requested:

Staff is seeking Board feedback on the draft regulations.

Attachments:

1. Food Trucks - Draft Text Amendments
2. March 9 2023 - Plan Commission - Excerpt from Draft Minutes

10-5-20. Food trucks. DRAFT REGULATIONS

(Strikeouts/Underline indicate changes recommended by the Staff and Plan Commission)

(A) Food trucks shall be permitted to operate on ~~public or~~ private property in the CR, CC, C1, C2, C3, C4, C5, C5A, C5B, and C6 zoning districts with the exception of ~~school-owned property~~ properties owned by governmental bodies or the public right-of-way, and ~~shall operate in accordance with the following provisions~~ in accordance with the regulations set forth below, unless as part of a Special Event Permit approved by the Village. Food Trucks shall operate in accordance with the following provisions:

1. The operator must obtain permission from the property owner of record prior to establishing a location for the food truck. The property owner or tenant of record must submit the required application in accordance with the regulations set forth below. In all cases, the property owner must provide written authorization for use.
2. Food trucks shall only be used for the sale of food and beverages. The sale of other merchandise or goods from a food truck shall not be permitted. The sale of alcohol is prohibited, unless expressly permitted as part of a Special Event Permit approved by the Village.
3. Food truck operators must be at least 18 years of age and neither the owner nor any of his/her employees shall be a registered sex offender as defined by the sex offender license act.
4. Food trucks shall be operated in compliance with all requirements of the DuPage County Health Department. A copy of a valid permit issued by the DuPage County Health Department shall be available on site at all times and furnished to the Village upon request.
5. Food trucks must be operated in compliance with all Village codes and ordinances, as well as all applicable County, State, and Federal regulations.
6. A trash receptacle adequate in size for containing the waste produced by the truck and its patrons must be provided by the operator, and the area immediately surrounding the food truck shall be maintained free of any garbage or debris and any garbage or debris disposed of. The operator shall be responsible for any additional cleanup costs associated with the operation of the truck.
7. The use of electronic or sound amplification equipment in association with the operation of a food truck shall be prohibited.

8. Food trucks shall not be located in such close proximity to a vehicular access drive, sidewalk, or the railroad tracks so as to create a safety hazard as determined by the Village.
9. ~~Food trucks shall only be permitted to park in a designated parking space.~~
10. Food trucks must be self-contained. If power is drawn from an external source, the food truck owner or operator must obtain the permission of the property owner in advance.
11. Food trucks shall be attended by the licensed operator or his/her employees when on site.
12. No flags, balloons or other attention getting devices shall be permitted in association with a food truck and all signage must be affixed to the truck.
13. The food truck must be stored off site when not in operation.
14. Food truck operators must have a valid peddler's license as required by this Code, which, among other things, requires the submittal of a fingerprint-based background check to the Glen Ellyn Police Department.
15. Food truck hours of operation shall be limited to no more than eight (8) hours per day and no more than three (3) days in any seven (7) day period.
16. License Fees:
 - (a) Applicants must obtain an annual license at a cost of \$300.
 - (b) All license issued pursuant to this Chapter shall expire on December 31st of each year.
17. Food trucks must be parked only on improved surfaces as approved by the Village.
18. Dumping of grease into storm or sanitary sewers, or in any other location within the Village, in connection with the operation of a food truck is prohibited.

Excerpt from the “Draft” minutes of the Regular Plan Commission Meeting held March 9, 2023

Director Scott introduced the next set of proposed text amendments by saying that food truck activity also stems from a pilot program. He indicated that to respond to this commercial endeavor via code requirements, best practices from other communities, namely St. Charles, were examined. Staff, he continued, focused on location, products sold, compliance with Health Department, site management, sales tax procedure, and number of days and hours of operation. He said he anticipates food trucks would be allowed on private property to supplement existing businesses and at special events if invited by local taxing bodies and not-for-profits, but prohibited from street operation on random days.

