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Agenda  
Village of Glen Ellyn  
Village Board Workshop  
Monday, November 21, 2011  
7:00 p.m.  
Galligan Board Room  
Glen Ellyn Civic Center

1. Call to Order
2. Public Comments
3. College of DuPage Discussion – Village President Pfefferman
4. Chicago/DuPage Water Commission Rate Discussion – Finance  
Director Wachtel
5. Municipal Electric Aggregation – Assistant to the Village Manager  
Schrader
6. 825 N. Main Street Property Presentation – Planning and Development  
Director Hulseberg
7. Other Items?
8. Adjournment

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MEMORANDUM

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**TO:** Mark Franz, Village Manager

**FROM:** Kevin Wachtel, Finance Director   
Larry Noller, Assistant Finance Director 

**DATE:** November 17, 2011

**RE:** City of Chicago and DuPage Water Commission water rate increases



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**Background**

In October, 2011, the City of Chicago announced that water rates would be dramatically increased each year, beginning January 1, 2012. By 2015, the price of Chicago water will increase 90% from current rates. Chicago approved its budget on November 16, 2011.

In turn, the DuPage Water Commission (DWC) increased its rates on November 17, 2011. Our water commodity costs will increase 115% from 2011 to 2015.

**Issues**

Our water rates were most recently updated as of May 1, 2011, and did not anticipate a mid-year cost increase. Glen Ellyn's water rates are currently high compared to other DWC communities, but have been used to operate our system, including needed capital improvements, all without significant outstanding debt. The Village has been trying to restore cash reserves in the Water and Sewer Fund to our policy level of 25%, while being cognizant of the impact on our utility customers. It is important to retain a healthy cash reserve to maintain cash flows, to be able to fund emergency repairs or projects, and for future capital project needs that may arise.

However, the water cost increases that are being passed on to the Village cannot be absorbed in our current rate structure without risking the financial health of our water fund. The water rates are being increased as of January 1, 2012, so it is important to consider revising water and sewer rates.

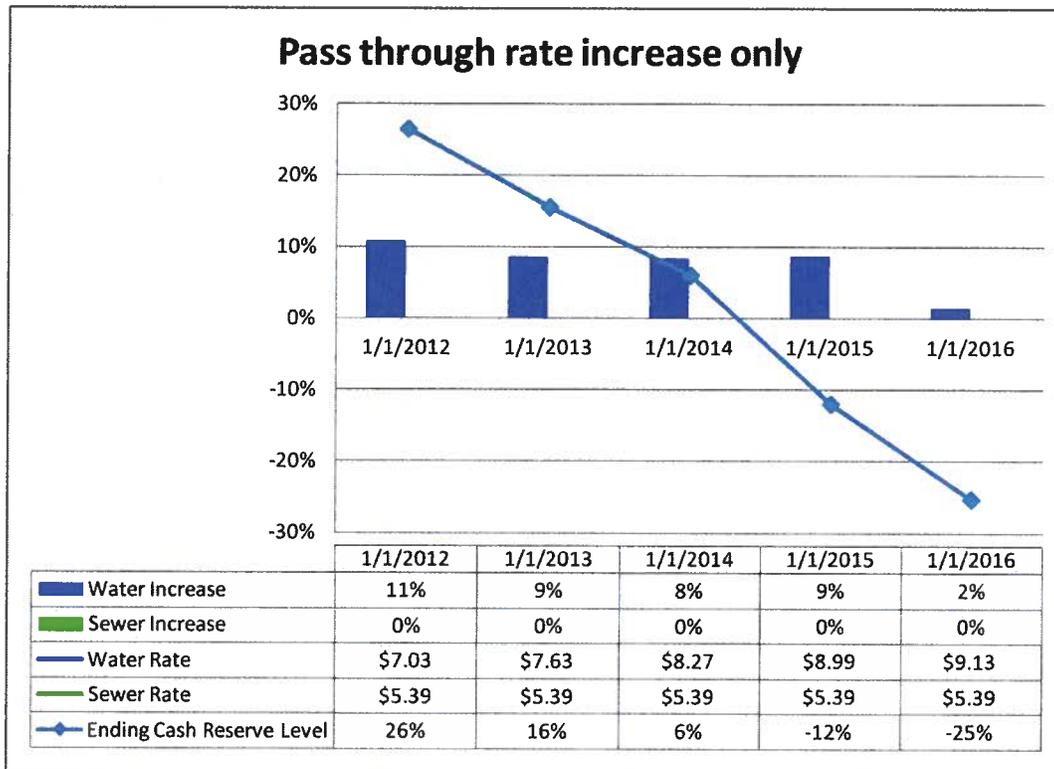
Staff evaluated several models to address the water rate increase. We considered several factors including:

- Targeting rates increases when needed.
- Maintaining adequate cash reserves, but primarily focused on 25% cash reserves at the end of FY2016. We also evaluated changing to a 15% cash reserve target.
- Consideration for reducing capital investment by 30%.
- Adjusting rate increase dates May 1 to January 1 of each year.

Below is an overview of several different rate models that we considered.

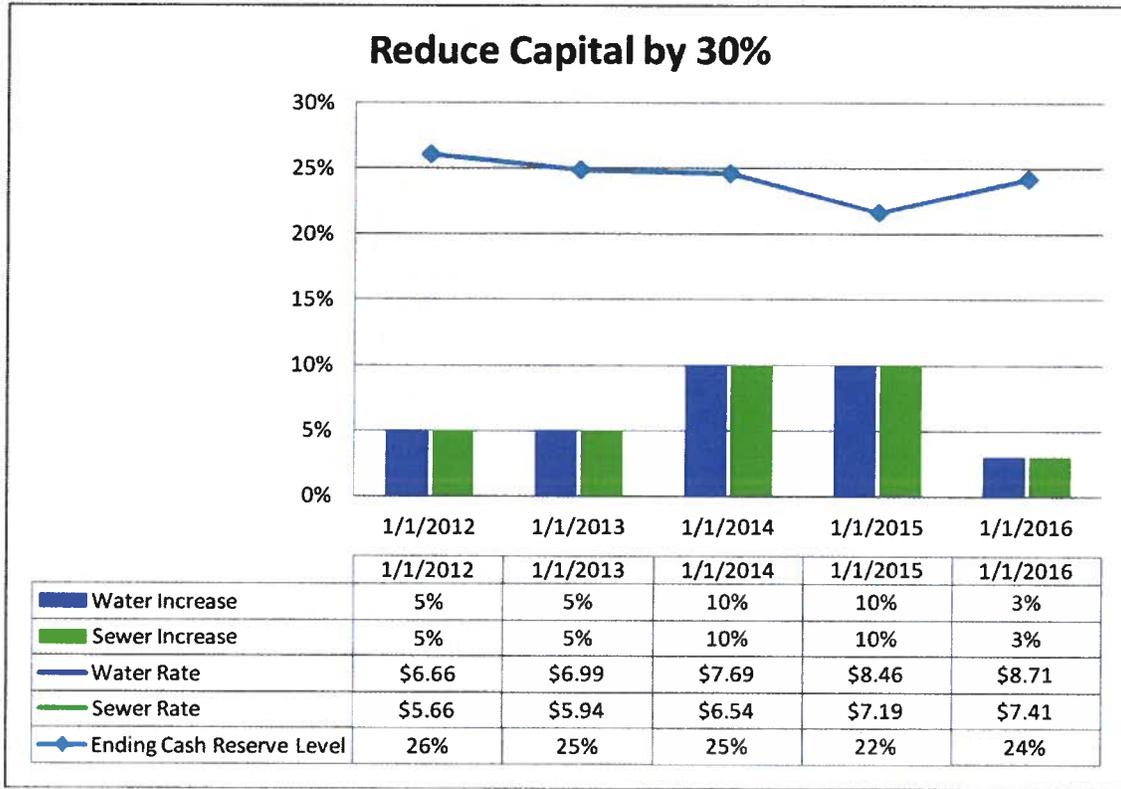
**1. Pass through rate increase to our rate, effective January 1**

At minimum, the Village could pass on the rate increase, dollar for dollar, to our utility customers. Water rate increases would be 11%, 9%, 8%, and 9%, with no adjustment to the sewer rate. This model results in significant revenue shortfalls, ending with negative cash reserves over \$5.4 million. This adjustment alone will be inadequate due to increasing operating costs and planned capital improvements.



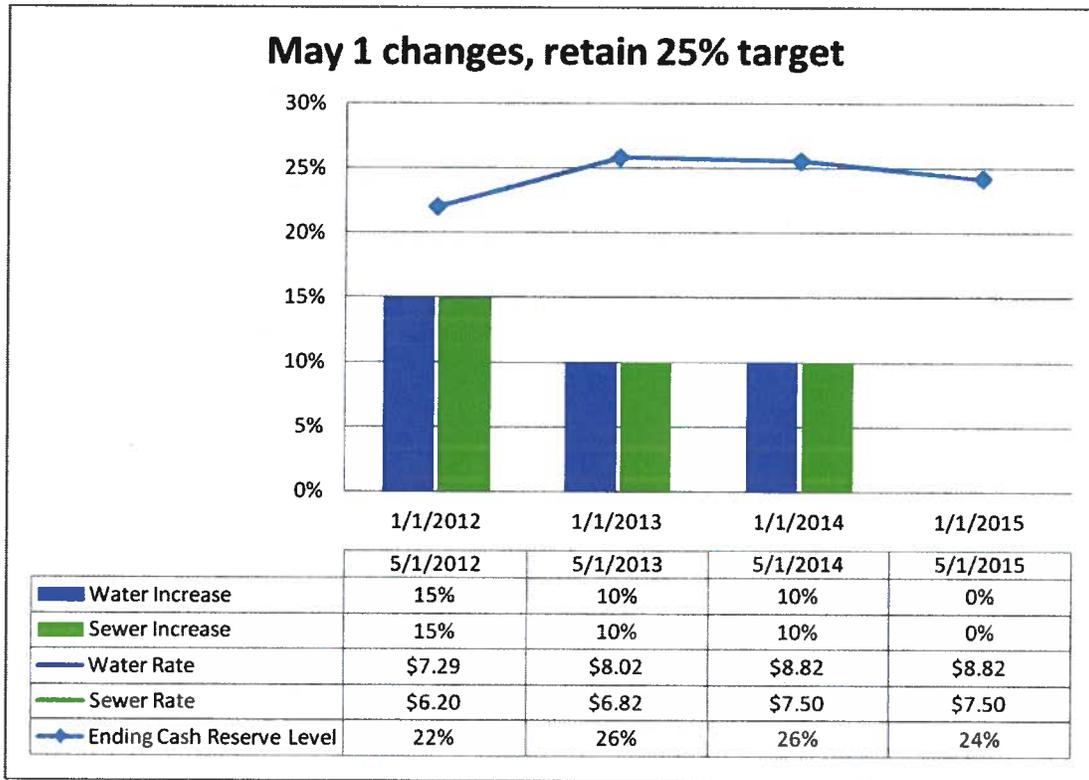
**2. Reduce Capital investment by 30%, effective January 1**

To illustrate the impact, at least financially, of reducing costs, the following illustration includes a 30% reduction in capital investment expenses. Increases start lower, but grow over time. Due to the need to continue capital investment for overall system health, we do not recommend this approach. This strategy will push these costs further into the future.



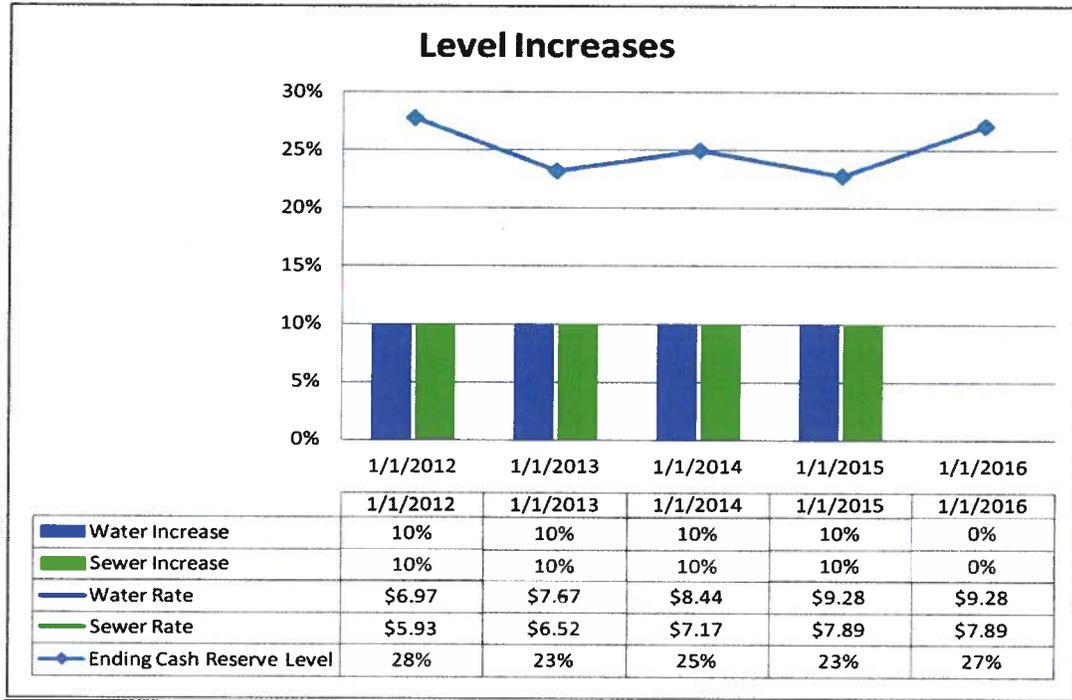
**3. May 1 changes, retain 25% target**

If we continued to adjust our rates on May 1 and retained a 25% cash reserve target, our rate increase would be 15%, 10% and 10%. If we were to adjust our target to 15%, needed increases would be 10%, 10% and 15%. The longer we wait, the greater the increase will be required to meet these targets. This model does not include a projection for 2016 as the final DWC increase occurs during the fiscal year 2015/2016.



**4. Level increases, 25% cash reserve target, effective January 1**

Another approach is regular increases to both the water and sewer rate, effective January 1 of each year, the same time that our costs will increase each year. This will also increase the rates when customers' use is lower, so customers may be able to moderate their use once they have been billed. This rate structure maintains a 25% cash reserve target with 10% increases each year through January, 2015. If we were to target a 15% cash reserve target, 9% annual increases would be required.



**Impact on customers**

A typical customer using 6,000 gallons of water per month can expect to see the following bill amounts for water and sewer usage. There is an additional \$3 per month sewer charge, which has been excluded from this analysis as that is not currently be considered for adjustment.

	Current	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016
Level increases, 25% target	70.38	77.42	85.16	93.68	103.04	103.04
Percent change		10%	10%	10%	10%	0%
Level increases, 15% target	70.38	76.71	83.62	91.14	99.35	100.35
Percent change		9%	9%	9%	9%	1%
Cut capital by 30%	70.38	73.90	77.59	85.35	93.89	96.71
Percent change		5%	5%	10%	10%	3.0%
	Current	5/1/2012	5/1/2013	5/1/2014	5/1/2015	5/1/2016
Fiscal year change, 25% target	70.38	80.94	89.03	97.93	97.93	
Percent change		15%	10%	10%	0%	
Fiscal year change, 15% target	70.38	77.42	85.16	97.93	97.93	
Percent change		10%	10%	15%	0%	

**Recommendation**

Staff recommends implementing a rate increase, either January 1 at 10% or May 1 at 15%, while retaining the 25% cash reserve target. It will be a larger bump if the increase were to occur in May, but either strategy will achieve the funds necessary to maintain the Village's policy level of cash reserves. Further, we do not recommend lowering our capital investment as that will delay and defer future costs that are necessary to adequately maintain our infrastructure.

**Action Requested**

Consider water and or sewer rate adjustments, including timing, amount, and long term strategy.