In response to a query from Chairperson Loftus about parking on public ROWs, Director Scott said ROW parking would only be allowed at a public event, such as one sponsored by the Park District or the College of DuPage. The Chairperson then asked whether a truck could be on a street if the Village-sponsored an event. Mr. Scott replied that it would only be permitted on the site, unless a Board waiver is granted. Chairperson Loftus asked for a definition of accessibility in a food truck context. Mr. Scott said accessibility refers to placement of the truck to allow disabled individuals access to it. Mr. Loftus asked if a food truck is permitted to be on a sidewalk; on a private one, replied Mr. Scott. Sworn in, audience member Dawn Smith, 147 Kenilworth, related that trucks are on the road leading to the Boathouse and sit on brick pavers on Lenox along Lake Ellyn Park, as well as park in back of municipal lots during the French Market. Mr. Scott special events would be looked at on a case-by-case basis. Chairperson Loftus asked about a power source. Noting that generators are loud and circuit overload is a concern, Director Scott said requirements could be reviewed to see if any flexibility is needed. Mr. Loftus asked if private lot parking is curtailed by food trucks, in violation of Code; Mr. Scott noted that situations are temporary. Chairperson Loftus asked if a three-day limit would be more appropriate than a two-day limit. Ms. Smith related that the carnival lasts one week, “The Taste” runs four days, and everything else is a one-day event. Mr. Scott said language could perhaps be added pertinent to extended limits for special events. Ms. Smith suggested language be included to prevent grease being dumped into sewers. Mr. Scott said it’s not a bad idea to call this out. In response to a question from the Chairperson about hour restrictions, Mr. Scott said he doesn’t think a truck would operate beyond eight hours, while Commissioner Kreuzer observed that trucks usually run out of food after two to three hours. Commissioner Wyant wondered whether restaurants look at food trucks as cutting into their business, expressing a wish for feedback on this, while Commissioner Arango stressed a need to be specific about proximity to restaurants. Sworn in, Trustee Steve Thompson, 535 Duane St., Glen Ellyn, observed that local restaurants typically don’t want to participate in “Taste,” and don’t view food trucks as competition, seeing them as temporary, while Mr. Kreuzer noted that restaurants benefit from takeout by Beer Cellar patrons. The distinction between food trucks and vendor carts, and the desire for flexibility in regulating temporary signage were discussed. Commissioner Dawson moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, the Village of Glen Ellyn, for approval of proposed amendments to Chapter 5 (Supplementary Regulations) of the Glen Ellyn Zoning Code, the Plan Commission hereby recommends:

1. Approval as discussed or amended at the Plan Commission public hearing on March 9, 2023, which are hereby incorporated into the Motions by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village, of proposed amendments to Chapter 5 (Supplementary Regulations) of the Zoning Code, relating to food truck regulations.
2. No dumping of grease in the Village storm or sanitary sewer.
3. For food truck hours and duration, Staff to provide final language to address Plan Commission concerns.
4. To item 12 add “unless expressly approved by the Village” to the end of the sentence.
5. Strike final sentence from item #10.

Seconded by Commissioner Arango, the motion carried on a roll call vote with Commission members Dawson, Arango, Brown, Kreuzer, Saeed, Thakkar and Wyant and Chairperson Loftus voting, “Yes.”



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/17/2023 6:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Other
Prepared By: Marty Scott

**AGENDA ITEM (ID
2023-403)**

DOC ID: 2023-403

Construction Necessitated Variations (CNV)

Statement of the Issue:

The topic of Construction Necessitated Variations (CNV) has been raised several times by the Village Board and Zoning Board of Appeals (ZBA) over the past year. At the Village Board's direction, staff has researched this issue to provide background, prepare preliminary recommendations, and solicit feedback from the ZBA. The ZBA provided feedback during their October 11, 2022, meeting. The purpose of this memo is to assist the Village Board in creating policy for CNV's moving forward.

Analysis:

The Building Code defines a Construction Necessitated Variation (CNV) as "a variation requested after the issuance of a valid building permit related to the variation or a variation needed for any phase of construction that is in progress or has already occurred, either with or without a valid building permit and approved plans, that violates applicable Zoning Code regulations." Additional background regarding this topic is available in the staff memo and minutes dated October 11, 2022 available [here](#). Also attached is a chart prepared in 2020 illustrating how other communities address CNV situations. It is clear that the majority do not have regulations pertaining to this type of request.

The early 2000's brought an increase in projects completed that did not comply with approved plans. This led to adoption of an ordinance establishing the CNV process. Since that time, the Village has experienced a steady flow of requests including 12 applications between 2018 and 2021. All 12 requests were granted.

Some of staff's general findings include:

- These kinds of variations take up a considerable amount of staff time and are generally a negative experience for the homeowner to go through.
- The current CNV process does not deter contractors and homeowners from applying rather than complying. The time it takes to research the project history, process an application, schedule a hearing, attend meetings, etc. is not enough of a deterrent to applying for relief from the code.
- Increasing the fees for CNV requests will not likely deter applicants. Some will see it as a "cost of doing business" while others will be adamant about what they want to keep (e.g., deck location, setback flexibility, etc.). In addition, the cost to remove the nonconforming improvements is typically far more than current or increased application fees.

- From 2000 to 2021, 80% of CNV requests have been approved, which leads the public to believe that it can be easier to “ask for forgiveness versus permission.”
- Staff has increased scrutiny when reviewing foundation and height surveys in an attempt to catch projects where construction does not meet the code. Evaluation of this practice is ongoing to ensure that it is as accurate and proactive as possible (e.g., contractor education, website resources/reminders, etc.).
- Targeted education for residents, contractors, architects, and others should help deter future requests.

Zoning Board of Appeals Feedback

The ZBA discussion on this topic generated a variety of opinions. While there was not a specific consensus reached, it appears that the ZBA suggests the following:

- ☐ Retain the CNV process
- ☐ Attempt to reduce applications by scrutinizing projects during construction “checkpoints” (e.g., foundation surveys, etc.)
- ☐ Zoning Code review and “clean up” that would support current trends of construction
- ☐ Proactive education via letters, meetings, and website guides to deter requests
- ☐ An “a la cart” approach in which charges reflect the number of variations requested in the fees. (The current fee to apply for a CNZV is \$1,100.00 regardless of the number of variations).
- ☐ Allow for honest mistakes to be heard as a CNV, however, apply rigorous application of the standards during the review process and lower the rate of approval.

The two standards below are already part of the Zoning Code:

- a. “That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
- b. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality.”

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

N/A

Action Requested:

Staff is seeking Board feedback and direction regarding the six bullet points shown above. The first five bullets are staff-oriented and can be accomplished with ease. Updates and progress reports can be provided to the Board over the next several months on each of these tasks. The sixth bullet point is critical to the process for CNVs and regular variations in any community. The October 11, 2022, staff memo explained the “rigorous application of standards”.

“The application of these standards is inherently subjective in nature; thus, some Boards may apply the standards more liberally than others. For example, if a single-family homeowner is not allowed to have the patio size they desire, the ZBA and Village Board may make the determination that not being able to have a patio of the size and in the preferred location prevents a reasonable return/use of the property. This interpretation could be considered a liberal application of the standards.

Conversely, the ZBA and Village Board may find that having to reduce the patio area by 150 square feet or change the placement to meet the setback requirements is simply a matter of preference, rather than preventing a reasonable return/use of the property; therefore, recommend denial of the variation(s). This approach would be a more conservative or rigorous application of the standards, which would help ensure that variations (both regular and CNV's) are only granted, if necessary, under unique circumstances of the property rather than based on the homeowner's personal preferences or desires. More rigorous application of standards is an alternative to eliminating the CNV process (as outlined in Solution No. 4 above) and would also likely reduce the rate of approval (as outlined in Solution No. 6 below)".

The application of these standards should result in more details, justification, and explanation by the applicant in regard to the merit of the request. It should also result in more focus and scrutiny by the ZBA and Village Board on these standards.

To that end, if the Board reaches a consensus that the ZBA recommendations are appropriate, staff can begin implementing them immediately.

Attachments:

1. CNZV Research - ZBA memo 10-11-23
2. Research of Construction Necessitated Zoning Variations in Other Communities (2020)

MEMORANDUM

TO: Members of the Zoning Board of Appeals

FROM: Emily Rodman, Assistant Village Manager
Atrian Fard, Senior Planner

DATE: October 11, 2022

RE: Construction Necessitated Variations (CNVs)



Over the past couple of years, staff has been asked by the Village Board and Zoning Board of Appeals to revisit Glen Ellyn's requirements for the Construction Necessitated Variations. The Building Code defines a Construction Necessitated Variation (CNV) as "a variation requested after the issuance of a valid building permit related to the variation or a variation needed for any phase of construction that is in progress or has already occurred, either with or without a valid building permit and approved plans, that violates applicable Zoning Code regulations." Upon receipt of a CNV request from the Zoning Code, the Village shall suspend the building permit and no additional work shall be performed.

Background.

From January 2000 to December 2003, the Village received 10 variation requests for construction projects that were completed contrary to the approved plans and the Zoning Code. This translates to an average ratio of 2.5 post construction requests per year. At the December 8th, 2003 Village Board Workshop, deliberations took place regarding a special policy to address such variation requests. At the time, it was suggested that the relatively low cost of seeking the variance and the short processing time of the request, lead developers/property owners to apply for relief rather than bring the project into compliance. Consequently, on March 8, 2004, the Village Board adopted Ordinance No. 5245 (attached) which requires that the following items be provided for CNVs in addition to all the prerequisites of a regular variation:

1. The fee for a CNV was raised from \$450 (the cost of a regular variance at the time) to \$900 due to the additional time and expense to review these kinds of variances.
2. An escrow fee of \$2,000 was added to pay for Village out-of-pocket expenses including having the property surveyed after completion of the project to ensure compliance with Village Board approvals.
3. A current site survey was added to the submittal requirements to show the details of the necessary variation(s).
4. A timeline of events was added to the submittal requirements to demonstrate the actions leading up to the violation.
5. Possible alternatives with cost estimates were added to the submittal requirements along with the petitioner's preferred solution.

Over the course of years, the fees for regular variations and Construction Necessitated Variations have respectively increased to \$660 and \$1,100, with the rest of the requirements remaining unchanged. Between 2004 and 2021, the Village has received 25 CNV requests, 12 of which were between 2018 and 2021. Please see Chart 1, showing all CNV requests from 2000 to 2021. It is worth noting that the Village has received five additional CNV requests in the first half of 2022.