**Attachments**

Detailed pro forma on the following rate models

- Option 1
  - Pass through water cost increase only
- Option 2
  - Reduce capital investment by 30%
- Option 3
  - 25% cash reserve target, rate changes on May 1
  - 15% cash reserve target, rate changes on May 1
- Option 4
  - 25% cash reserve target, rate changes on January 1
  - 15% cash reserve target, rate changes on January 1
- Water-Sewer fund long term financial analysis, using 25% cash reserve target with rate changes on January 1 rate model (option 4)

Pass through water cost increase

Water Charge (per 1,000 gal)	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
Chicago	2.01	2.51	2.89	3.32	3.82	3.93	1.92
DuPage Water Commission	0.29	0.48	0.70	0.91	1.13	1.16	0.87
Chicago	2.30	2.99	3.59	4.23	4.95	5.09	2.79
DuPage Water Commission		25%	15%	15%	15%	3%	96%
Total		66%	46%	30%	24%	3%	300%
		30%	20%	18%	17%	3%	121%

Glen Ellyn	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	
Water - Resident	6.34	7.03	7.63	8.27	8.99	9.13	2.79
Water - Non Resident	9.51	10.55	11.45	12.41	13.49	13.70	4.19
Sewer - Resident	5.39	5.39	5.39	5.39	5.39	5.39	4.19
Sewer - Non Resident	5.67	5.67	5.67	5.67	5.67	5.67	4.19
Total Rate - Resident	11.73	12.42	13.02	13.66	14.38	14.52	4.19
Total Rate - Non Resident	15.18	16.22	17.12	18.08	19.16	19.37	4.19

Bill for Household Using 6,000 gal/month

Estimated customer bill	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
Monthly Water at Current Rate	38.04	42.18	45.78	49.62	53.94	54.78	16.74
Monthly Sewer at Current Rate	32.34	32.34	32.34	32.34	32.34	32.34	-
Monthly Total	70.38	74.52	78.12	81.96	86.28	87.12	16.74
Monthly Increase		4.14	3.60	3.84	4.32	0.84	16.74
Annual Total	844.56	894.24	937.44	983.52	1,035.36	1,045.44	200.88
Annual Increase		49.68	43.20	46.08	51.84	10.08	200.88

Overall assumptions	FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	
Estimated Water Purchased (1,000 gal)	895,000	877,100	859,558	842,367	825,520	2% Annual Decrease
Estimated Water Billed (1,000 gal)	90%	805,500	789,390	773,602	758,130	90% of purchased
Resident Water Usage (1,000 gal)	98%	789,390	773,602	758,130	742,968	98% of billed
Non Resident Water Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	2% of billed
Resident Sewer Usage (1,000 gal)	95%	765,225	749,921	734,922	720,224	95% of billed
Non Resident Sewer Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	2% of billed

Water Division Expenditures

Water expenses	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	
DWC Water	1,842,118	2,243,765	2,780,407	3,250,848	3,745,163	4,120,993	
Personnel	545,022	560,900	577,727	595,059	612,911	631,298	
Contractual	964,336	963,600	992,508	1,022,283	1,052,952	1,084,540	
Commodities	10,798	17,700	18,231	18,778	19,341	19,922	
Equipment	111,596	46,500	25,000	25,000	25,000	25,000	
Capital	1,301,881	938,000	1,304,000	1,632,000	1,520,000	1,674,000	
Total Expenditures	4,775,751	4,770,465	5,687,873	6,543,968	6,975,367	7,555,753	

Pass through water cost increase

Water Division Revenues	
Metered Resident Water	5,069,313
Metered Non Resident Water	5,168,136
Connections / Meters / Fees / Inspections	5,577,672
Interest Income	5,930,094
Grant Funding	17,907
Miscellaneous Income	20,000
<b>Total Revenue</b>	<b>20,000</b>

Water Division Gain/(Loss) 436,396 664,380 159,044 (323,841) (369,039) (669,665)

Sewer Division Expenditures	
GWA	2,928,421
Personnel	2,971,000
Contractual	531,300
Commodities	1,016,800
Equipment	15,100
Capital	46,500
<b>Total Expenditures</b>	<b>5,542,741</b>

Sewer Division Revenues	
Metered Resident Sewer	3,850,459
Metered Non Resident Sewer	4,124,563
Illinois American Sewer	91,344
DuPage County Sewer	560,000
Sewer Repair Fee	380,000
Connections / Meters / Fees / Inspections	290,000
Interest Income	290,000
Grant Funding	63,000
Miscellaneous Income	3,500
SSA - Lambert Farms	5,000
<b>Total Revenue</b>	<b>97,000</b>

Sewer Division Gain/(Loss) (737,612) (21,294) (939,338) (491,772) (1,448,238) (846,879)

Fund Totals	
Total Water Sewer Expenditures	10,659,073
Total Water Sewer Revenues	10,357,857
Gain/(Loss)	(301,216)

Water & Sewer Fund Totals	
O&M Costs	7,605,828
Min Cash Reserve Policy (25% O&M)	1,901,457
Total Cash EOY	2,670,572
Deposits	(243,000)
Encumbrances	(975,000)
Cash Reserves EOY	1,452,572
Cash Reserves Over/(Under) Min	(448,885)
Cash Reserves % O&M	19%

6,304,823	5,930,094	6,304,823	6,576,273
193,005	181,533	193,005	201,314
85,000	85,000	85,000	85,000
3,500	3,500	3,500	3,500
20,000	20,000	20,000	20,000
6,606,327	6,220,128	6,606,327	6,886,088
3,246,492	3,151,934	3,246,492	3,343,887
580,566	563,656	580,566	597,983
1,144,417	1,078,723	1,144,417	1,144,417
16,995	16,020	16,500	16,995
25,000	25,000	25,000	25,000
1,887,000	1,138,000	1,887,000	1,076,000
6,866,643	5,973,333	6,866,643	6,204,282
3,882,005	3,961,230	3,882,005	3,804,365
85,972	87,726	85,972	84,253
611,927	594,104	611,927	630,285
380,000	380,000	380,000	380,000
290,000	290,000	290,000	290,000
63,000	63,000	63,000	63,000
3,500	3,500	3,500	3,500
5,000	5,000	5,000	5,000
97,000	97,000	97,000	97,000
5,418,405	5,481,561	5,418,405	5,357,403
13,842,009	12,517,301	13,842,009	13,760,035
12,024,732	11,701,688	12,024,732	12,243,491
(1,817,277)	(815,613)	(1,817,277)	(1,516,545)
10,288,009	9,600,301	10,288,009	10,863,035
2,572,002	2,400,075	2,572,002	2,715,759
(99,526)	1,717,751	(99,526)	(1,616,071)
(233,425)	(235,783)	(233,425)	(231,091)
(900,000)	(900,000)	(900,000)	(900,000)
(2,747,161)	581,969	(1,232,951)	(2,747,161)
(3,804,953)	(1,818,107)	(3,804,953)	(5,462,920)
-12%	6%	-12%	-25%

per long term plan

3% annual increase

3% annual increase

3% annual increase

3% annual increase

Increase same as NR

Reduce capital budget by 30%

Water Charge (per 1,000 gal)	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
Chicago	2.01	2.51	2.89	3.32	3.82	3.93	1.92
DuPage Water Commission	0.29	0.48	0.70	0.91	1.13	1.16	0.87
Chicago	2.30	2.99	3.59	4.23	4.95	5.09	2.79
DuPage Water Commission		25%	15%	15%	15%	3%	96%
Total		66%	46%	30%	24%	3%	300%
		30%	20%	18%	17%	3%	121%

Glen Ellyn	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	
Water-Resident	6.34	6.66	6.99	7.69	8.46	8.71	2.37
Water-Non Resident	9.51	9.99	10.48	11.53	12.69	13.07	37%
Sewer-Resident	5.39	5.66	5.94	6.54	7.19	7.41	3.56
Sewer-Non Resident	5.67	5.95	6.25	6.88	7.56	7.79	37%
Total Rate - Resident	11.73	12.32	12.93	14.23	15.65	16.12	2.02
Total Rate - Non Resident		5%	5%	10%	10%	3%	37%
		15.94	16.74	18.41	20.25	20.86	2.12
		#DIV/0!	5%	10%	10%	3%	37%

Bill for Household Using 6,000 gal/month

Estimated customer bill	38.04	39.94	41.94	46.13	50.75	52.27	14.23
Monthly Water at Current Rate	32.34	33.96	35.65	39.22	43.14	44.44	12.10
Monthly Sewer at Current Rate	70.38	73.90	77.59	85.35	93.89	96.71	26.33
Monthly Increase		3.52	3.69	7.76	8.54	2.82	
Annual Total	844.56	886.79	931.13	1,024.24	1,126.66	1,160.46	315.90
Annual Increase		42.23	44.34	93.11	102.42	33.80	

Overall assumptions	FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	
Estimated Water Purchased (1,000 gal)	895,000	877,100	859,558	842,367	825,520	2% Annual Decrease
Estimated Water Billed (1,000 gal)	90%	805,500	789,390	773,602	758,130	90% of purchased
Resident Water Usage (1,000 gal)	98%	789,390	773,602	758,130	742,968	98% of billed
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Water Division Expenditures

Water expenses	1,842,118	2,243,765	2,780,407	3,250,848	3,745,163	4,120,993
DWC Water	545,022	560,900	577,727	595,059	612,911	631,298
Personnel	964,336	963,600	992,508	1,022,283	1,052,952	1,084,540
Contractual	10,798	17,700	18,231	18,778	19,341	19,922
Commodities	111,596	46,500	25,000	25,000	25,000	25,000
Equipment	1,301,881	938,000	912,800	1,142,400	1,064,000	1,171,800
Capital	4,775,751	4,770,465	5,306,673	6,054,368	6,519,367	7,053,553
Total Expenditures						

Reduce capital budget by 30%

<b>Water Division Revenues</b>									
Metered Resident Water	5,069,313	5,079,804	5,227,118	5,458,193	5,883,932	6,213,557			
Metered Non Resident Water		155,504	160,014	167,088	180,120	190,211			
Connections / Meters / Fees / Inspections	121,155	85,000	85,000	85,000	85,000	85,000			
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500			
Grant Funding	98	-	-	-	-	-			
Miscellaneous Income	17,907	20,000	20,000	20,000	20,000	20,000			
<b>Total Revenue</b>	<b>5,212,147</b>	<b>5,343,808</b>	<b>5,495,632</b>	<b>5,733,780</b>	<b>6,172,552</b>	<b>6,512,268</b>			
<b>Water Division Gain/(Loss)</b>									
	436,396	573,343	188,959	(320,588)	(346,815)	(541,285)			(9,990.08)
<b>Sewer Division Expenditures</b>									
GWA	2,928,421	2,971,000	3,060,130	3,151,934	3,246,492	3,343,887			3% annual increase
Personnel	519,247	531,300	547,239	563,656	580,566	597,983			3% annual increase
Contractual	883,751	1,016,800	1,047,304	1,078,723	1,111,085	1,144,417			3% annual increase
Commodities	8,919	15,100	15,553	16,020	16,500	16,995			3% annual increase
Equipment	243	46,500	25,000	25,000	25,000	25,000			
Capital	1,542,741	1,055,000	1,253,700	796,600	1,320,900	753,200			
<b>Total Expenditures</b>	<b>5,883,322</b>	<b>5,635,700</b>	<b>5,948,926</b>	<b>5,631,933</b>	<b>6,300,543</b>	<b>5,881,482</b>			
<b>Sewer Division Revenues</b>									
Metered Resident Sewer	3,850,459	4,186,431	4,307,838	4,498,274	4,849,139	5,120,795			
Metered Non Resident Sewer		92,714	95,403	99,620	107,390	113,407			
Illinois American Sewer	525,387	560,000	576,800	594,104	611,927	630,285			3% annual increase
DuPage County Sewer	303,518	380,000	399,000	438,900	482,790	497,274			Increase same as NR
Sewer Repair Fee	285,484	290,000	290,000	290,000	290,000	290,000			
Connections / Meters / Fees / Inspections	50,770	63,000	63,000	63,000	63,000	63,000			
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500			
Grant Funding	24,116	-	-	-	-	-			
Miscellaneous Income	5,518	5,000	5,000	5,000	5,000	5,000			
55A - Lambert Farms	96,784	97,000	97,000	97,000	97,000	97,000			
<b>Total Revenue</b>	<b>5,145,710</b>	<b>5,677,645</b>	<b>5,837,540</b>	<b>6,089,398</b>	<b>6,509,747</b>	<b>6,820,260</b>			
<b>Sewer Division Gain/(Loss)</b>									
	(737,612)	41,945	(111,386)	457,465	209,204	938,778			798,393.94
<b>Fund Totals</b>									
Total Water Sewer Expenditures	10,659,073	10,406,165	11,255,599	11,686,301	12,819,909	12,935,035			
Total Water Sewer Revenues	10,357,857	11,021,453	11,333,172	11,823,178	12,682,299	13,332,528			
<b>Gain/(Loss)</b>	<b>(301,216)</b>	<b>615,288</b>	<b>77,573</b>	<b>136,877</b>	<b>(137,611)</b>	<b>397,493</b>			
<b>Water &amp; Sewer Fund Totals</b>									
O&M Costs	7,605,828	8,223,165	8,942,099	9,600,301	10,288,009	10,863,035			
Min Cash Reserve Policy (25% O&M)	1,901,457	2,055,791	2,235,525	2,400,075	2,572,002	2,715,759			
Total Cash EOY	2,670,572	3,285,860	3,363,433	3,500,310	3,362,699	3,760,192			
Deposits	(243,000)	(240,570)	(238,164)	(235,783)	(233,425)	(231,091)			
Encumbrances	(975,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)			
Cash Reserves EOY	1,452,572	2,145,290	2,225,268	2,364,527	2,229,274	2,629,101			
Cash Reserves Over/(Under) Min	(448,885)	89,499	(10,256)	(35,548)	(342,728)	(86,657)			
Cash Reserves % O&M	19%	26%	25%	25%	22%	24%			

Water Charge (per 1,000 gal)		5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
Water cost increase	Chicago	2.01	2.51	2.89	3.32	3.82	3.93	1.92
	DuPage Water Commission	0.29	0.48	0.70	0.91	1.13	1.16	0.87
	<b>Chicago</b>	<b>2.30</b>	<b>2.99</b>	<b>3.59</b>	<b>4.23</b>	<b>4.95</b>	<b>5.09</b>	<b>2.79</b>
Water cost increase	Chicago		25%	15%	15%	15%	3%	96%
	DuPage Water Commission		66%	46%	30%	24%	3%	300%
	<b>Total</b>		<b>30%</b>	<b>20%</b>	<b>18%</b>	<b>17%</b>	<b>3%</b>	<b>121%</b>

Glen Ellyn		5/1/2011	5/1/2012	5/1/2013	5/1/2014	5/1/2015	5 Year Increase
Water and Sewer rates for this model	Water-Resident	6.34	7.29	8.02	8.82	8.82	2.48
	Water-Non Resident	9.51	10.94	12.03	13.23	13.23	3.72
	<b>Sewer-Resident</b>	<b>5.39</b>	<b>6.20</b>	<b>6.82</b>	<b>7.50</b>	<b>7.50</b>	<b>2.11</b>
<b>Sewer-Non Resident</b>	<b>5.67</b>	<b>6.52</b>	<b>7.17</b>	<b>7.89</b>	<b>7.89</b>	<b>2.22</b>	
<b>Total Rate - Resident</b>	<b>11.73</b>	<b>13.49</b>	<b>14.84</b>	<b>16.32</b>	<b>16.32</b>	<b>4.59</b>	
<b>Total Rate - Non Resident</b>	<b>15.18</b>	<b>17.46</b>	<b>19.20</b>	<b>21.12</b>	<b>21.12</b>	<b>5.94</b>	

Bill for Household Using 6,000 gal/month		5/1/2011	5/1/2012	5/1/2013	5/1/2014	5/1/2015	5 Year Increase
Estimated customer bill	Monthly Water at Current Rate	38.04	43.75	48.12	52.93	52.93	14.89
	Monthly Sewer at Current Rate	32.34	37.19	40.91	45.00	45.00	12.66
	Monthly Total	70.38	80.94	89.03	97.93	97.93	27.55
	Monthly Increase		10.56	8.09	8.90	-	
	Annual Total	844.56	971.24	1,068.37	1,175.21	1,175.21	330.65
	Annual Increase		126.68	97.12	106.84		

Overall assumptions		FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	2% Annual Decrease
Overall assumptions	Estimated Water Purchased (1,000 gal)	895,000	877,100	859,558	842,367	825,520	90% of purchased
	Estimated Water Billed (1,000 gal)	90%	805,500	773,602	758,130	742,968	98% of billed
	Resident Water Usage (1,000 gal)	98%	789,390	773,602	758,130	742,968	2% of billed
	Non Resident Water Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	95% of billed
	Resident Sewer Usage (1,000 gal)	95%	765,225	749,921	734,922	720,224	2% of billed
	Non Resident Sewer Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	2% of billed

Water Division Expenditures		5/1/2011	5/1/2012	5/1/2013	5/1/2014	5/1/2015	5 Year Increase
Water expenses	DWC Water	1,842,118	2,243,765	2,780,407	3,250,848	3,745,163	4,120,993
	Personnel	545,022	560,900	577,727	595,059	612,911	631,298
	Contractual	964,336	963,600	992,508	1,022,283	1,052,952	1,084,540
	Commodities	10,798	17,700	18,231	18,778	19,341	19,922
	Equipment	111,596	46,500	25,000	25,000	25,000	25,000
	Capital	1,301,881	938,000	1,304,000	1,632,000	1,520,000	1,674,000
	<b>Total Expenditures</b>	<b>4,775,751</b>	<b>4,770,465</b>	<b>5,697,873</b>	<b>6,543,968</b>	<b>6,975,367</b>	<b>7,555,753</b>

Water Division Revenues						
Metered Resident Water	5,069,313	5,004,733	5,640,334	6,080,280	6,554,541	6,423,451
Metered Non Resident Water		153,206	172,663	186,131	200,649	196,636
Connections / Meters / Fees / Inspections	121,155	85,000	85,000	85,000	85,000	85,000
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500
Grant Funding	98	-	-	-	-	-
Miscellaneous Income	17,907	20,000	20,000	20,000	20,000	20,000
<b>Total Revenue</b>	<b>5,212,147</b>	<b>5,266,439</b>	<b>5,921,497</b>	<b>6,374,911</b>	<b>6,863,691</b>	<b>6,728,587</b>

<b>Water Division Gain/(Loss)</b>	<b>436,996</b>	<b>495,974</b>	<b>223,624</b>	<b>(169,058)</b>	<b>(111,676)</b>	<b>(827,166)</b>
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Sewer Division Expenditures						
GWA	2,928,421	2,971,000	3,060,130	3,151,934	3,246,492	3,343,887
Personnel	519,247	531,300	547,239	563,656	580,566	597,983
Contractual	883,751	1,016,800	1,047,304	1,078,723	1,111,085	1,144,417
Commodities	8,919	15,100	15,553	16,020	16,500	16,995
Equipment	243	46,500	25,000	25,000	25,000	25,000
Capital	1,542,741	1,055,000	1,791,000	1,138,000	1,887,000	1,076,000
<b>Total Expenditures</b>	<b>5,883,322</b>	<b>5,635,700</b>	<b>6,486,226</b>	<b>5,973,333</b>	<b>6,866,643</b>	<b>6,204,282</b>

Sewer Division Revenues						
Metered Resident Sewer	3,850,459	4,124,563	4,648,382	5,010,956	5,401,811	5,293,774
Metered Non Resident Sewer		91,344	102,944	110,974	119,630	117,237
Illinois American Sewer	525,387	560,000	576,800	594,104	611,927	630,285
DuPage County Sewer	303,518	380,000	437,000	480,700	528,770	528,770
Sewer Repair Fee	285,484	290,000	290,000	290,000	290,000	290,000
Connections / Meters / Fees / Inspections	50,770	63,000	63,000	63,000	63,000	63,000
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500
Grant Funding	24,116	-	-	-	-	-
Miscellaneous Income	5,518	5,000	5,000	5,000	5,000	5,000
SSA - Lambert Farms	96,784	97,000	97,000	97,000	97,000	97,000
<b>Total Revenue</b>	<b>5,145,710</b>	<b>5,614,406</b>	<b>6,223,627</b>	<b>6,655,234</b>	<b>7,120,638</b>	<b>7,028,567</b>

<b>Sewer Division Gain/(Loss)</b>	<b>(737,612)</b>	<b>(21,294)</b>	<b>(262,599)</b>	<b>681,901</b>	<b>253,995</b>	<b>824,285</b>
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Water & Sewer Fund Totals						
Total Water Sewer Expenditures	10,659,073	10,406,165	12,184,099	12,517,301	13,842,009	13,760,035
Total Water Sewer Revenues	10,357,857	10,880,845	12,145,123	13,030,145	13,984,328	13,757,154
<b>Gain/(Loss)</b>	<b>(301,216)</b>	<b>474,680</b>	<b>(38,976)</b>	<b>512,844</b>	<b>142,319</b>	<b>(2,881)</b>

O&M Costs						
Min Cash Reserve Policy (25% O&M)	1,901,457	2,055,791	2,235,525	2,400,075	2,572,002	2,715,759
Total Cash EOY	2,670,572	3,145,252	3,106,277	3,619,120	3,761,439	3,758,558
Deposits	(243,000)	(240,570)	(238,164)	(235,783)	(233,425)	(231,091)
Encumbrances	(975,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)
Cash Reserves EOY	1,452,572	2,004,682	1,968,112	2,483,338	2,628,015	2,627,467
Cash Reserves Over/(Under) Min	(448,885)	(51,109)	(267,412)	83,262	56,012	(88,292)
Cash Reserves % O&M	19%	24%	22%	26%	26%	24%

3% annual increase  
3% annual increase  
3% annual increase  
3% annual increase  
per long term plan

3% annual increase  
Increase same as NR

Water Charge (per 1,000 gal)		5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
Water cost increase	Chicago	2.01	2.51	2.89	3.32	3.82	3.93	1.92
	DuPage Water Commission	0.29	0.48	0.70	0.91	1.13	1.16	0.87
	<b>Chicago</b>	<b>2.30</b>	<b>2.99</b>	<b>3.59</b>	<b>4.23</b>	<b>4.95</b>	<b>5.09</b>	<b>2.79</b>
	DuPage Water Commission		25%	15%	15%	15%	3%	96%
	<b>Total</b>		66%	46%	30%	24%	3%	300%
			30%	20%	18%	17%	3%	121%

Glen Ellyn		5/1/2011	5/1/2012	5/1/2013	5/1/2014	5/1/2015	5/1/2016	5 Year Increase
Water and Sewer rates for this model	Water-Resident	6.34	6.97	7.67	8.82	8.82	8.82	2.48
	Water-Non Resident	9.51	10.46	11.51	13.23	13.23	13.23	3.72
	<b>Sewer-Resident</b>	<b>5.39</b>	<b>5.93</b>	<b>6.52</b>	<b>7.50</b>	<b>7.50</b>	<b>7.50</b>	<b>2.11</b>
	<b>Sewer-Non Resident</b>	<b>5.67</b>	<b>6.24</b>	<b>6.86</b>	<b>7.89</b>	<b>7.89</b>	<b>7.89</b>	<b>2.22</b>
	<b>Total Rate - Resident</b>	<b>11.73</b>	<b>12.90</b>	<b>14.19</b>	<b>16.32</b>	<b>16.32</b>	<b>16.32</b>	<b>3.9%</b>
	<b>Total Rate - Non Resident</b>	<b>15.18</b>	<b>16.70</b>	<b>18.37</b>	<b>21.12</b>	<b>21.12</b>	<b>21.12</b>	<b>3.9%</b>

Bill for Household Using 6,000 gal/month		5/1/2011	5/1/2012	5/1/2013	5/1/2014	5/1/2015	5/1/2016	5 Year Increase
Estimated customer bill	Monthly Water at Current Rate	38.04	41.84	46.03	52.93	52.93	52.93	14.89
	Monthly Sewer at Current Rate	32.34	35.57	39.13	45.00	45.00	45.00	12.66
	Monthly Total	70.38	77.42	85.16	97.93	97.93	97.93	27.55
	Monthly Increase		7.04	7.74	12.77	12.77	12.77	330.65
	Annual Total	844.56	929.02	1,021.92	1,175.21	1,175.21	1,175.21	330.65
	Annual Increase		84.46	92.90	153.29	153.29	153.29	330.65

Overall assumptions		FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	5 Year Increase	
Overall assumptions	Estimated Water Purchased (1,000 gal)	895,000	877,100	859,558	842,367	825,520	2% Annual Decrease	
	Estimated Water Billed (1,000 gal)	90%	805,500	773,602	758,130	742,968	90% of purchased	
	Resident Water Usage (1,000 gal)	98%	789,390	773,602	758,130	742,968	98% of billed	
	Non Resident Water Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	2% of billed	
	Resident Sewer Usage (1,000 gal)	95%	765,225	749,921	734,922	720,224	705,819	95% of billed
	Non Resident Sewer Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	14,859	2% of billed

Water Division Expenditures		FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	5 Year Increase
Water expenses	DWC Water	1,842,118	2,243,765	2,780,407	3,250,848	3,745,163	4,120,993
	Personnel	545,022	560,900	577,727	595,059	612,911	631,298
	Contractual	964,336	963,600	992,508	1,022,283	1,052,952	1,084,540
	Commodities	10,798	17,700	18,231	18,778	19,341	19,922
	Equipment	111,596	46,500	25,000	25,000	25,000	25,000
	Capital	1,301,881	938,000	1,304,000	1,632,000	1,520,000	1,674,000
<b>Total Expenditures</b>	<b>4,775,751</b>	<b>4,770,465</b>	<b>5,697,873</b>	<b>6,543,968</b>	<b>6,975,367</b>	<b>7,555,753</b>	

1.5% cash reserve target, May 1 increases

Water Division Revenues						
Metered Resident Water	5,069,313	5,004,733	5,395,102	5,815,920	6,554,541	6,423,451
Metered Non Resident Water		153,206	165,156	178,038	200,649	196,636
Connections / Meters / Fees / Inspections	121,155	85,000	85,000	85,000	85,000	85,000
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500
Grant Funding	98	-	-	-	-	-
Miscellaneous Income	17,907	20,000	20,000	20,000	20,000	20,000
<b>Total Revenue</b>	<b>5,212,147</b>	<b>5,266,439</b>	<b>5,668,758</b>	<b>6,102,458</b>	<b>6,863,691</b>	<b>6,728,587</b>

Water Division Gain/(Loss) 436,396 495,974 (29,115) (441,510) (111,676) (827,166)

Sewer Division Expenditures						
GWA	2,928,421	2,971,000	3,060,130	3,151,934	3,246,492	3,343,887
Personnel	519,247	531,300	547,239	563,656	580,566	597,983
Contractual	883,751	1,016,800	1,047,304	1,078,723	1,111,085	1,144,417
Commodities	8,919	15,100	15,553	16,020	16,500	16,995
Equipment	243	46,500	25,000	25,000	25,000	25,000
Capital	1,542,741	1,055,000	1,791,000	1,138,000	1,887,000	1,076,000
<b>Total Expenditures</b>	<b>5,883,322</b>	<b>5,635,700</b>	<b>6,486,226</b>	<b>5,973,333</b>	<b>6,866,643</b>	<b>6,204,282</b>

per long term plan

Sewer Division Revenues						
Metered Resident Sewer	3,850,459	4,124,563	4,446,279	4,793,088	5,401,811	5,293,774
Metered Non Resident Sewer		91,344	98,469	106,149	119,630	117,237
Illinois American Sewer	525,387	560,000	576,800	594,104	611,927	630,285
DuPage County Sewer	303,518	380,000	418,000	459,800	528,770	528,770
Sewer Repair Fee	285,484	290,000	290,000	290,000	290,000	290,000
Connections / Meters / Fees / Inspections	50,770	63,000	63,000	63,000	63,000	63,000
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500
Grant Funding	24,116	-	-	-	-	-
Miscellaneous Income	5,518	5,000	5,000	5,000	5,000	5,000
SSA - Lambert Farms	96,784	97,000	97,000	97,000	97,000	97,000
<b>Total Revenue</b>	<b>5,145,710</b>	<b>5,614,406</b>	<b>5,998,047</b>	<b>6,411,641</b>	<b>7,120,638</b>	<b>7,028,567</b>

Sewer Division Gain/(Loss) (737,612) (21,294) (488,179) 438,309 253,995 824,285

Water & Sewer Fund Totals						
Total Water Sewer Expenditures	10,659,073	10,406,165	12,184,099	12,517,301	13,842,009	13,760,035
Total Water Sewer Revenues	10,357,857	10,880,845	11,666,805	12,514,099	13,984,328	13,757,154
Gain/(Loss)	(301,216)	474,680	(517,294)	(3,202)	142,319	(2,881)

O&M Costs						
Min Cash Reserve Policy (25% O&M)	1,901,457	2,055,791	2,235,525	2,400,075	2,572,002	2,715,759
Total Cash EOY	2,670,572	3,145,252	2,627,958	2,624,757	2,767,076	2,764,194
Deposits	(243,000)	(240,570)	(238,164)	(235,783)	(233,425)	(231,091)
Encumbrances	(975,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)
Cash Reserves EOY	1,452,572	2,004,682	1,489,794	1,488,974	1,633,651	1,633,104
Cash Reserves Over/(Under) Min	(448,885)	(51,109)	(745,731)	(911,101)	(938,351)	(1,082,655)
Cash Reserves % O&M	19%	24%	17%	16%	16%	15%

Water Charge (per 1,000 gal)		5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
Water cost increase	Chicago	2.01	2.51	2.89	3.32	3.82	3.93	1.92
	DuPage Water Commission	0.29	0.48	0.70	0.91	1.13	1.16	0.87
	<b>Total</b>	<b>2.30</b>	<b>2.99</b>	<b>3.59</b>	<b>4.23</b>	<b>4.95</b>	<b>5.09</b>	<b>2.79</b>
Water and Sewer rates for this model	Chicago		25%	15%	15%	15%	3%	96%
	DuPage Water Commission		66%	46%	30%	24%	3%	300%
	<b>Total</b>		<b>30%</b>	<b>20%</b>	<b>18%</b>	<b>17%</b>	<b>3%</b>	<b>121%</b>
Glen Ellyn		5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	
Water cost increase	Water-Resident	6.34	6.97	7.67	8.44	9.28	9.28	2.94
	Water-Non Resident	9.51	10.46	11.51	12.66	13.92	13.92	4.41
	<b>Total</b>	<b>5.39</b>	<b>5.93</b>	<b>6.52</b>	<b>7.17</b>	<b>7.89</b>	<b>7.89</b>	<b>2.50</b>
Water and Sewer rates for this model	Sewer-Resident	10%	10%	10%	10%	10%	0%	46%
	Sewer-Non Resident	5.67	6.24	6.86	7.55	8.30	8.30	2.63
	<b>Total Rate - Resident</b>	<b>11.73</b>	<b>12.90</b>	<b>14.19</b>	<b>15.61</b>	<b>17.17</b>	<b>17.17</b>	<b>4.6%</b>
Total Rate - Non Resident		15.18	16.70	18.37	20.20	22.23	22.23	0%
Bill for Household Using 6,000 gal/month								
Estimated customer bill	Monthly Water at Current Rate	38.04	41.84	46.03	50.63	55.69	55.69	17.65
	Monthly Sewer at Current Rate	32.34	35.57	39.13	43.04	47.35	47.35	15.01
	Monthly Total	70.38	77.42	85.16	93.68	103.04	103.04	32.66
	Monthly Increase		7.04	7.74	8.52	9.37	-	
	Annual Total	844.56	929.02	1,021.92	1,124.11	1,236.52	1,236.52	391.96
	Annual Increase		84.46	92.90	102.19	112.41	-	
Overall assumptions			FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	
Overall assumptions	Estimated Water Purchased (1,000 gal)		895,000	877,100	859,558	842,367	825,520	2% Annual Decrease
	Estimated Water Billed (1,000 gal)	90%	805,500	789,390	773,602	758,130	742,968	90% of purchased
	Resident Water Usage (1,000 gal)	98%	789,390	773,602	758,130	742,968	728,108	98% of billed
	Non Resident Water Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	14,859	2% of billed
	Resident Sewer Usage (1,000 gal)	95%	765,225	749,921	734,922	720,224	705,819	95% of billed
Non Resident Sewer Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163	14,859	2% of billed	
Water Division Expenditures								
Water expenses	DWC Water	1,842,118	2,243,765	2,780,407	3,250,848	3,745,163	4,120,993	3% annual increase
	Personnel	545,022	560,900	577,727	595,059	612,911	631,298	3% annual increase
	Contractual	964,336	963,600	992,508	1,022,283	1,052,952	1,084,540	3% annual increase
	Commodities	10,798	17,700	18,231	18,778	19,341	19,922	3% annual increase
	Equipment	111,596	46,500	25,000	25,000	25,000	25,000	
	Capital	1,301,881	938,000	1,304,000	1,632,000	1,520,000	1,674,000	per long term plan
<b>Total Expenditures</b>	<b>4,775,751</b>	<b>4,770,465</b>	<b>5,697,873</b>	<b>6,543,968</b>	<b>6,975,367</b>	<b>7,555,753</b>		



	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	5 Year Increase
<b>Water cost</b>							
Chicago	2.01	2.51	2.89	3.32	3.82	3.93	1.92
DuPage Water Commission	0.29	0.48	0.70	0.91	1.13	1.16	0.87
<b>Chicago</b>	<b>2.30</b>	<b>2.99</b>	<b>3.59</b>	<b>4.23</b>	<b>4.95</b>	<b>5.09</b>	<b>2.79</b>
DuPage Water Commission		25%	15%	15%	15%	3%	96%
<b>Total</b>		66%	46%	30%	18%	3%	300%
		30%	20%				121%

	5/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	
<b>Water and Sewer rates for this model</b>							
Glen Ellyn							
Water-Resident	6.34	6.91	7.53	8.21	8.95	8.95	2.61
Water-Non Resident	5%	9%	9%	9%	9%	0%	41%
	9.51	10.37	11.30	12.32	13.42	13.42	3.91
	5%	9%	9%	9%	9%	0%	41%
Sewer-Resident	5.39	5.88	6.40	6.98	7.61	7.61	2.22
Sewer-Non Resident	10%	9%	9%	9%	9%	0%	41%
	5.67	6.18	6.74	7.34	8.00	8.00	2.33
	10%	9%	9%	9%	9%	0%	41%
Total Rate - Resident	11.73	12.79	13.94	15.19	16.56	16.56	
Total Rate - Non Resident	15.18	16.55	18.04	19.66	21.43	21.43	

	FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16
<b>Estimated customer bill</b>					
Bill for Household Using 6,000 gal/month					
Monthly Water at Current Rate	38.04	41.46	45.20	49.26	53.70
Monthly Sewer at Current Rate	32.34	35.25	38.42	41.88	45.65
Monthly Total	70.38	76.71	83.62	91.14	99.35
Monthly Increase		6.33	6.90	7.53	8.20
Annual Total	844.56	920.57	1,003.42	1,093.73	1,192.17
Annual Increase		76.01	82.85	90.31	98.44

	FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16
<b>Overall assumptions</b>					
Estimated Water Purchased (1,000 gal)	895,000	877,100	859,558	842,367	825,520
Estimated Water Billed (1,000 gal)	90%	805,500	789,390	773,602	758,130
Resident Water Usage (1,000 gal)	98%	789,390	773,602	758,130	742,968
Non Resident Water Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163
Resident Sewer Usage (1,000 gal)	95%	765,225	749,921	734,922	720,224
Non Resident Sewer Usage (1,000 gal)	2%	16,110	15,788	15,472	15,163

	FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16
<b>Water expenses</b>					
Water Division Expenditures					
DWC Water	1,842,118	2,243,765	2,780,407	3,250,848	4,120,993
Personnel	545,022	560,900	577,727	595,059	612,911
Contractual	964,336	963,600	992,508	1,022,283	1,052,952
Commodities	10,798	17,700	18,231	18,778	19,341
Equipment	111,596	46,500	25,000	25,000	25,000
Capital	1,301,881	938,000	1,304,000	1,632,000	1,520,000
<b>Total Expenditures</b>	<b>4,775,751</b>	<b>4,770,465</b>	<b>5,697,873</b>	<b>6,543,968</b>	<b>7,555,753</b>

2% Annual Decrease  
90% of purchased  
98% of billed  
2% of billed  
95% of billed  
2% of billed  
3% annual increase  
3% annual increase  
3% annual increase  
3% annual increase  
per long term plan

<b>Water Division Revenues</b>										
Metered Resident Water	5,069,313	5,139,860	5,490,399	5,864,844	6,264,826	6,516,151				
Metered Non Resident Water	121,155	157,343	168,073	179,536	191,780	199,474				
Connections / Meters / Fees / Inspections	3,674	85,000	85,000	85,000	85,000	85,000				
Interest Income	98	3,500	3,500	3,500	3,500	3,500				
Grant Funding	17,907	20,000	20,000	20,000	20,000	20,000				
Miscellaneous Income	5,212,147	5,405,703	5,766,972	6,152,880	6,565,107	6,824,126				
<b>Total Revenue</b>	<b>436,396</b>	<b>635,238</b>	<b>69,099</b>	<b>(391,088)</b>	<b>(410,260)</b>	<b>(731,628)</b>				<b>(392,242.14)</b>
<b>Water Division Gain/(Loss)</b>										
<b>Sewer Division Expenditures</b>										
GWA	2,928,421	2,971,000	3,060,130	3,151,934	3,246,492	3,343,887				3% annual increase
Personnel	519,247	531,300	547,239	563,656	580,566	597,983				3% annual increase
Contractual	883,751	1,016,800	1,047,304	1,078,723	1,111,085	1,144,417				3% annual increase
Commodities	8,919	15,100	15,553	16,020	16,500	16,995				3% annual increase
Equipment	243	46,500	25,000	25,000	25,000	25,000				
Capital	1,542,741	1,055,000	1,791,000	1,138,000	1,887,000	1,076,000				per long term plan
<b>Total Expenditures</b>	<b>5,883,322</b>	<b>5,635,700</b>	<b>6,486,226</b>	<b>5,973,333</b>	<b>6,866,643</b>	<b>6,204,282</b>				
<b>Sewer Division Revenues</b>										
Metered Resident Sewer	3,850,459	4,235,926	4,524,816	4,833,409	5,163,047	5,370,172				
Metered Non Resident Sewer	93,810	100,208	107,042	107,042	114,342	118,929				
Illinois American Sewer	525,387	560,000	576,800	594,104	611,927	630,285				3% annual increase
DuPage County Sewer	303,518	380,000	414,200	451,478	492,111	492,111				Increase same as NR
Sewer Repair Fee	285,484	290,000	290,000	290,000	290,000	290,000				
Connections / Meters / Fees / Inspections	50,770	63,000	63,000	63,000	63,000	63,000				
Interest Income	3,674	3,500	3,500	3,500	3,500	3,500				
Grant Funding	24,116	-	-	-	-	-				
Miscellaneous Income	5,518	5,000	5,000	5,000	5,000	5,000				
SSA - Lambert Farms	96,784	97,000	97,000	97,000	97,000	97,000				
<b>Total Revenue</b>	<b>5,145,710</b>	<b>5,728,236</b>	<b>6,074,524</b>	<b>6,444,533</b>	<b>6,839,927</b>	<b>7,069,997</b>				
<b>Sewer Division Gain/(Loss)</b>										
<b>Fund Totals</b>										
Total Water Sewer Expenditures	10,659,073	10,406,165	12,184,099	12,517,301	13,842,009	13,760,035				
Total Water Sewer Revenues	10,357,857	11,133,939	11,841,496	12,597,413	13,405,034	13,894,123				
<b>Gain/(Loss)</b>	<b>(301,216)</b>	<b>727,774</b>	<b>(342,603)</b>	<b>80,112</b>	<b>(436,975)</b>	<b>134,088</b>				
<b>Water &amp; Sewer Fund Totals</b>										
O&M Costs	7,605,828	8,223,165	8,942,099	9,600,301	10,288,009	10,863,035				
Min Cash Reserve Policy (25% O&M)	1,901,457	2,055,791	2,235,525	2,400,075	2,572,002	2,715,759				
Total Cash EOY	2,670,572	3,398,346	3,055,743	3,135,855	2,698,880	2,832,967				
Deposits	(243,000)	(240,570)	(238,164)	(235,783)	(233,425)	(231,091)				
Encumbrances	(975,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)				
Cash Reserves EOY	1,452,572	2,257,776	1,917,579	2,000,072	1,565,455	1,701,877				
Cash Reserves Over/(Under) Min	(448,885)	201,985	(317,946)	(400,003)	(1,006,548)	(1,013,882)				
Cash Reserves % O&M	19%	27%	21%	21%	15%	16%				

253,421.64

Line #	Revenue & Expense Description	FY08/09 Actual	FY09/10 Actual	FY10/11 Actual	FY11/12 Estimated	FY12/13 Planned	FY13/14 Planned	FY14/15 Planned	FY15/16 Planned	FY16/17 Planned	FY17/18 Planned	FY18/19 Planned	FY19/20 Planned	FY20/21 Planned	Totals FY11/12- FY19/20
	<b>Revenue (000's)</b>														
1	Water Billings - Village of Glen Ellyn	4,423	4,562	5,069	5,313	5,727	6,174	6,655	6,965	7,174	7,389	7,611	7,839	8,074	68,921
2	% Increase from Previous Year	3.5%	5.0%	10.0%	4.8%	7.8%	7.8%	7.8%	4.7%	3.0%	3.0%	3.0%	3.0%	3.0%	
3	Sanitary Sewer Billings - Village of Glen Ellyn	3,563	3,459	3,851	4,342	4,681	5,046	5,440	5,693	5,807	5,923	6,041	6,162	6,286	55,421
4	% Increase from Previous Year	3.5%	0.0%	10.0%	12.7%	7.8%	7.8%	7.8%	4.7%	2.0%	2.0%	2.0%	2.0%	2.0%	
5	Sanitary Sewer Billings - Illinois American Water	553	504	525	560	577	594	612	630	643	655	669	682	696	6,317
6	Sanitary Sewer Billings - DuPage County	348	336	304	380	418	460	506	506	516	526	537	548	559	4,956
7	Sanitary Sewer Repair Reimbursement	293	295	285	290	290	290	290	290	295	295	295	295	295	2,925
8	Connections / Meters / Fees / Inspections	110	59	172	148	148	148	148	148	155	163	171	180	189	1,599
9	Interest Income	34	9	7	7	7	7	7	7	30	35	40	45	50	235
10	Grant Funding	-	584	24	-	-	-	-	-	-	-	-	-	-	-
11	Miscellaneous Income	80	60	24	25	25	25	25	25	30	30	35	35	40	295
12	SSA - Lambert Farms	97	97	97	97	97	97	97	97	97	97	97	97	97	970
13	SSA - Hill Avenue (future)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	<b>TOTAL REVENUES</b>	<b>9,500</b>	<b>9,965</b>	<b>10,358</b>	<b>11,162</b>	<b>11,970</b>	<b>12,841</b>	<b>13,780</b>	<b>14,361</b>	<b>14,747</b>	<b>15,114</b>	<b>15,496</b>	<b>15,883</b>	<b>16,285</b>	<b>141,640</b>
	<b>Expenses (000's)</b>														
	<b>Operation &amp; Maintenance (O&amp;M) Expenses</b>														
15	Personnel Services - Water	567	506	545	561	578	595	613	631	650	669	680	693	732	6,429
16	Personnel Services - Sewer	541	480	519	531	547	564	581	598	616	634	653	673	693	6,091
17	Contractual Service - Water	808	769	964	964	993	1,022	1,053	1,085	1,118	1,151	1,186	1,221	1,258	11,050
18	Contractual Service - Sewer	976	939	884	1,017	1,047	1,079	1,111	1,144	1,178	1,214	1,250	1,288	1,326	11,654
19	Commodities - Water	17	13	11	18	18	19	19	20	21	21	22	23	23	203
20	Commodities - Sewer	14	10	9	15	16	16	17	17	18	18	19	19	20	174
21	Purchase of Water (DWC) - Water	1,270	1,512	1,842	2,244	2,780	3,251	3,745	4,121	4,245	4,372	4,503	4,638	4,777	38,676
22	GWA Payment - Sewer	2,580	2,525	2,928	2,971	3,060	3,152	3,246	3,344	3,444	3,548	3,654	3,764	3,877	34,059
23	<b>Total O&amp;M Expenses</b>	<b>6,773</b>	<b>6,754</b>	<b>7,702</b>	<b>8,321</b>	<b>9,039</b>	<b>9,698</b>	<b>10,385</b>	<b>10,960</b>	<b>11,289</b>	<b>11,627</b>	<b>11,976</b>	<b>12,336</b>	<b>12,706</b>	<b>108,337</b>
24	<b>Capital Expenses</b>														
25	Capital Projects - Water	1,132	1,669	1,302	938	1,304	1,632	1,520	1,674	1,781	1,258	927	1,500	2,000	14,534
26	Capital Projects - Sewer	1,643	1,914	1,543	1,055	1,791	1,138	1,887	1,076	1,759	862	1,082	1,500	2,000	14,150
27	Capital Equipment - Water	4	11	112	47	25	25	25	25	25	25	25	25	25	272
28	Capital Equipment - Sewer	0	9	0	47	25	25	25	25	25	25	25	25	25	272
29	<b>Total Capital Expenses</b>	<b>2,779</b>	<b>3,603</b>	<b>2,957</b>	<b>2,087</b>	<b>3,145</b>	<b>2,820</b>	<b>3,457</b>	<b>2,800</b>	<b>3,590</b>	<b>2,170</b>	<b>2,059</b>	<b>3,050</b>	<b>4,050</b>	<b>29,228</b>
30	<b>TOTAL EXPENSES</b>	<b>9,553</b>	<b>10,357</b>	<b>10,659</b>	<b>10,408</b>	<b>12,184</b>	<b>12,518</b>	<b>13,842</b>	<b>13,760</b>	<b>14,879</b>	<b>13,797</b>	<b>14,035</b>	<b>15,386</b>	<b>16,756</b>	<b>137,565</b>
31	Cash on Hand 5/1	3,392	3,340	3,013	2,671	3,425	3,212	3,535	3,473	4,074	3,942	5,259	6,720	7,217	
32	Budget Gain/Loss during FY	(53)	(392)	(301)	754	(214)	323	(62)	601	(132)	1,317	1,461	497	(471)	
33	Accrual Basis Cash Adjustment		65	(41)	-	-	-	-	-	-	-	-	-	-	
34	Cash on Hand 4/30	3,340	3,013	2,671	3,425	3,212	3,535	3,473	4,074	3,942	5,259	6,720	7,217	6,747	
35	Deposits	(252)	(246)	(243)	(241)	(238)	(236)	(233)	(231)	(229)	(226)	(224)	(222)	(220)	
36	Encumbrances	(1,204)	(712)	(975)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	
37	<b>Cash Reserves 4/30</b>	<b>1,884</b>	<b>2,055</b>	<b>1,453</b>	<b>2,285</b>	<b>2,073</b>	<b>2,399</b>	<b>2,339</b>	<b>2,943</b>	<b>2,813</b>	<b>4,132</b>	<b>5,596</b>	<b>6,095</b>	<b>5,627</b>	
38	<b>RESERVE POLICY = 25% O&amp;M EXPENSES:</b>	1,669	1,664	1,901	2,056	2,236	2,400	2,572	2,716	2,798	2,883	2,970	3,060	3,152	

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MEMORANDUM

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**TO:** Mark Franz, Village Manager *MF*

**FROM:** Kristen Schrader, Assistant to the Village Manager – ADM *KS*  
Andrew Letson, Administrative Intern *AL*

**DATE:** November 16, 2011

**RE:** Municipal Electric Aggregation

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**Background**

Municipal Electric Aggregation is a method by which municipal governments can enter into electricity purchasing agreements on behalf of consumers within their jurisdiction. Municipal Electric Aggregation is possible in Illinois due to the 2007 passage of the Illinois Power Agency Act, which authorized municipal and county authorities to negotiate electric power supply arrangements for their residential and small business consumers. Customer choice in electric power supply, through deregulation of the electricity market, was first created under Illinois law by the Electric Service Customer Choice and Rate Relief Law of 1997.

Prior to deregulation, ComEd supplied both the electricity and the infrastructure. However, with deregulation ComEd no longer generates electricity for its consumers, but continues to provide power generated by others through its distribution system. Deregulation means that power can be supplied through any of the 23 Illinois Commerce Commission approved power suppliers (such as Exelon, BlueStar Energy, Integrys Energy). Currently, ComEd customers receive power generated by Exelon at a price set each year by the Illinois Power Agency (IPA), a not-for-profit quasi-governmental body that buys electricity on the wholesale market on behalf of utility customers. The price of electricity previously purchased and set by the IPA is more than the current market price of electricity, leading to the trend of municipal aggregation. However, these contracts expire in May 2013 and the price of electricity that ComEd charges may be closer to the market rate.

By bundling residential and small commercial accounts, municipalities can go out into the open market to seek a lower rate for electric power for property owners, than is being supplied by ComEd. The source of cost savings for municipal aggregation is found within the energy supply charges, and not the delivery charges (ComEd). Energy supply charges are approximately 70% of an energy bill, while delivery charges are approximately 30% of the bill. Aggregation typically yields about a 20-25% reduction in charges of the supply charges. Therefore, property owners will not see a 20-25% reduction in the overall bill, but a 20-25% reduction in approximately 70% of the bill.

**Issues**

There are two ways for local governments to aggregate their communities for the purchase of energy – through an “opt-in” or an “opt-out” program. Opt-in aggregation requires the

individual to enroll in the program before being included in the aggregation pool of customers. Opt-out aggregation automatically includes each household in the aggregated pool unless the individual affirmatively “opts-out,” or decides not to participate.

An Opt-In Program offers the following:

Advantages:

- Residents must take an action to enroll in the program, eliminating the perception that the municipality has forced residents into a program.
- Personal choice for property owners.
- Minimum staff time required to initiate and maintain the program.
- Minimum legal costs required to initiate and maintain the program.
- Quicker – Savings can be realized by property owners within a month.

Disadvantages:

- Savings (percentage off electrical bill) may not be as great as an opt-out program.
- Property owners must opt themselves in; not automatic.

An Opt-Out Program offers the following:

Advantages:

- Greater potential savings may be obtained for property owners (percentage off electrical bill).
- Property owners automatically enrolled in program once it begins in fall 2012.

Disadvantages:

- Savings would not be realized until fall 2012.
- Village required to pass resolution and hold a referendum in 2012 to ask voters to approve program.
- Substantial staff time required to initiate program and educate residents.
- Legal consultation and associated costs may be required to initiate and maintain program.
- Rates may fluctuate before contracted rate goes into effect.

**Recommendation**

Village Staff is recommending moving forward with an opt-in program based on the above highlighted advantages.

One such opt-in program is the Energy Savings Program (ESP), which was created by the Metropolitan Mayors Caucus through its Clean Air Counts Campaign, of which the Village is a member. The ESP enables residents and small businesses to avail themselves of savings in the immediate future. The program leads to savings for property owners as soon as the next billing cycle after they sign up. The ESP guarantees that property owners save 20% from the ComEd rates through June 2012. Between June 2012 and June 2013, ESP guarantees that the rates will be less than the rates of ComEd each month of the contract (ComEd’s rates change every June, and are posted the month before – therefore exact rates cannot be determined until at least May 2012).

The energy supplier for the ESP is Integrys Energy Group, and is the supplier through June 2013. After that time, property owners that have opted in can elect one of many energy supply

choices, including returning to ComEd, joining a municipal aggregation or continuing through a third party supplier such as Exelon, Bluestar Energy or Integrys Energy.

ESP also provides each household with four energy-saving compact fluorescent light bulbs (CFLs). Installing these CFLs will result in not only a significant reduction in local air pollution, but also enhanced cumulative savings (\$70 per customer) through June 2013.

The average ComEd customer will save an estimated total of \$250 between now and June 2013 through the ESP (including the CFL bulbs). In comparison, households in communities starting opt-out municipal aggregation efforts today (with cheaper electricity supply available August 2012 at the earliest) would save \$150.

**Additional Advantages:**

- Greater cost savings realized through ESP than opt-out programs.
- Guaranteed lower electrical rate than ComEd.

**Action Requested**

The Village Board is requested to consider moving forward with the proposed Opt-In Clean Air Counts Program, the Energy Savings Program.

Should the Village decide to move forward with the Clean Air Counts Energy Savings Program, next steps will include an educational awareness campaign of the program to Glen Ellyn property owners and small businesses. Staff would plan to campaign for the program aggressively to ensure that residents take advantage of the cost savings, including through the use of a direct mailing, Village website, newsletter, e-newsletter, facebook.com, Village message board, etc.