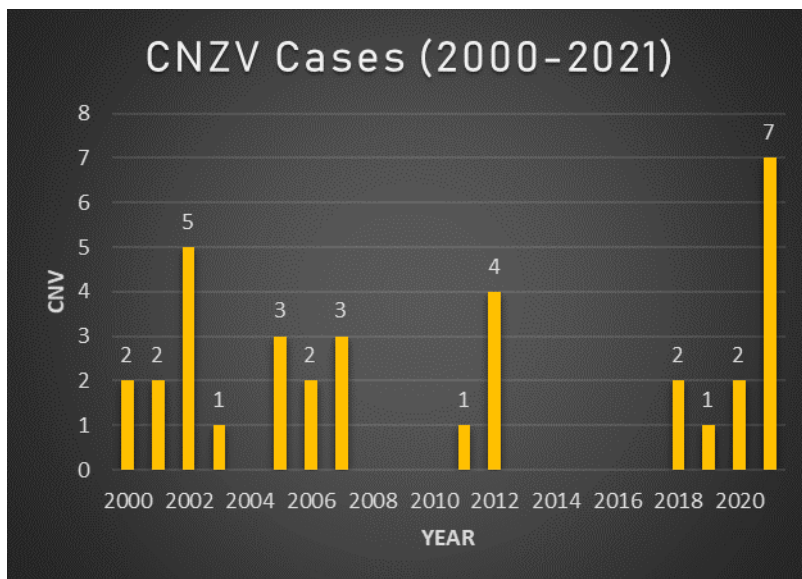


CHART 1 : CNZV CASES FROM 2000 TO 2021

With the recent spike in the number of CNV applications, staff was asked to explore the potential solutions to reduce the number of requests for variations after construction. These kinds of variations take up a considerable amount of staff time and are generally a negative experience for the homeowner to go through. Staff conducted a community survey of 11 local governments (peer communities) in the spring of 2020. The local governments surveyed were Arlington Heights, Clarendon Hills, Downers Grove, Elmhurst, Geneva, Hinsdale, La Grange, Lombard, Naperville, Western Springs, and Wheaton. Ten of the 11 communities surveyed do not have an adopted procedure for CNVs and would treat them as typical variation requests, including one community that only doubles the fees for such requests. Only one of the 11 communities (Arlington Heights) would fail the building permit inspections or issue citations until the project is brought into compliance (see attached Exhibit A). In conducting the peer communities survey, it appears that only Glen Ellyn has adopted certain regulations to differentiate the procedure and requirements of CNVs from regular variations, although Lombard also charges double the fee for post construction variations.

While Glen Ellyn requests additional steps for CNVs compared to its peer communities, the process as it stands now does not seem to be deterring homeowners from applying for relief rather than coming into compliance with the Zoning Code. Staff offers the below solutions as options for consideration by the ZBA in an attempt to discourage petitioners from seeking variation requests after the construction is completed:

1. **Fees:** As mentioned earlier, in 2004, Glen Ellyn amended the Building Code to impose additional fees and requirements on post-construction variation requests. This approach seemed prudent from 2004 to 2017, where the average number of CNV requests per year

was reduced to 0.9 (see Chart 1). However, since 2018, the number of CNV requests has dramatically increased to an average ratio of 3 petitions per year. A familiar solution could be increasing the current cost of the CNV fees while maintaining the current fees for standard variations. Staff feels this approach may disproportionately impact lower income residents and continue to allow those who can afford the cost to ask for forgiveness rather than comply with the Village's requirements. Should the ZBA and Village Board find raising CNV fees as an appropriate solution, staff will bring forth an amendment to the fee schedule with the suggested cost increase.

2. **Number of Violations:** Over the years, the Village has received several CNV petitions, some of which asked for multiple variations from the Zoning Code. It is unlikely that such requests occurred due to errors in measurements or miscalculations since multiple violations occurred on the same site. More often, there is a disregard for constructing according to what was approved by the Village or evasion of the permitting process altogether. For instance, the Village received a CNV petition for six different zoning variations in 2021 for the property located at 410 Spring Avenue. Staff spent a significant amount of time with the property owner prior to the issuance of the building permit to find complaint construction solutions. During project construction, the contractor made several suggestions that were approved by the homeowner that resulted in multiple violations on the property that were identified during the final project inspections. While the ZBA recommended denial of this request by a roll call vote of 4-2, the Village Board granted approval by a vote of 5-0. Staff finds it unfair to treat these cases with multiple requests the same as those seeking only one variation. A reasonable solution could be to calculate the cost of CNV fees by multiplying the standard fee by the number of requested variations; for example, for a CNV petition with six variation requests, the fee would be equal to \$6,600 (6 by \$1,100). This solution would impose considerable fees for CNV requests where complete disregard has been shown for the approved plans and the Zoning Code provisions. This would also encourage petitioners to comply with the code where feasible to reduce the overall cost of the request.
3. **Inspections:** Currently, the Village only requires final inspections for residential permits for driveways, walkways, and patios. A review of the CNV records found that approximately one third (34%) of the Construction Necessitated Variation requests could have been prevented had pre-pour inspections been done prior to completing the work and the final inspection. Below, please see Chart 2.

In addition, the results of a survey of Glen Ellyn's peer communities indicate that 72% of the surveyed municipalities perform pre-pour inspections for driveways and walkways and 82% for patios (see attached Exhibit B). Given the survey results, it would seem that the addition of pre-pour inspections as another layer of review for residential driveway, walkway, and patio permits could be an appropriate solution to reduce the number of CNV requests. The Village seems to perform quite similar to its peer communities regarding post-hole or footing inspections.