**Attachments**

- Clean Air Counts Energy Savings Program Information Packet

cc: Environmental Commission

# Energy Savings Program

## Frequently Asked Questions

### Executive Summary:

To enable residents and small businesses to save significantly on their electricity bills in the immediate future, the Metropolitan Mayors Caucus has created the Energy Savings Program (ESP) through its Clean Air Counts Campaign. Not only will participating residents and small businesses realize enhanced savings, they will also receive four energy-reducing compact fluorescent light bulbs (CFLs). Using CFLs will contribute toward a significant improvement in local air quality. This FAQ has been developed to provide additional background on the Energy Savings Program and answer any questions you may have. For more information, please contact Eve Pytel at [epytel@mayorscaucus.org](mailto:epytel@mayorscaucus.org) or 312-201-4506.

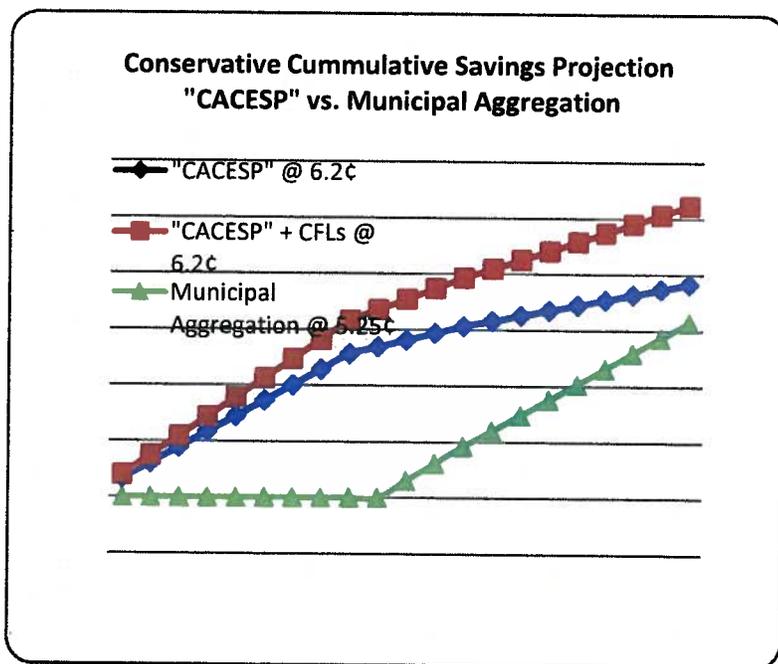
### Program Description:

On August 10, 2009, Public Act 96-0176 amended the Illinois Power Agency Act to provide for aggregation of municipal electrical load. In doing so the legislation enabled residential and small business customers to secure less costly electricity from designated Retail Electricity Suppliers. To ensure their residents gain access to lower-priced electricity, some municipalities put referenda on the April 2011 ballot for municipal aggregation. Municipal aggregation allows communities to bring together all residential and small business customers of ComEd into a group for the purpose of securing lower electricity rates.

Those towns where referenda passed will be able to provide cheaper power supply starting in October 2011. The savings are expected to be in the 20-25% range for the first year. Many other communities, attracted by lower supplier pricing, are now contemplating putting referenda on the March 2012 ballot. If passed, contracts to provide cheaper electricity in those municipalities would not be in place until August 2012.

Because ComEd is required to hedge against volatility of electricity prices in the marketplace, it purchases energy over a period of years; as a result, the greatest savings for residential customers is now, meaning that those municipalities contemplating moving forward with referenda for the March 2012 primary ballot would not be able to take advantage of the greatest savings potential. The value of the lost opportunity is more than \$1 million per day for residents and businesses in the Chicago Metropolitan Region.

In response, the Metropolitan Mayors Caucus has created an energy savings program through its Clean Air Counts Campaign to enable residents and small businesses to avail themselves of savings in the immediate future. The program allows savings as soon as the next billing cycle and provides four energy-saving CFLs, resulting in not only a significant reduction in local air pollution, but also enhanced cumulative savings of \$70 per customer through June 2013. The graph to the right illustrates the economic benefits of our program:



## FREQUENTLY ASKED QUESTIONS

1. Will this program hurt municipal aggregation initiatives already underway?  
*No. Municipalities intending to aggregate residential and small business electricity accounts must develop an aggregation plan. In that aggregation plan the community spells out when those currently on third party supply can join the aggregation. By virtue of creating an aggregation plan the municipality will provide a provision for residents that may have joined the Clean Air Counts Energy Saving Program (ESP) to join its municipality's program at some point in time.*
  
2. What is municipal aggregation?  
*Municipal aggregation allows communities to bring together all residential and small business customers of ComEd into a group for the purpose of securing lower electricity rates. To date, the results have resulted in near-term savings. In order to achieve savings through aggregation the municipality goes to the market to purchase electricity on behalf of its residents.*
  
3. Do we as a municipality have to adopt municipal aggregation to get lower rates for our residents and businesses?  
*No. You can get rates lower than ComEd's current rates by securing electricity supply from a third party through promotion of an opt-in program for your municipality. The Energy Savings Program (ESP) will guarantee a lower rate through the life of the contract unlike many other programs.*
  
4. What is the fastest way for residents and businesses to start to save the most money on electricity?  
*By joining the Energy Savings Program, residents and businesses can start saving money as early as their next billing cycle with guaranteed savings compared to ComEd's rates.*
  
5. What are the guaranteed savings?  
*Residents and businesses are guaranteed to save <sup>20% per updated information</sup> 18% through June 2012. The average household will save \$150 the first year (October 2011 through October 2012) from the lower electricity rate and an additional \$40 from using the four CFLs. Between June 2012 and June 2013, we can guarantee that pricing will be less than ComEd's tariff rate each month of the contract.*
  
6. How are the savings guaranteed?

*The third party energy supplier is guaranteeing the savings and that the price will be less than ComEd's applicable rates for each month of the contract (through June 2013).*

7. Who is the third party supplier?

*Integrys Energy Group is contracted to supply energy. Integrys is a regional leader with nearly 5,000 employees across the Midwest. Integrys Energy Group is an energy holding company based in Chicago, Illinois. Their operating subsidiaries provide natural gas and electricity in regulated and non-regulated markets. Integrys is also the parent company of Peoples Gas North Shore Gas. The company is committed to provide customers with the best value in energy and related services.*

8. How long is the contract for the Energy Savings Program?

*All ESP contracts terminate with the customers' June 2013 meter reading. After that time customers can elect one of many supply choices, including; returning to ComEd, joining a municipal aggregation (if available in their area), or continuing with a third party supplier such as Integrys.*

9. I've been told, that if many people switch to third party supply, those left on ComEd could see even higher rates. Is this true?

*The high-priced electricity that ComEd has already purchased will be sold to those residents receiving supply from ComEd. If many people switch, that more expensive electricity is spread over fewer customers, increasing the likelihood that they will see even higher electric rates than if no one switched.*

10. What happens with ESP next year or the year after?

*All ESP contracts terminate with the customers' June 2013 meter reading. After that time customers can elect one of many supply choices, including; returning to ComEd, joining a municipal aggregation (if available in their area), or continuing with a third party supplier such as Integrys.*

11. What if someone wants to leave the program?  
*Like most electricity supply programs, there is an early termination fee. Integrys early termination fee of \$50 is the lowest fee of any supplier charging termination fees.*
12. If a resident or business fails to sign up with some other program for to start July 2013 will they lose electricity or be subject to exorbitant rates for failing to proactively join another program?  
*Their electricity will stay on. Prior to the end of their contract, they will be offered continuation of service with Integrys, which they can decline. ComEd would then become the default supplier.*
13. Is there any scenario under which ESP program participants are worse off financially for participating in ESP?  
*No. With savings guaranteed against ComEd's rates for each month of the contract (through June 2013) there is no risk in you paying more by joining ESP.*
14. What are pricing periods and how do pricing periods influence the program?  
*ComEd's rates change each year in June and are posted the month before. In May 2012, we will know ComEd's prices for the year June 2012 through June 2013 and will be able to project the level of savings. Despite not knowing the ComEd's prices for the post June 2012 period, our supplier Integrys guarantees that pricing will be less than ComEd's tariff rate each month of the contract.*
15. What happens if people from my community join the Energy Savings Program and then my community passes a referendum to aggregate? Will ESP customers lose power? Will they be automatically converted to the aggregate program?  
*All ESP customers will have power delivered over the term of their contracts (until contract expiration in June 2013). Aggregate programs allow customers to switch over from third party supply at specific times during the aggregation contract. The contract end date for the Integrys contract was designed to make the switch easy for customers who want to switch to their municipal aggregation supply contract.*
16. How will people sign up for ESP?  
*The Clean Air Counts website ([www.cleanaircounts.org](http://www.cleanaircounts.org)) will have a link/portal to the Integrys registration page for on-line sign up. We may develop paper sign up forms, but the easiest way to sign up is on-line thorough this link.*
17. Will you perform credit checks?  
*There are no credit checks and no one is rejected. If you are a customer of ComEd, you won't be rejected from the program.*

18. Why would I promote this?

*There are two main reasons for promoting this program: 1) the ESP program results in the greatest savings for residential customers with rates that are risk-free (i.e. guaranteed to be lower than ComEd's rates); and 2) the Compact Fluorescent Light bulbs reduce energy consumption that takes the load off coal-burning power plants in and around Chicago, thereby improving local air quality where we live and work. Additionally organizations such as communities, employers and civic organizations that either sign themselves up to participate or encourage their residents/employees and members to join will receive credit for pollution reduction for the energy efficient lighting Clean Air Counts strategy thereby satisfying annual reporting requirements.*

19. How can I promote this and what assistance is available for promotion?

*Clean Air Counts will support passive and active promotion. Prewritten articles, web links and a media release will be made available to partners to promote the program. Additionally support is available for those that would like to have a kickoff celebration. Clean Air Counts staff will bring a booth, literature and be available to sign residents up for the program.*

20. If my residents join this program, who is responsible for energy supply in the case of a black out?

*In our program, as in municipal aggregation and for those currently purchasing electricity supply through ComEd, ComEd remains the company that delivers the electricity and is responsible in the case of a blackout.*

21. Will ESP participants be billed by ComEd for energy?

*Yes, participants will continue to receive one electricity bill that comes from ComEd (as it does today) and should continue to make payments to ComEd after joining the program. The only differences are that the bill will state that the energy is supplied by Integrys and the amount you pay will be significantly lower.*

22. How much money can residents save as individuals and what could that mean for my community?

*From ESP individual home owners can save over \$250 from now through June 2013. For all the residents in Northern Illinois, that equates to more than \$1 million per day in lost opportunity. That's \$1 million per day that can be put into the pockets of Illinois residents to spend in their communities.*

23. Do you have an REC program?

*RECs (Renewable Energy Certificates) are not part of the ESP program. RECs do nothing to improve the air quality in the Chicago area, which is the mission of Clean Air Counts. On the other hand, the four CFLs distributed by ESP decrease energy consumption, save users money and reduce the generation requirement for coal-burning power plants in and around Chicago.*

24. Do you purchase renewable energy?

*The ESP program does not offer renewable energy – and neither does any other currently available program offered to Illinois residents. Suppliers are selling renewable energy certificates which are the “environmental attributes” associated with the generation of renewable energy and not the renewable energy itself. There is no local environmental benefit or any cost savings associated with the purchase of renewable energy certificates.*

25. Who is your vendor and how did you select them?

*The Metropolitan Mayors Caucus has partnered with Energy Choices for this program. Energy Choices is currently a vendor to the Caucus and has participated in Clean Air Counts for over five years. Over that period of time Energy Choices has graciously volunteered its expertise. Energy Choices is a highly regarded firm and trusted by Clean Air Counts members for its candor and objectivity.*

26. Why is this being offered through the Metropolitan Mayors Caucus Clean Air Counts Campaign?

*Clean Air Counts supports communities, businesses, civic organizations and residents seeking to improve air quality through voluntary programming. This program reduces smog forming emissions through its CFL giveaway. Lower energy usage reduces the levels of fossil fuels burned at power plants, which, in turn, reduces the levels of air pollutants that negatively impact ozone. In addition to being a wonderful opportunity to save money for residents that learn of the program through the municipality, it is a great opportunity that HR departments can make available to help employees save money.*

27. Does this program have environmental benefits?

*Yes. By providing CFLs to participants to use they can switch out less efficient lights and use less energy. Lower energy usage reduces the levels of fossil fuels burned at power plants in the Chicago area, which, in turn, reduces the levels of air pollutants that negatively impact ozone. According to the Energy Efficiency and Renewable Energy Network, commercial establishments consume 20% to 30% of their total energy just for lighting.*

28. There is still a great concern that the mercury in CFLs poses a major threat to public health. If a resident drops a CFL light bulb what steps should they take?

*The Environmental Protection Agency advises people not to become alarmed and to take precautions while cleaning up. They suggest airing out the room and thoroughly cleaning up – as you would for any broken glass. Instructions are available at <http://www.epa.gov/cfl/cflcleanup.html>*

29. Can a program participant opt out of receiving the CFL light bulbs and still participate in the program?

*Yes. Participants may opt not to receive their light bulbs and instead the light bulbs will be distributed to the needy through Energy Choices Food Pantry Program. If participants don't install CFLs then they may miss out on savings from energy efficiency in their home.*

30. Can program participants financially contribute to the CFL light bulb food pantry program?

*Yes – when participants join the program they will be given an option to contribute. Should they decide at some other point to contribute to the Food Pantry Program, they may directly contact Energy Choices to make a contribution by contacting Craig Schuttenberg [schuttenberg@energychoices.com](mailto:schuttenberg@energychoices.com).*

31. Why does Energy Choices provide CFLs to food pantries?

*Energy Choices believe in helping those struggling to feed their families to reduce their costs by reducing their electric bill.*

## Put Cash Back Into Your Local Economy

Did you know that in Northern Illinois residents are spending 18% more by staying with ComEd than if they joined the Energy Savings Program of the Clean Air Counts Campaign? Over the next year and a half that could add up to \$250 per household. That is \$250 that residents are spending on inflated electricity costs that is not feeding the local economy and creating jobs.

Below is a table of how much money could potentially be saved and reinvested in the local economy through wide spread participation in the Energy Savings Program. The table below shows scenarios of widespread adoption where residents join in November 2011 or June 2012 and the jobs that could be created thanks to putting that money back in the hands of residents.

By adding money back into the local economy promotes jobs. Because of the way savings will impact households, it is likely that the money will be spent in the retail, food and entertainment sector where each million dollar spent can support 2.2 jobs in the retail, food or entertainment sector due to the correlation of retail sales and job creation.

Expected Savings and Economic Impacts				
Number of Households per Community	Savings based on signup		Jobs	
	1-Nov-11	1-Jun-12	Early engagement	Late engagement
1,000,000	\$ 250,000,000.00	\$100,000,000.00	550	220
50,000	\$ 12,500,000.00	\$ 5,000,000.00	27.5	11
30,000	\$ 7,500,000.00	\$ 3,000,000.00	16.5	6.6
25,000	\$ 6,250,000.00	\$ 2,500,000.00	13.75	5.5
20,000	\$ 5,000,000.00	\$ 2,000,000.00	11	4.4
15,000	\$ 3,750,000.00	\$ 1,500,000.00	8.25	3.3
10,000	\$ 2,500,000.00	\$ 1,000,000.00	5.5	2.2
5,000	\$ 1,250,000.00	\$ 500,000.00	2.75	1.1
1,000	\$ 250,000.00	\$ 100,000.00	0.55	0.22
500	\$ 125,000.00	\$ 50,000.00	0.275	0.11
100	\$ 25,000.00	\$ 10,000.00	0.055	0.022
Assumes that each Million creates 2.2 jobs based on additional retail spending				

\*For the past 19 years, the levels of Real Retail and Food Services Sales and Total Nonfarm Payrolls have had a +0.96 correlation.

## Myths and Facts about Buying Residential Energy Purchase



**Myth:** All households in Northern Illinois must purchase electrical energy from ComEd.

**Fact:** Since 2010 residential customers have had the opportunity to purchase electricity from third party suppliers rather than ComEd. In most cases this has saved households money on their electric bill.

**Myth:** ComEd has the best priced energy that a household can buy.

**Fact:** Third party electricity, if purchased correctly, can cost 20% less than ComEd's current price resulting in significant savings. The Energy Saving Program (ESP) guarantees that you save every month over ComEd's rates through June 2013, when this round of contracting ends.

**Myth:** Purchasing energy through a third party provider, such as the ESP, will cause ComEd not to respond to power outages at my house.

**Fact:** It doesn't matter to ComEd who supplies your electrical energy. ComEd remains the meters, wires and billing company and will respond just as they have in the past to power outages. They have to treat all customers equally.

**Myth:** Purchasing energy through a program from a third party provider, such as the ESP, requires a credit check.

**Fact:** Some programs require credit check – but not the ESP. The ESP does not require a credit check and no current ComEd customer will be rejected for any reason.

**Myth:** Purchasing power from a third party provider requires providing very personal information, such as one's social security number.

**Fact:** This may be true with some third party suppliers, but the ESP requires only the information contained on your ComEd bill, your email address and phone number, so our supplier can get in touch with you if necessary.

**Myth:** Because the energy-saving CFLs contain mercury and they put my family at risk.

**Fact:** Homes are not at risk if CFLs are handled with the proper care. For comparison, a mercury thermometer has 100 times the mercury as one CFL. While the amount of mercury in a CFL is very little,

they should still be disposed of correctly and recycled if possible. See ([http://www.energystar.gov/ia/partners/promotions/change\\_light/downloads/Fact\\_Sheet\\_Mercury.pdf](http://www.energystar.gov/ia/partners/promotions/change_light/downloads/Fact_Sheet_Mercury.pdf))

**Myth:** Choosing a reputable third party electricity provider is difficult and time consuming.

**Fact:** Joining the ESP is easy. You sign up on line ([www.integrysenergy.com/ESP](http://www.integrysenergy.com/ESP)) and it only takes about 5 minutes. Please have your ComEd bill in hand as you will need your ComEd account number.

**Myth:** It takes four to eight months to switch electricity supply for my house and start saving on my bill.

**Fact:** If your community is investigating municipal aggregation, you won't experience any savings until August 2012 at the earliest. On the other hand, with the ESP you can start saving as soon as your next ComEd billing period. You'll save the most per month from now through June 2012. As a result, joining the ESP now maximizes your household savings.

**Myth:** As more people switch to third party supply, ComEd's rates will drop.

**Fact:** Actually, ComEd's rates may rise as more people switch to third party supply. ComEd has committed expensive power purchases well above today's market rates. If enough people switch to third party supply, rates for those customers still with ComEd will rise because the expensive electricity supply is spread over fewer customers.

**Myth:** Switching to third party supply results in receiving multiple bills each and every month, including one from the electricity supplier.

**Fact:** While this is true with some suppliers, the ESP's provider, Integrys Energy Services, incorporates their charges in the same, familiar monthly bill you receive from ComEd. The only difference is that you will be paying less each and every month than if ComEd was your electricity supplier. This not only makes keeping track of which bills to pay easier, but it also allows you to see how much you are saving each month.

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MEMORANDUM

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**TO:** Mark Franz, Village Manager

**FROM:** Staci Hulseberg, Planning and Development Director  
Michele Stegall, Village Planner. *MSH* *MS*

**DATE:** November 14, 2011

**RE:** 825 N. Main Street



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**Background.** In early 2011, the Village purchased the former Marathon gas station at 825 N. Main Street. The Village acquired the site in order to sell it for redevelopment and hopefully spur additional development and investment in the surrounding area. By purchasing the property, the Village gained additional control over the eventual redevelopment of the site which will set a precedent for the future development of this historic area.

Since purchasing the property, the Village has been working to prepare the site for eventual sale and redevelopment. The building, pavement, canopy structure and underground tanks have all been removed and an environmental remediation of the property is underway. The ultimate goal is for the Village to receive a "no further remediation" letter from the Illinois EPA.

In the spring of 2011, the Village hired PPK Architects to develop concept plans showing how the property could potentially be redeveloped. A range of plans were prepared that highlighted various site plan layouts. The site plans did not suggest or prefer any type of use for the site and could accommodate single or multiple users. The plans were intended to be shared with the Plan Commission and public with the hope of identifying a couple concept plans that could be attached to the marketing materials for the property showing the Village's preferences for basic site layout and reflecting how the site could potentially be redeveloped in accordance with zoning regulations. The idea was to seek guidance on what direction we should be heading when preparing an RFP. A total of seven concept plans were prepared (see attached). Three of the plans include only the Marathon site, while four of the plans include both the 825 N. Main Street property and the 817 N. Main Street property located directly south of and adjacent to the site. The latter plans were prepared in the event that a developer may be able to successfully purchase and develop both properties at once. The planning team has spoken with the owner of 817 N. Main Street about this possibility and he is open to further discussion about such an option.

The PPK plans were shared with the Plan Commission at a meeting on June 23, 2011. The public was notified of the meeting and several of the surrounding property owners were in attendance. The goal of the meeting was to identify preferred redevelopment concepts, not only to provide guidance to prospective developers, but also to assist the Village in preparing a list of site development parameters that could be included in an RFP for the site and conditions that could be placed on the sale of the property to a developer (e.g. max. heights, locations of access drives, buffering requirements, setbacks, etc.). Comments were specifically solicited from the Plan Commission in regard to the appropriate front-yard building setback and the proximity of buildings,

drive aisles and parking lots to the adjacent single-family homes. Feedback on these issues was important as it related to the overall vision for the Corners and to allow the Village to identify any “red flags” that might be a non-starter with a particular site plan. The goal was to be pro-active and provide as specific guidance as possible in any future RFP about the desired vision for the property. We also didn’t want to attach a plan to the Village’s marketing materials that the Plan Commission did not believe it could eventually support.

**Issues.** One of the items the Plan Commission was asked to provide feedback about related to the appropriate front-yard building setback for the site and “Corners” (i.e if the “Corners” is envisioned to be developed similar to a second downtown with 0-foot building setbacks as permitted by the Zoning Code and encouraged by the Comprehensive Plan or if larger setbacks similar to the new Walgreens development were envisioned). Those Commissioners that commented on this item were divided. Minimal direction was received from the Plan Commission in regard to other site planning issues. However, the Commission did generally:

- Indicate that they would be open to a variation request to allow underground stormwater detention.
- Indicate a preference for a site plan that included both 825 N. Main Street and 817 N. Main Street and believed that preference should be given to plans that incorporated as much of the property at the southwest corner of the intersection as possible.
- Agree that the architecture of any new development should be sensitive to the historic character of the area.

Concerns were expressed by some of the Commissioners that all of the various options presented were retail options and that there may not currently be a market for retail in the area. However, no specific uses, other than commercial, were specified and the plans were intended to be flexible to accommodate a variety of users and building footprints. At the June 23, 2011 meeting, concerns were also expressed from the surrounding property owners about traffic, vehicular access and stormwater run-off.

Some Plan Commissioners also suggested that an economic analysis should be completed prior to marketing the property and a couple Commissioners suggested that the Village prepare financial proformas for different types of development projects to see which may be economically feasible. Some Commissioners further expressed concern about moving forward with the sale of the property in the present economy and suggested that the Village might want to wait until the market improves.

The Village could hire a consultant to evaluate the economics of site redevelopment. However, any group responding to an RFP would typically evaluate the financials of a proposed project prior to submitting a proposal to ensure that it would be economically viable. As part of the Village’s evaluation of proposals, we would require a financial proforma for our review. Therefore, staff believes that hiring a consultant to perform such a review would be an unnecessary Village expense. In addition, the economic evaluation done by those responding to the RFP would be specific to a proposed project while an evaluation undertaken by the Village would be based on a variety of assumptions which may or may not be applicable to a given proposal.

Staff receives repeated inquiries from Trustees, residents and potential developers regarding the Village's plans for the property. Given the progress with the environmental remediation, the Village is in a position to move forward with an RFP if desired. If the Board is not ultimately satisfied with the proposals that are received, the Village would be under no obligation to accept any of the proposals and could revisit the issue at a later date. Therefore, there is limited risk to moving forward at this time.

**Recommendation.** If the Village Board chooses to move forward with an RFP, staff envisions that the RFP would:

- Request proposals that reflected development options for both the 825 N. Main Street property alone and that included both 825 N. Main Street and 817 N. Main Street or other additional property at the corner. Preference could be given to proposals that included the assembly of additional property.
- Include a set of design guidelines that explained the desired historic character of any redevelopment particularly in regard to landscaping, signage and architecture. These Guidelines could build off of the Appearance Review Guidelines and be shared with the ARC prior to the RFP being issued.
- Include an expectation that C2 zoning district standards would be met or that minimal variations would be requested.
- Indicate that preference would be given to projects that would generate sales or other tax revenues to the Village in addition to property taxes.
- Address some of the anticipated outcomes of the environmental remediation including the implementation of a number of institutional controls or agreements that would advise construction workers of the contamination, limit the types of development on the property (i.e. no residential use) and prohibit future water wells in the vicinity.
- Require the submittal of a financial proforma for the proposed development reflecting basic feasibility, revenues to the Village and return on investment.
- Reference the Village's intent to place a deed restriction on the property at the time of sale prohibiting a select list of uses that may be determined to be undesirable.

We recommend against attaching any specific concept plans to the RFP as they could be interpreted as being sanctioned by the Village. Rather, to give developers an idea of the various sizes and types of development that could potentially be constructed on the site, we suggest including a reference in the RFP to the PPK plans on the Village's website.

**Action Requested.** The Board is requested to provide direction in regard to whether or not the Village should move forward with the preparation of an RFP for 825 N. Main Street as described above. If the Board decides to proceed, a copy of a draft RFP would be forward to the Village Board before being issued. If the Village Board does not wish to proceed with an RFP at this time, direction regarding the next steps related to the ultimate redevelopment of the property is requested.

**Attachments.**

- Memorandum to Plan Commission dated June 17, 2011
- Minutes from June 23, 2011 Plan Commission meeting
- PPK Concept Plans

Cc: Stewart Diamond, Village Attorney

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MEMORANDUM

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**TO:** Glen Ellyn Plan Commission

**FROM:** Michele Stegall, Village Planner *MJS*

**DATE:** June 17, 2011

**FOR:** June 23, 2011 Meeting

**SUBJECT:** 825 N. Main Street

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**Background.** The Village purchased the former Marathon gas station at 825 N. Main Street in early 2011. The building on the site was recently demolished and the Village plans to market the property for redevelopment. It is the Village's hope that as the economy improves, redevelopment of the site will spur development and investment at this important gateway to the Village.

In order to take a more proactive approach to the redevelopment of the property, the Village hired PPK Architects to develop several concept plans illustrating how the site could potentially be redeveloped. A total of seven concept plans have been prepared. Three of the plans show only the Marathon site, while four of the plans include both the 825 N. Main Street property and the 817 N. Main Street property located directly south of and adjacent to the Marathon site. The latter plans were prepared in the event that a developer may be able to successfully purchase and develop both properties at once. We have spoken with the owner of 817 N. Main Street about this possibility and he is open to further discussion about such an option.

The Plan Commission is being asked to review the attached concept plans with the goal of recommending to the Village Board at least two preferred plans that could potentially be attached to the marketing materials for the property including one for the 825 property and another that includes both the 817 property and the 825 property. The plans are conceptual only and it is not the intent to limit a potential future developer to one specific plan, but rather to spark conversation about the future redevelopment of the site and to provide interested parties with an idea of how the site could potentially be developed.

**Meeting Notification.** Redevelopment of the site will set a precedent for future development at the intersection. Therefore, we anticipate that the meeting will include a discussion of the various concept plans as well as a broader conversation about the overall vision for Stacy's Corners. Redevelopment of the property will also impact a number of surrounding single-family residential property owners. For these reasons, it is important to get early feedback from the community about any potential redevelopment plans. A future purchaser of the property will still need to go through the Village's normal review process before proceeding with construction.

In order to ensure that the public and surrounding property owners were aware of the meeting, the Village issued a press release, included information about the meeting in the Village's weekly e-blast and sent letters to all property and business owners within 350 feet of the site. A copy of the press release and concept plans were also posted on the Village's website.

**Existing Conditions.** The property is located at the southeast corner of St. Charles Road and Main Street at the historic Stacy's Corners intersection. It is comprised of three lots totaling 1.35 acres. The

western two lots are zoned C2 Community Commercial district and the eastern lot is zoned R2 Residential district. The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial	C2
South: Commercial/Single-Family	C2/R2
East: Single-Family	R2
West: Commercial/History Park	C2

The property is located at the corner of a highly traveled intersection with average daily traffic counts of 20,400 vehicles per day. There is also a steep slope on the east end of the site.

**Comprehensive Plan Recommendations.** The 2001 Comprehensive Plan recommends rezoning the easternmost parcel for commercial use. Some of the other recommendations in the Comprehensive Plan for Stacy's Corners (formerly known as Five Corners) include the following:

- *"Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn Community"* (pg; 72).
- *"The commercial portion of Five Corners should remain small and compact."* (pg; 72)
- *"Commercial uses should be oriented primarily to the needs of surrounding residents and motorists who pass through the area."* (pg; 72)
- *New developments should help promote a new traditional scale and character of Five Corners. Buildings should be one to two stories in height and should complement the scale and character of adjacent neighborhoods.* (pg; 72)
- *"As commercial improvements and redevelopment take place, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities."* (pg; 75)
- *Where possible, parking lots should be located behind buildings or in mid-block locations.* (pg; 76)

The Plan also specifically identifies the site and other commercial properties at the southeast corner of the intersection as Improvement and Development Site D. Recommendations for Site D can be found on page 80 of the Comprehensive Plan and include the following:

- *"Site D is a suitable location for convenience retail, service or office uses."* (pg: 80)
- *"The small vacant parcel along the south side of St. Charles Road should be designated for commercial use, which would allow for expansion of the existing business or create a larger more attractive site for redevelopment."* (pg; 80)

**Concept Plans.** At the June 23 meeting, David Kennedy with PPK Architects will present the different concept plans prepared for the property. All of the plans assume the rezoning of the easternmost lot from R2 Residential district to C2 Community Commercial district as recommended in the Comprehensive Plan. The plans were developed to comply with the Village's existing C2 zoning district standards (including setbacks, parking, etc.) and to accommodate the estimated amount of required stormwater detention whether above ground, below ground or a combination of the two. Below

ground detention would likely require approval of a stormwater variation. Due to the proximity of the site to the intersection and the grade along St. Charles Road, access drives were placed at the far ends of the property. The resulting building square footage on the plans ranges from 11,800 square feet to 17,670 square feet. To assist the Commission and public in reviewing the plans, street views and building massing studies for each concept were developed to illustrate how each option would fit in with the existing and envisioned development pattern for the intersection.

One of the main discussions amongst staff regarding the potential redevelopment plans relates to the appropriate front yard setback for the property and intersection. The current zoning allows but does not require a 0-foot front yard setback and some of the properties at the intersection have been developed with 0-foot, or close to a 0-foot setback, while others have been constructed with larger setbacks, including the new Walgreens development at the northwest corner of the intersection. This contributes to an inconsistent development pattern and streetscape.

The front yard setbacks of the buildings on the concept plans range from 7-feet (Plan A2) to 112 feet (Plan A3). A majority of the remaining plans have front yard setbacks in the vicinity of 76-90 feet. The lot depths of the commercial properties at the intersection vary greatly with the depths of the lots directly south of site being significantly shallower than the 825 property (see attached quarter section map). Therefore, if a scheme with a larger setback is chosen, it may not be possible to match this setback south of the site but it could be possible to match it north of the site.

**Plan Commission Action.** The Plan Commission should review and make a recommendation to the Village Board about which plans it would recommend attaching to the marketing materials for the property. Suggestions for modifications to the various plans are also welcome. The feedback received will be used by the Village Board to develop a marketing plan for the property that illustrates how the site could potentially be redeveloped.

Some of the items that the Commission may wish to consider in reviewing the plans include the following:

1. How each plan could potentially impact the surrounding properties, in terms of such things as light, noise, character, traffic, etc.
2. The economic potential of each option.
3. The envisioned development pattern for the intersection (i.e. should buildings be constructed close to the road with parking behind or with a larger building setback such as was done with the Walgreens development?).
4. How each plan fits into the site and the vision for Stacy's Corners.

Attachments:      Zoning Site Map  
                         Quarter Section Map  
                         Excerpt from Comprehensive Plan (pgs: 71-80)  
                         Press Release  
                         Sample letter to surrounding property and business owners  
                         Stacy's Corners Site Study

Cc: David Kennedy, PPK Architects  
Kasey Matthews, Planning Intern  
Michael Strong, Planning Intern

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PLAN COMMISSION  
MINUTES  
JUNE 23, 2011

The meeting was called to order by Vice Chairman Jay Strayer at 7:32 p.m. Commissioners Craig Bromann, Todd Buckton, Linda Dykstra, Erik Ford, Heidi Lannen, Ray Whalen and Lyn Whiston were present. Commissioners Jeff Girling, Julie McCormick and Chairman Julie Fullerton were excused. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

Commissioner Ford moved, seconded by Commissioner Bromann, to approve the minutes of the April 28, 2011 Plan Commission meeting. The motion carried unanimously by voice vote.

Acting Chairman Strayer stated that the single item on the agenda was the discussion and consideration of several concept plans for the property at 825 N. Main Street which was recently purchased by the Village. Acting Chairman Strayer added that the Village is requesting input from the community and the Plan Commission regarding the potential future development of the site.

825 N. MAIN STREET

DISCUSSION AND CONSIDERATION OF SEVERAL CONCEPT PLANS DEVELOPED FOR THE FORMER MARATHON GAS STATION PROPERTY AT 825 N. MAIN STREET. THE VILLAGE RECENTLY PURCHASED THE PROPERTY AND IS REQUESTING INPUT FROM THE COMMUNITY AND PLAN COMMISSION ABOUT THE POTENTIAL FUTURE REDEVELOPMENT OF THE SITE. THE FEEDBACK RECEIVED AT THE MEETING WILL BE USED BY THE VILLAGE BOARD TO DEVELOP A MARKETING PLAN FOR THE PROPERTY THAT ILLUSTRATES HOW THE SITE COULD POTENTIALLY BE REDEVELOPED. THE SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ST. CHARLES ROAD AND MAIN STREET AT THE HISTORIC STACY'S CORNERS INTERSECTION.