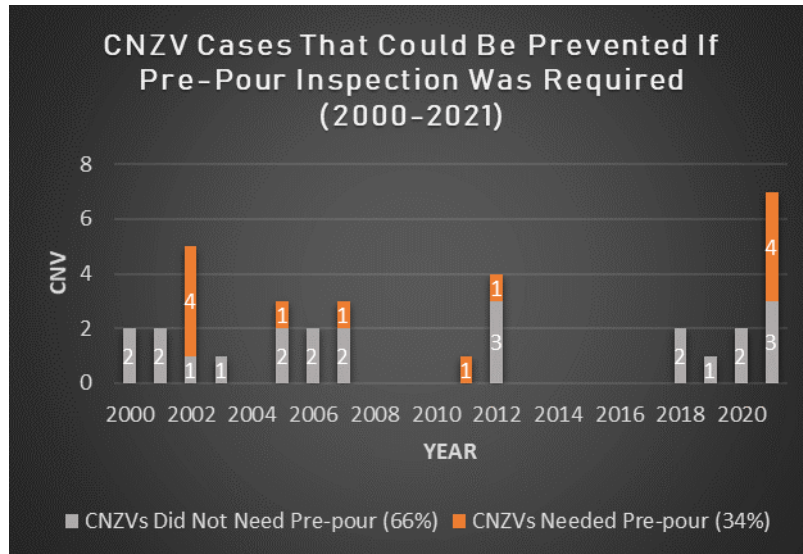


CHART 2 : CNZV CASES THAT COULD BE PREVENTED IF PRE-POUR INSPECTION WAS REQUIRED (2000 – 2021)

4. **Remove CNV Process:** As mentioned earlier, Glen Ellyn adopted CNV requirements in 2004 as a means to encourage developers/owners to be more cautious regarding zoning requirements. However, according to the Exhibit A, none of Glen Ellyn’s peer communities offer an approach specific to post-construction variations yet do not seem to deal with similar challenges. Although the current CNV approach may be discouraging to developers/owners who cannot afford to evade regulations, in most cases, it would accustom people to know there is an opportunity to seek a second chance. This approach provides an avenue for petitioners to ask for relief rather than bring projects into compliance. Therefore, removing the entire CNV process may be a practical solution to reducing the number of requests for forgiveness.
5. **Rigorous Application of Standards:** Per Section 10-10-12(E) of the Municipal Code, in consideration of granting a variation or recommending approval of a variation, the Village Board and Zoning Board of Appeals shall not vary the provisions of the Zoning Code unless there is a finding by the ZBA and Village Board that the following standards have been met:
 - a. *“That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted will not alter the essential character of the locality; or*
 - b. *That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality.”*

The application of these standards is inherently subjective in nature; thus, some Boards may apply the standards more liberally than others. For example, if a single-family homeowner is not allowed to have the patio size they desire, the ZBA and Village Board may make the determination that not being able to have a patio of the size and in the preferred location prevents a reasonable return/use of the property. This interpretation could be considered a liberal application of the standards. Conversely, the ZBA and Village Board may find that having to reduce the patio area by 150 square feet or change the placement to meet the setback requirements is simply a matter of preference, rather than preventing a reasonable

return/use of the property; therefore, recommend denial of the variation(s). This approach would be a more conservative or rigorous application of the standards, which would help ensure that variations (both regular and CNV's) are only granted, if necessary, under unique circumstances of the property rather than based on the homeowner's personal preferences or desires. More rigorous application of standards is an alternative to eliminating the CNV process (as outlined in Solution No. 4 above) and would also likely reduce the rate of approval (as outlined in Solution No. 6 below).

6. **Rate of Approval:** As noted above, per Section 10-10-12(E) of the Municipal Code, in consideration of granting a variation or recommending approval of a variation, the Village Board, Zoning Board of Appeals, and the Community Development Director shall not vary the provisions of the Zoning Code, unless there are practical difficulties or particular hardship in the way of carrying out the strict regulations of the Zoning Code. Many of the CNV cases that have come before the ZBA and Village Board have been due to negligence on the part of the property owner or the contractor. Having said that, a review of approval rate of the past CNV requests found that 80% of the CNV requests have been granted approval by the Village Board since 2000 with none denied from 2008 to 2021. Please see Chart 3 below.

Staff believes such a high chance of approval encourages owners/contractors to ask for relief from the Code requirements after violations have been made rather than bringing projects into compliance. It may even create an atmosphere where homeowners/contractors are willing to take a chance at making field adjustments without ensuring they are compliant because they are likely to get approval if the Village catches them. This matter sets a precedent for every future project to ask for forgiveness rather than permission.