Staff Introduction

Village Planner Michele Stegall stated that the Village recently purchased the property at 825 N. Main Street and demolished the Marathon gas station that was located on that site. Ms. Stegall added that the Village plans to redevelop the property. She also stated that PPK Architects has prepared seven (7) concept plans that show how the property could potentially be redeveloped. Three (3) of the plans are for the Marathon property at 825 N. Main Street and four (4) of the plans include the property at 825 N. Main Street and 817 N. Main Street directly south of the site. Ms. Stegall stated that the owner of the 817 N. Main Street property is open to selling that property but further discussion needs to occur. Ms. Stegall also stated that the Village has directed PPK Architects to prepare additional plans in the event a potential developer is able to purchase both properties.

Ms. Stegall stressed that the plans are concept plans only and are subject to change. The idea is to pick a plan or plans that could be attached to the Village's marketing materials for the property to illustrate how it could potentially be redeveloped. Ms. Stegall indicated that the Village does not want to include any plans in the marketing materials for the property if it is not something the Plan Commission and Village Board could ultimately support. She also requested consideration regarding the potential impact to nearby single-family residences and indicated that Village staff was particularly interested in obtaining input about the recommendation of the front yard setback for any redevelopment on the site (i.e., a zero front setback or a large setback) as it relates to the overall vision for the redevelopment of this area. She noted the Comprehensive Plan's recommendation that parking be located behind buildings and that the Zoning Code allows for but does not require a 0-foot setback. Therefore, it appears that the area was originally envisioned to be developed almost as a second downtown. However, the new Walgreens store at the northwest corner of the intersection does not follow this model and the existing buildings at Stacy's Corners have a variety of setbacks and exhibit an inconsistent development pattern.

#### Petitioners' Presentation

David Kennedy, architect with PPK Architects, reviewed some of his firm's design goals regarding the subject property. Mr. Kennedy stated that his firm spoke with Village staff regarding the site having adequate parking and adequate interior spaces that would work for a variety of tenant types (suburban retail and office development). Mr. Kennedy stated that his firm tried to maximize rental area, provide adequate parking, meet the parking ratio of four (4) spaces per 1,000 and provide multiple access points to the site. Mr. Kennedy stated his firm also provided some solutions for detention for future reference. He also stated that the Comprehensive Plan was referred to regarding the uses on this site and that retail and office uses were chosen to keep the development parameters at this location reasonable. Mr. Kennedy stated that no zoning variations would be needed for the various site plans and that no colors or materials for the buildings will be presented at this meeting. Mr. Kennedy stated that two design schemes were considered for the subject site. One plan has a zero-foot setback to allow the building to screen parking behind it and create a more walkable, pedestrian friendly environment. The second plan sets the building back with visible parking in front which is typical of a suburban development. Mr. Kennedy also stated that PPK tried to take advantage of the slope on the site to use as a buffer to the residential properties and also to use for stormwater detention.

Mr. Kennedy described the first three (3) schemes which he considered as the base schemes.

Scheme 1 was a typical retail scheme set back from the front, a full access point at the southern part of the western exposure along Main Street, a right-in/right-out only access point along St. Charles Road as far from the intersection as possible for traffic safety and a very dense landscaping along the site, especially along the eastern edge. Mr. Kennedy displayed a drawing of the proposed building which would have a corner element that

follows the geometry of Main Street with the rest of the building following the geometry of St. Charles Road. The footprint was approximately 12,000 square feet. Mr. Kennedy stated that this design would have most, if not all, of the detention behind the building. Loading would be screened by the building on the east side. Mr. Kennedy displayed aerial views and a massing scheme that showed how the proposed building would compare to other current developments in the area. Mr. Kennedy stated that it is important not to have a flat roof at the subject site from a massing standpoint and that the builders would pick up on the historic character of the site area with a sloped roof, shingled roof, gables and a mansard roof to look like a retail development from last century.

Scheme 2 has a close-to zero-foot setback scheme. Access points are similar to the first scheme with full access on Main Street and right/in-right/out on St. Charles Road. This scheme has less detention in the rear with the same underground detention necessary under the parking lot. The site circulation functions in a similar manner to the first scheme, and the loading would be located behind a screen wall. Arcades would wrap around both sides of the building with an arcade in the center, and the storefront would project out on the sides. The tenants would have great visibility from vehicular traffic. Parking is located behind the building with the same detention below grade. The total square footage of the building is 11,800 square feet. Scheme 3 is a two-story scheme with retail on the first floor and office on the second floor. The retail and access areas are from the front with an office entrance on the back south side with the gross square footage of the building at approximately 17,670 square feet. With this scheme, 100% of the stormwater detention would be located below ground. An outdoor plaza facing Main Street could be located at all schemes and that all schemes could have an historic-looking monument sign.

The four (4) B schemes are the alternate site which includes the 817 Main property and has full access drives on Main Street that Mr. Kennedy feels works well. All of the schemes have the right in/right out access on St. Charles Road. Scheme B allows the L-shaped building to follow the geometry of St. Charles Road and Main Street. There is double-loaded parking in front with detention in the rear of the building and some detention underground. A walking arcade would be located on both sides of the retail. The setback on Main Street runs even with the existing single-story retail building to the south and is set back from St. Charles Road slightly behind the single-family home to the east. Mr. Kennedy stated that the B schemes tend to have more articulation. Mr. Kennedy pointed out that the B2 scheme, the 0-setback scheme, actually has a 7-8 foot setback from the property line to allow room for street trees with possible planters along the edge to make it pedestrian friendly. A linear detention area may be located on the east end. Mr. Kennedy felt the corner presence would be of great advantage to a retail tenant. Mr. Kennedy stated that the B3 scheme is the only scheme that may show how a drive-thru may work on the site. He explained that one access drive would be located on the south with plenty of wrap-around stacking and access out onto St. Charles Road. All of the required stormwater detention would be underground. Mr. Kennedy stated that the final B scheme (B4) has an L-shaped building that comes back on the site. One of the interesting advantages of this scheme is that the building is allowed to become a screen

between parking headlights at night, etc., to adjacent residential properties. A fairly large detention pond is located to the east with the right-in/right-out further to the west. The roof would have a hip façade and a plaza would be located on the west side of the building.

Mr. Kennedy stated that his firm would prefer the subject site to have various details from the Stacy's Tavern era, and he also displayed images of various retail developments with different architectural details to provide an example of what a development on the site could look like.

#### Responses to Questions from the Plan Commission

Commissioner Whiston stated he preferred parking lots in the rear rather than in the front and expressed a concern regarding an unkempt rear area. Mr. Kennedy responded that the zero lot line schemes have a lot of character and are more of an urban development. He also stated that "hiding" the parking behind a building could cause customers to avoid those stores because they don't see available parking.

Mr. Kennedy responded to Commissioner Lannen that the storm traps to be located on the site would work like a detention pond as some underground detention would be required to meet the stormwater requirements with some of the schemes. He added that this underground method is very costly. Ms. Stegall stated that the DuPage Medical Group in the downtown and the Glen Ellyn Crossing Shopping Center on Roosevelt Road and Nicoll use this method for stormwater detention. Mr. Kennedy did not have a cost estimate for this type of detention at the subject site to provide to Commissioner Strayer, however, stated that the cost for underground detention at a similar site was \$300,000. Mr. Kennedy stated that permeable pavement would reduce the detention cost.

Commissioner Ford questioned the aesthetics of a zero (0) setback when surrounding properties have larger setbacks, and Mr. Kennedy displayed photos and stated that the open spaces around the subject site are complimentary and differences in surrounding setbacks are complimentary to the area. Mr. Kennedy added that the wide streets near the subject property can handle a zero setback at the lot line. Commissioner Strayer stated that a business owner whom he knew had a failed business because he stated that his business door and available parking was located in the rear and people could not locate him. Commissioner Strayer stated that parking must be readily available with signage in the front to attract customers to a business. Mr. Kennedy responded that signage located at the entry point is also necessary to assist potential customers. Mr. Kennedy responded to Commissioner Bromann that commercial office/retail space currently rents at \$15.00-\$18.00 per square foot. Ms. Stegall responded to Commissioner Strayer that the developer of the Walgreens near the subject site stated that that store is one of the better stores in terms of sales, and Commissioner Strayer felt that developers would be attracted to the area based on sales of nearby stores. Ms. Stegall responded to Commissioner Strayer that she did not know what the local customer base is but that there are over 20,000 vehicles per day at the intersection (approximately half the traffic of Roosevelt Road). Mr. Kennedy responded to Commissioner Ford that if the site could be expanded

to allow more parking, a larger two-story development could be located on the site. Mr. Kennedy added that the economics of having underground or enclosed parking with a mixed use building may not work on this site and that the site would have to grow by 50-60% in order to have a significant development. Mr. Kennedy responded to Commissioner Buckton that drive-thru's are difficult on small sites and that stacking space is critical. Mr. Kennedy added that a drive-thru would be best on the south side.

Ms. Stegall responded to Commissioner Lannen that neighborhood commercial is recommended by the Comprehensive Plan for the subject site but that other uses could be considered. Ms. Stegall responded to Commissioner Strayer that Special Service Area (SSA) funds support economic development activities in the Village. Commissioner Whalen asked if a feasibility study had been done by a professional regarding the types of retailers/uses in demand currently, and Ms. Stegall responded no. Ms. Stegall added that there has been interest in this site by various parties over the past few years but the property had been tied up by a potential purchaser for a period of time.

#### Comments from the Public

Jim Karstens, a resident of 609 St. Charles Road for 33 years, asked Mr. Kennedy if he has a proposal that he prefers. Mr. Kennedy replied that he prefers the B2 scheme because it has a bit more building area and he prefers the idea of a zero setback. Mr. Karstens stated that the entrance egress on the north side that goes to St. Charles Road is 50 feet from a private drive which is on an incline up to the south. He stated that cars and trucks speed by when he is trying to enter his driveway. Mr. Karstens also expressed a concern regarding weather conditions including water issues and snow removal. He added that St. Charles Road is handled by DuPage County Transportation, and he expressed a concern regarding the placement of removed snow. Mr. Karstens also expressed a concern regarding pedestrian traffic on sidewalks where snow has not been shoveled. He stated that his main concern is how pedestrians will be impacted by the new development. Ms. Stegall responded to Mr. Karstens that the western two lots on the subject site are zoned commercial and the eastern lot is zoned single-family. Mr. Kennedy responded that pulling the building back further to avoid snow being thrown on the building by plows would be an option.

Dan Anderson, 668 Essex Road, Glen Ellyn, stated that when Marathon sold the property several years ago, they attached restrictions to the deed. Planning and Development Director Staci Hulseberg responded that she did not recall any existing deed restrictions but stated that there will be some when an NFR (no further remediation) letter from the IEPA is received. Ms. Hulseberg added that because of the remediation on the site, there are certain types of uses that will not be allowed on the site. Ms. Hulseberg agreed with Commissioner Strayer that the site is currently subject to an EPA clean-up and that some underground storage tanks had leaked. Mr. Karstens stated that he believed that 606 Elm Street and 610 Elm Street had gas in their back yards that were pumped by the Fire Department when it rained.

Bill Peterson, President of the Glen Ellyn Historical Society, complimented David Kennedy on the design concepts. Mr. Peterson stated that Stacy's Corners has a lot of historical value and believes the Village should guide development to make the area more unique than the downtown and/or the Roosevelt Road corridor. Mr. Peterson did not like parking in front but liked the zero setback to give the area an historic look. He felt that purchasing the other property on Main Street would allow this development to work better. He also felt that the Village should purchase the property on the northeast corner. Mr. Peterson also preferred buildings without flat roofs and locating retailers close to the street. Mr. Peterson also preferred that signage is toned down. He also did not feel that the schematic with the drive-thru would work successfully. Mr. Peterson hoped that the Village would be selective regarding the subject development in order to make it a destination. Mr. Peterson commented that retailer buildings with front and back entrances have been done successfully. Mr. Peterson commented that the subject area has a great deal of potential and wished everyone good luck.

Mr. Peterson again spoke and stated that locating the fire station at the subject location and using the current fire station property in town as part of a larger development project should be considered as well by the Plan Commission. Mr. Peterson also suggested adding a small museum celebrating the fire department's history at that location. Mr. Peterson also recommended keeping the option open to have one single buyer or tenant for the subject property.

James and Carrie Lewis, 586 Elm Street, Glen Ellyn, Illinois were present. Mr. Lewis stated that they live directly south of the subject property and just moved into their home in January, 2010. He stated that they deal with pedestrians and trucks in the area and would go from having a view of a wooded area to a view of a brick wall and/or a parking lot with cars and lights. Mr. Lewis suggested buffering the area with vegetation. He also stated that when there is a rainfall, the water runs down the driveway of the southeast corner parking lot of Main Street and Elm Street, down the Lewis' driveway, through the Lewis' back yard and then sits in an area that would be a parking lot or a detention pond. Mr. Lewis stated that his concern is the direction of the water flow, and he stated that the area becomes very wet. He also expressed a concern regarding selling his home because the look will be totally different from when his family moved in.

Karen Franken, 590 Elm Street, Glen Ellyn, Illinois, stated that she has lived in her current home for 25 years and has appreciated looking at the wooded area from her home. Ms. Franken stated that there are many water and drainage problems in the rear of her home. She stated that the property in that area is not flat, and she is concerned regarding grading because the subject property is approximately 12 feet up from the bottoms of her and her neighbors' back yards. Ms. Franken hoped that the trees that have been at that location for so many years will be retained.

Mary Jo Whitlock, 606 St. Charles Road, Glen Ellyn, Illinois, stated that her family has lived at that location for 22 years and is pleased regarding the proposed development. Ms. Whitlock did express some concerns regarding the area, including dangerous traffic sight lines when pulling in and out of their driveway and an extremely high traffic

volume that includes semi-trucks. She added that she has a 45-degree incline out of her driveway which makes visibility very difficult and that she has to cross three lanes of traffic in order to make a left-hand turn out of her driveway. Ms. Whitlock also stated that they have installed indoor drainage, outdoor drains and sump pumps at their property, however, water issues still occur. She added that whenever there is development in the subject area, water occurs in her basement. Vice Chairman Strayer responded to Ms. Whitlock that the Village plans to sell the subject site to a developer and added that a developer will need to comply with the County stormwater ordinances for the site. Mr. Peterson, President of the Glen Ellyn Historical Society, responded to Ms. Whitlock that the Historical Society has no funds to purchase an historic home that is for sale in the area but that the Citizens for Preservation of Glen Ellyn are aware of the property. Ms. Whitlock suggested routing trucks onto North Avenue rather than the subject area. Ms. Stegall responded to Vice Chairman Strayer that St. Charles Road is designed to handle heavy traffic, and Commissioner Bromann added the street is a major arterial.

Randy Parker, 646 Riford Road, Glen Ellyn, Illinois, stated he is a long-time Glen Ellyn Resident. He also stated he is on the Village Finance Commission which is very interested in the subject development. Mr. Parker felt it would be beneficial for the Plan Commission to look at pro forma for some developments, including some of the developments presented at this meeting. He added that if a developer pays a certain sum for the property to develop the site, what will a fair return be regarding lease rates? Mr. Parker also expressed a concern regarding the small retail spaces near Walgreens in the subject area that took years to lease. Mr. Parker stated he was surprised that a gas station was not included as a recommendation for this site and felt that an historical-looking gas station/7-11 store would generate business at that location. He also stated he had not heard if a portion of the existing 7-11 property would be a part of the package. Mr. Parker felt that the Plan Commission should not approve a project prior to studying and understanding the feasibility of the project to the Village in terms of financial recovery, if any, of the initial money spent for the site.

#### Comments from the Plan Commission

Commissioner Whiston preferred Plan A2 or Plan B2, both of which have zero frontage with a view of parking on Main Street so that entering the site is visible. He also recommended asking the owners of the 7-11 about their property and asking the Fire Department about changing their location.

Commissioner Whalen did not support any of the abovementioned plan(s) because he felt questions were unanswered. He stated, however, that he preferred a 2-story building with a pitched roof, a zero lot line and toned-down signage. Commissioner Whalen also felt that a drive-through would be acceptable but stated that an historic look was critical. He also agreed with Mr. Parker's comments and was supportive of receiving feedback regarding the financial situation and feasibility study of the site. Commissioner Whalen also recommended using the site for the needs of people in that area.

Commissioner Buckton stated that he appreciated PPK's efforts regarding the subject site. He felt, however, that it was too soon for the property to be brought to the attention of the Plan Commission for a recommendation because he felt there were too many unanswered questions. He did not feel that he currently could make a decision regarding his preferred plan and would like different types of uses to be considered. Commissioner Buckton stated that an ad hoc team that reviewed the 810 North Main Street property made some good recommendations and he had hoped more of that input would occur before the Plan Commission reviewed the site.

Commissioner Dykstra felt that the zero setback was not preferable to her because the Walgreens store across the street was set back off the curb when built. She looked at the presentation as ideas but did not feel the Plan Commissioners would be involved regarding specifics. She felt that whoever purchases the property will make the decisions regarding this site and that it will be reviewed by the Plan Commission at that time.

Commissioner Bromann felt that the proposed concepts were a marketing plan to sell property. He felt that the most feasible plan was A3 because of the large square footage with office space. He felt that retail use would have the best views for drive-by traffic on Main Street and St. Charles Road. Commissioner Bromann also stated he preferred plan B4 if the other lot is acquired. He expressed concern regarding residents to the east. He also stated he liked the concept of the gas station/convenience store. Ms. Stegall responded to Commissioner Bromann that comments were not received from Commissioner Girling who was unable to attend this meeting.