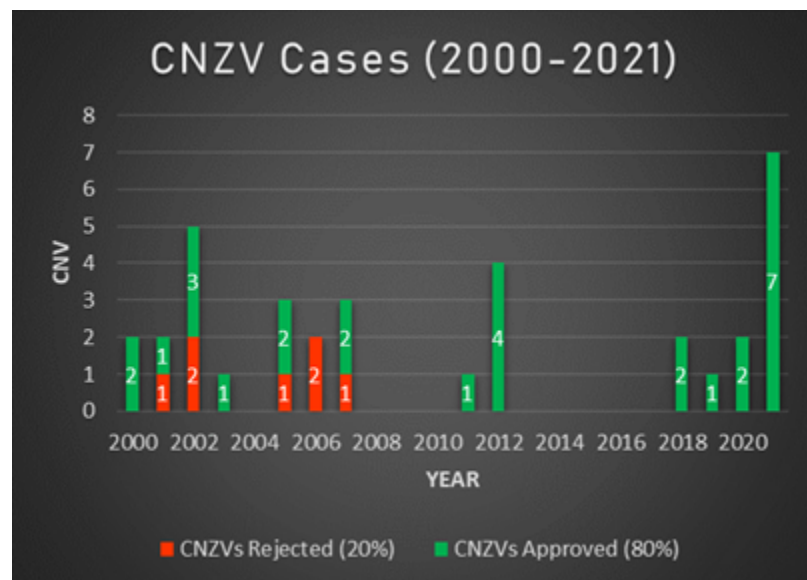


CHART 3 : CNZV CASES APPROVED/DENIED (2000 – 2021)

7. **Provide a Copy of the Approved Plans to the Homeowners:** In cases where the general contractor/developer does not obtain the necessary building permits prior to the commencement of work or leaves the improvements in violation of the Village's regulations, it would be the property owner's responsibility to comply with all codes or file for a CNV

request. Staff believes the CNV process could impose a significant burden on property owners, who often have not been involved in the permit process or been made aware of any violations. Staff suggests the Village Building Department provides a copy of approved plans to the homeowners even if the contractor/developer has filed for the permit and is listed as the main point of contact on the application. Since the homeowners are ultimately responsible to comply with the Code, they should be made aware of what is permitted prior to the start of construction.

8. **Disclaimer:** Staff suggests the Village require owners to sign a separate form with a disclaimer section that informs them of their responsibility should the project not be completed in full compliance with Village requirements. While there is a place on our current building permit application that indicates the property owner and the permit applicant (as owner's agent) certify that the work will be completed in compliance with the Village Code, and that the issuance of a building permit or approval of construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to construct the work in compliance with the Village Code, it is our hope that having a separate page dedicated solely to this purpose will encourage property owners to read the form and ultimately be more involved in overseeing their projects.
9. **Contractor Citation:** As noted above, the Village currently holds the property owner accountable for bringing the property into compliance or filing for a CNV when a construction project has been found to be in violation of the Zoning Code. This is the case even if the contractor is at fault. To avoid such unfair accountability, staff suggests issuing a citation to the contractor if a violation has occurred and the contractor was the main point of contact for the permit.
10. **Village Approval in Different Stages:** Another potential solution to reduce post-construction variation requests is to inform the owners and contractors of the requirement to submit certification surveys prior to completing certain aspects of the work. This requirement assists the Village in verifying the work is in compliance at specific stages of construction and may help to prevent a project from moving further along in the construction process once a violation has been identified, thereby making it easier (and less costly) to comply. The Village Building Department has already taken the first step to add permit requirements for submittal of foundation and height certification surveys for all new buildings and structures that are located within two feet of the minimum required setback and maximum permitted heights. Both owner and contractor are required to sign this form.

Requested Action.

The ZBA is requested to review the suggestions provided by staff and make recommendations to the Village Board for policy changes that will assist in reducing the number of construction necessitated variations requested.

Attachments.

- Ordinance 5245, adopted on March 8, 2004
- Exhibit A – Research of Construction Necessitated Zoning Variation Processes in Other Communities (2020)
- Exhibit B – Pre-Pour and Post Hole Required Inspections in Other Communities (2022)

X:\Plandev\PLANNING\CNZV Research\Packet

- Requirements for Foundation Surveys and Height Certification Surveys Form (2021)

CC: Martin Scott, Community Development Director
Paula Moritz, Plan Examiner

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5245 -VC

AN ORDINANCE AMENDING
CHAPTER 1 (BUILDING CODE)
OF TITLE 4 (BUILDING REGULATIONS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
TO ADD A FEE RELATED TO
CONSTRUCTION NECESSITATED VARIATIONS

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 8TH DAY OF MARCH, 2004.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 9TH
day of MARCH, 2004.

ORDINANCE NO. 5245 - VC

AN ORDINANCE AMENDING
CHAPTER 1 (BUILDING CODE)
OF TITLE 4 (BUILDING REGULATIONS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
TO ADD A FEE RELATED TO
CONSTRUCTION NECESSITATED VARIATIONS

WHEREAS, the Village of Glen Ellyn provides numerous services to property owners for the encouragement and regulation of land and infrastructure development; and

WHEREAS, the Village President and Board of Trustees deem it to be in the best interest of the Village and in furtherance of its legitimate governmental objectives, including its revenue policies and funding goals, to review periodically the Schedule of Fees and Deposits; and

WHEREAS, the Planning and Development Department has experienced eight zoning variations since February, 2001, that are related to improper construction, where the actual structure was not constructed or installed in accordance with, and therefore violated, the applicable Zoning Code regulations; and

WHEREAS, the Planning and Development Department staff have found that such construction related variations require significant additional time and expense; and

WHEREAS, the President and Board of Trustees have considered amending the Village Code to include a new fee and regulations for a construction necessitated variation at the December 8, 2003, Village Board Workshop and deem its approval to be in the best interest of the Village of Glen Ellyn; and

WHEREAS, the President and Board of Trustees hereby direct that all appropriate sections of the Village Code of the Village of Glen Ellyn be amended to reflect the new fee for a construction necessitated variation to become effective with the passage of this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The following changes shall be made to Chapter 1 of Title 4 (BUILDING CODE) of the Glen Ellyn Village Code:

A. The following new definition shall be added to Section 4-1-3 (DEFINITIONS):

CONSTRUCTION NECESSITATED VARIATION: A variation needed for any phase of construction that has already occurred, either with or without a valid building permit and approved plans, that violates applicable Zoning Code regulations.

B. The following new fee shall be added to Section 4-1-4(A)7 (Zoning Applications):

(i) Construction Necessitated Variations	\$ 900.00
--	-----------

C. Section 4-1-4(A)13 (Trust Fund Deposits) shall be revised to read as follows:

13. Trust fund deposits

(a) Construction necessitated variation escrow	\$2,000.00
(b) All others	\$1,000.00 - minimum

D. A new Section 4-1-4(F) shall be added to read as follows:

(F) **Construction Necessitated Variation Fee:** A Variation application fee shall be paid in the amount of \$900.00, and \$2,000.00 shall be deposited into an escrow fund. The application shall include, in addition to the items required in the Village of Glen Ellyn Zoning Code Chapter 10, the following documents:

1. A current site survey showing the details of the variation;
2. A timeline to show the key events leading to the variation;

3. A list of alternative solutions, with designs, plans, and cost estimates; and
4. The petitioner's preferred solution.

SECTION TWO: The passage of this Ordinance, being a matter of urgency due to the need to recover a greater proportion of the Village's cost of operation, shall be in full force and effect immediately upon its passage.

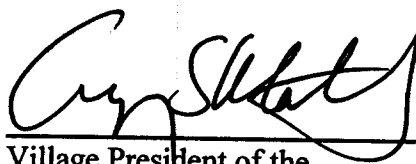
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 8TH day of MARCH, 20 04.

AYES: MUHERN, PFEFFERMAN, CHAPMAN, GARDNER,
LOCH, RILEY

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 8TH day of MARCH, 20 04.



Village President of the
Village of Glen Ellyn, Illinois

ATTEST:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 9TH day of MARCH, 2004.)

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Research of Construction Necessitated Zoning Variations in Other Communities (2020)

Municipality	Does the municipality have a procedure for CNZVs?	If it does, what is the procedure?	If not, is immediate correction required instead or subsequent citation for non-compliance?	Standard Zoning Variation Fees
Arlington Heights	No	N/A	Building permit inspection is failed if work was not done according to plan. Stop Work order is issued if work is continued without correction. Citation can be issued if Stop Work order is ignored. Code enforcement/citation is done for work performed without a permit.	\$200 for a Single Family, \$350 for a Multifamily, and \$500 for commercial
Clarendon Hills	No	N/A	Would be treated as a typical variation request	\$300 in an R-1, \$600 in an R-1A, 3, 4, Business, Industrial, O-R
Downers Grove	Yes	Yes, it can be handled through the administrative adjustments for principal and accessory buildings. The applicant can appeal the decision of the Community Development Director.	If it does not satisfy the conditions to be reviewed as an administrative adjustment. It would be treated as a typical variation.	\$250 for residential and \$345 for commercial.
Elmhurst	No	N/A	Treated as a typical variation	\$500
Geneva	No	N/A	The inspection would be failed and require it be brought into compliance or advise them to seek a variation.	\$400
Hinsdale	No	N/A	Treated as a typical variation. If the variation is denied, it must be brought into compliance immediately or citations are issued.	\$850 dollars, of that \$600 towards escrow.
LaGrange	No	N/A	Someone will have to apply for a variation through the normal process.	500
Lombard	No	N/A	Treated as typical zoning variation except fees will be doubled.	\$300-425 plus \$250 for public notification (one single family residential lot) \$375-725 plus \$250 for public notification (more than one single family residential lot or any non-residential use)
Naperville	No	N/A	Treated as a typical variation	\$500 and additional publication fees.
Western Springs	No	N/A	The applicant must find a way to comply or apply for a variation.	\$350 for a variation.
Wheaton	No	N/A	Code compliancne officer would send the property owner a letter of violation. The property owner could either pursue a variation or seek approval from the building department to remove the non-conformity. If no response is received, a citation would be issued at that point and then it would go to court.	Residential zoning variations cost \$100, non-residential variations cost \$200. Zoning notification sign costs \$40. Permit fees are determined by building valuation.)

Pre-Pour and Post Hole Required Inspections in Other Communities, January 2022

Inspection Types Municipality	Pre-Pour Inspection Required?					Post Hole (or Footing) Inspection Required?			
	Driveway	Stairs and Stoop	Walkway	Patio	Other Accessory Structures	Fence	Porch	Deck	Pergola
Arlington Heights	Y	Y	Y	Y	Any structures with concrete pad	N	Y	Y	Y
Clarendon Hills	Y	Y	Y	Y	Any structures with concrete pad		Y	Y	Y
Downers Grove	N	Y	N	N	Any structures larger than 10'X10'	N	Y	Y	Y
Elmhurst	Y	Y	Y	Y	Base inspections for asphalt and brick paver projects	Y	Y	Y	Y
Geneva	Y	Y	Y	Y	Only final inspections for asphalt and brick paver projects	Y	Y	Y	Y
Hinsdale	N	N	N	N		N	Y	Y	Y
LaGrange	Y	Y	Y	Y		Y	Y	Y	Y
Lombard	Y	Y	Y	Y	Concrete projects that require building permit.	N	Y	Y	Y
Naperville	Y	Y	Y	Y		N	Y	Y	Y
Western Springs	Y	Y	Y	Y	Concrete projects inside and outside of the principal building	N	N	Y	N
Wheaton		Y		Y	Underground plumbing and electrical, pools need pre-pour inspection. No permit required for driveways and service walks on private property!	N	Y	Y	Y
Towns Where Required (%)	72%	91%	72%	82%		27%	91%	100%	91%
Glen Ellyn	N	Y	N	N	Aprons require a pre-pour inspection.	N	Y	Y	Y

 No permit is required.

X:\Plandev\PLANNING\CNZV Research\Results of Community Survey



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250
Fax: 630-547-5370
www.glenellyn.org

Requirements for Foundation Surveys and Height Certification Surveys

Purpose: The purpose of this document is to inform contractors and property owners of the requirement for submittal of foundation and height certification surveys for all new buildings, additions or roofed over accessory structures that are located within two feet of the minimum required zoning setback and maximum permitted zoning heights.

Background:

In order to ensure that new construction and additions to, and alterations or remodeling of, existing buildings or structures comply with the restrictions and limitations of the Village's Zoning Code, amendments to Village Code Chapter 4 (Building Inspection) of Title 4 (Building Regulations) were adopted by Ordinance 5996, dated January 30, 2012. Requirements were set forth within those amendments to require verification of construction work in place at specific stages of construction, particularly after foundations were constructed and rough framing was completed.

Village Code Section 4-1-5. - General requirements, indicates:

"The following general requirements shall apply to all property within the Village of Glen Ellyn Municipal limits in addition to the requirements in all adopted Building Codes and ordinances:

- (I) *Inspections:* All construction being performed pursuant to a building permit under the provisions of this Code may be inspected by the Building Official or his representative at any reasonable time and shall be subject to inspections in accordance with the adopted codes and the following requirements:
 - 1. *Foundation survey:* The applicant shall submit a foundation location survey prepared by a registered surveyor upon completion of the foundation for all new buildings, additions or roofed over accessory structures that are located within two feet of the minimum required zoning setback, and no further work shall be done, other than installing drain tile and waterproofing the foundation, until the location survey and a backfill inspection have been approved.
 - 2. *Height certification:* The applicant shall submit a ridge and eave height certification prepared by a registered surveyor upon completion of the framework for all new principal buildings or additions that are constructed within two feet of the maximum permitted zoning heights, and no further work shall be done, other than rough electrical, mechanical, and plumbing work, until the ridge and eave height certification has been approved."

Issue:

It is the duty of both the contractor and the property owner to ensure that the project is constructed in accordance with the Village's codes that regulate construction. Please note that any error by Village staff during plan review or inspection of work in place does not relieve the contractor or property owner of this requirement.

If, upon Village review of the required surveys, it is determined that the work in place is not compliant with the zoning code, or with the approved permit drawings with respect to building or structure setbacks, footprint or height, a Stop Work Order will be issued and remain in effect until such time as the non-compliant work is brought into compliance.

Please note that performing work beyond that permitted above, prior to the submittal and Village approval of the required foundation and/or height certification surveys, will subject the contractor and/or owner to enforcement action which will result in the issuance of a Stop Work Order and possibly a citation(s) that will seek daily fines for each day that the unpermitted work continues. Separate citations may be issued to both the contractor and the property owner.

Acknowledgement:

The undersigned hereby acknowledge they have read and understand the contents of this document. Additionally, the undersigned understand that they may be individually, or collectively, issued a citation(s) in the event that the work in place is determined to be in non-compliance with the Village's codes regulating construction. This document must be signed by both parties prior to the issuance of a building permit.

Property Owner, printed name

Date

Property Owner, signature

Contractor, printed name

Date

Contractor, signature¹

Contractor, Company Name

1. By signing this document, the contractor represents that he is authorized to sign on behalf of the company, if a corporation.

Research of Construction Necessitated Zoning Variations in Other Communities (2020)

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