Commissioner Lannen stated that the subject property is a blank slate for which more options can be viewed. She stated that small square footage retail space is not necessarily what should be placed at the subject site because there are many vacancies of that type currently available. Commissioner Lannen stated she would like to see more options and/or more direction.

Commissioner Ford who was on the 810 Task Force agreed with Commissioner Lannen to a great extent. He believed that the Village should take as much time as necessary to attain the vision that it has for the subject corner. He also did not feel that a developer would be found in the current economic environment and that moving forward immediately in this environment may not serve the Village well.

Vice Chairman Strayer stated that the Village has a wonderful opportunity at the subject property that it owns. He agreed with other Commissioners about the possibility of trying to acquire some additional land so that other alternatives can be researched. Vice Chairman Strayer preferred a complementary historic look to the property as there has been a lot of effort put into that historic corner. Vice Chairman Strayer added that the Village would receive tax revenues from the subject site. Chairman Strayer preferred plan B2 with a 0-foot setback, stating that the buildings toward the street have an historic look.

Trustee Report

Trustee Friedberg stated that a new Village Manager, Mark Franz, has been hired and will begin with the Village next month. He also stated that the Village is working to resolve issues with the College of DuPage.

Staff Report

Ms. Stegall stated that President Pfefferman would like to create a task force that would evaluate the process a new business needs to go through before opening. She distributed a draft charter regarding a new business operating process improvement team and asked the Plan Commissioners to advise Chairman Fullerton if they would be interested in serving on such a task force.

At Commissioner Buckton's request, Ms. Hulseberg provided an update regarding the status of various Village organizations. Ms. Hulseberg also responded to Commissioner Dykstra regarding opening new businesses in town.

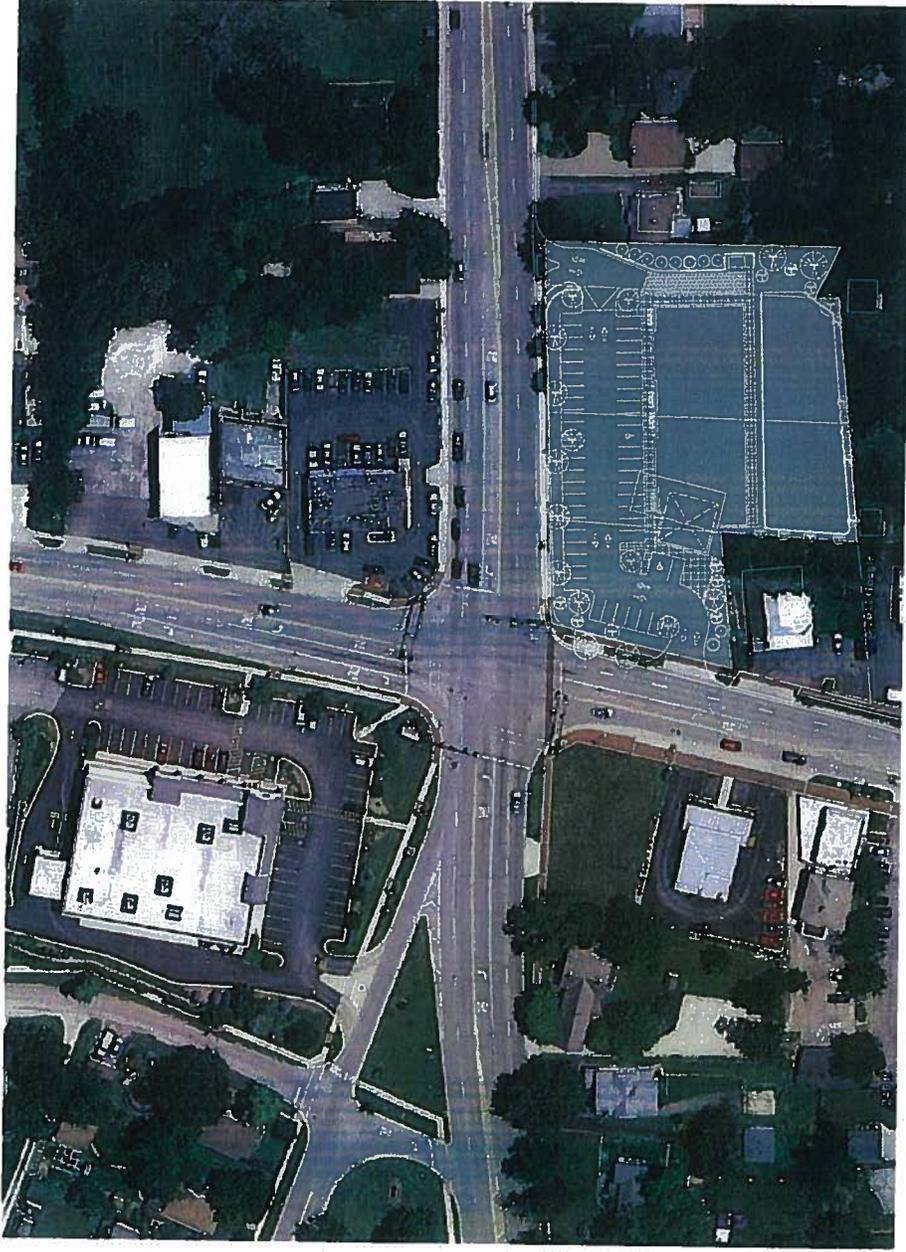
At Vice Chairman Strayer's request, Ms. Stegall stated that meetings are scheduled for the next three Plan Commission dates.

There being no further business before the Plan Commission, the meeting was adjourned at 9:37 p.m.

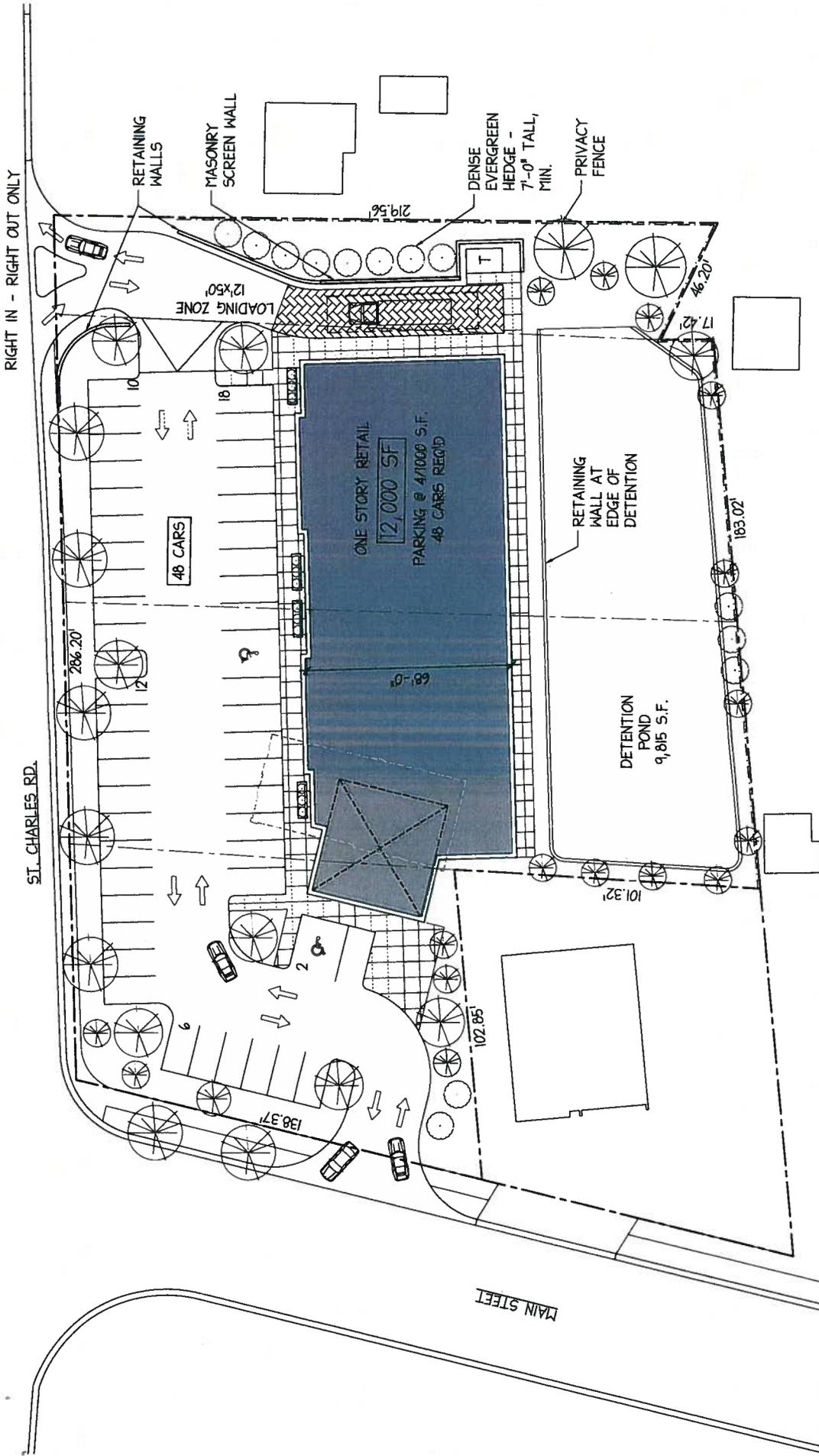
Prepared by:  
Barbara Utterback  
Recording Secretary

Reviewed by:  
Michele Stegall  
Village Planner

# VILLAGE OF GLEN ELLYN STACY'S CORNERS STUDY



06 MAY 2011



RIGHT IN - RIGHT OUT ONLY

ST. CHARLES RD.

MAIN STREET

RETAINING WALLS

MASONRY SCREEN WALL

DENSE EVERGREEN HEDGE - 7'-0" TALL, MIN.

PRIVACY FENCE

LOADING ZONE 12x50'

ONE STORY RETAIL  
12,000 S.F.  
PARKING @ 4/1000 S.F.  
48 CARS REQ'D

48 CARS

RETAINING WALL AT EDGE OF DETENTION

DETENTION POND  
9,815 S.F.

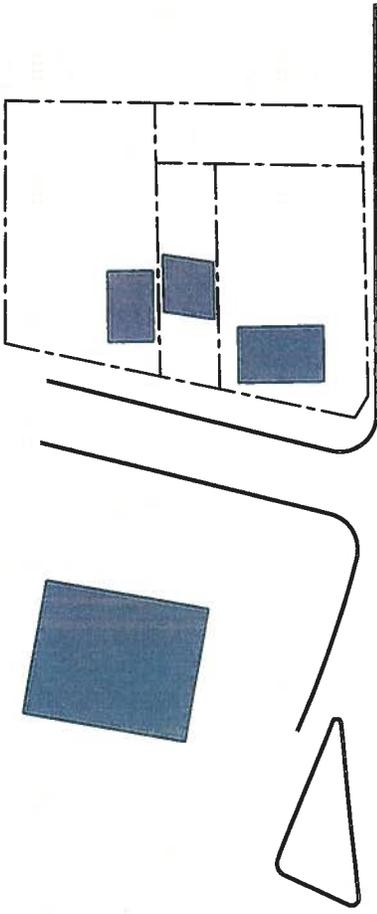
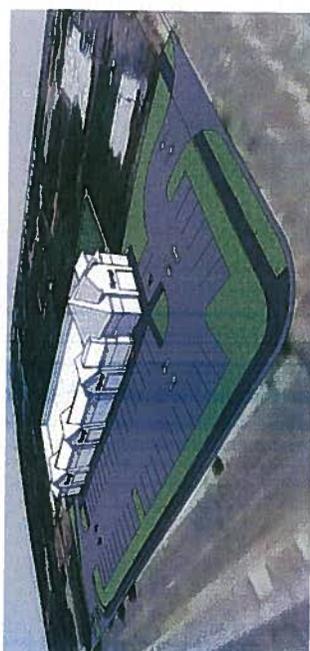
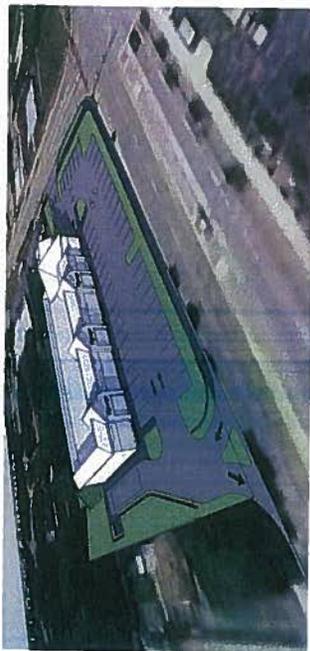
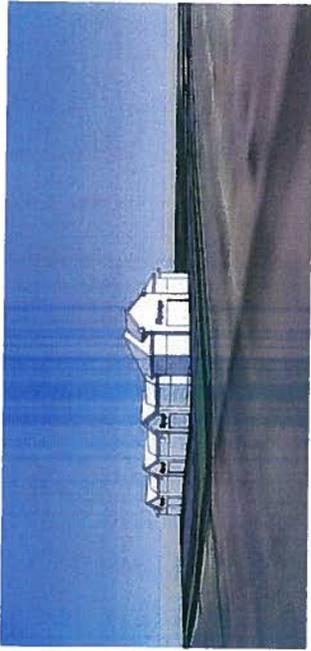


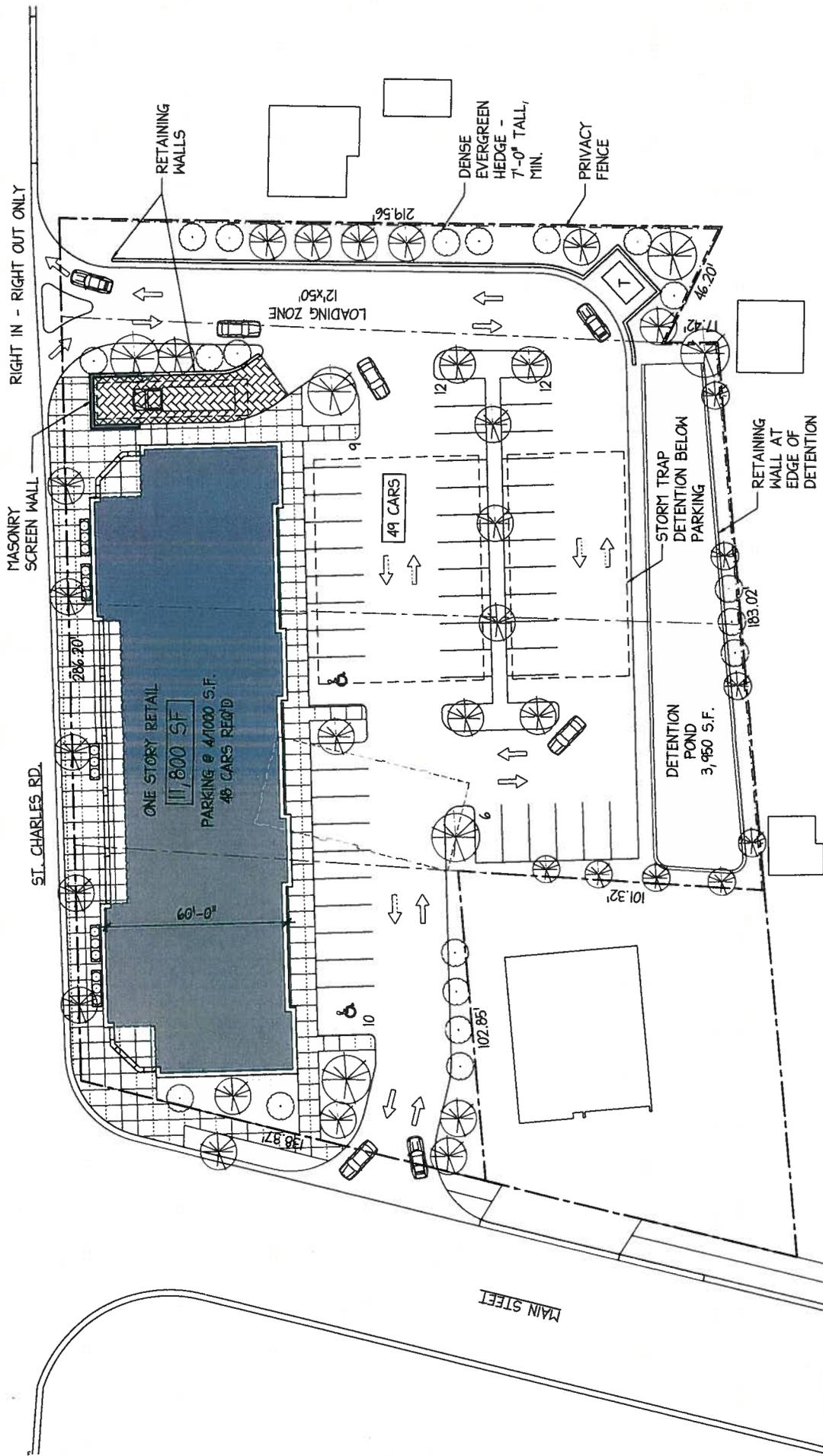
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VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS

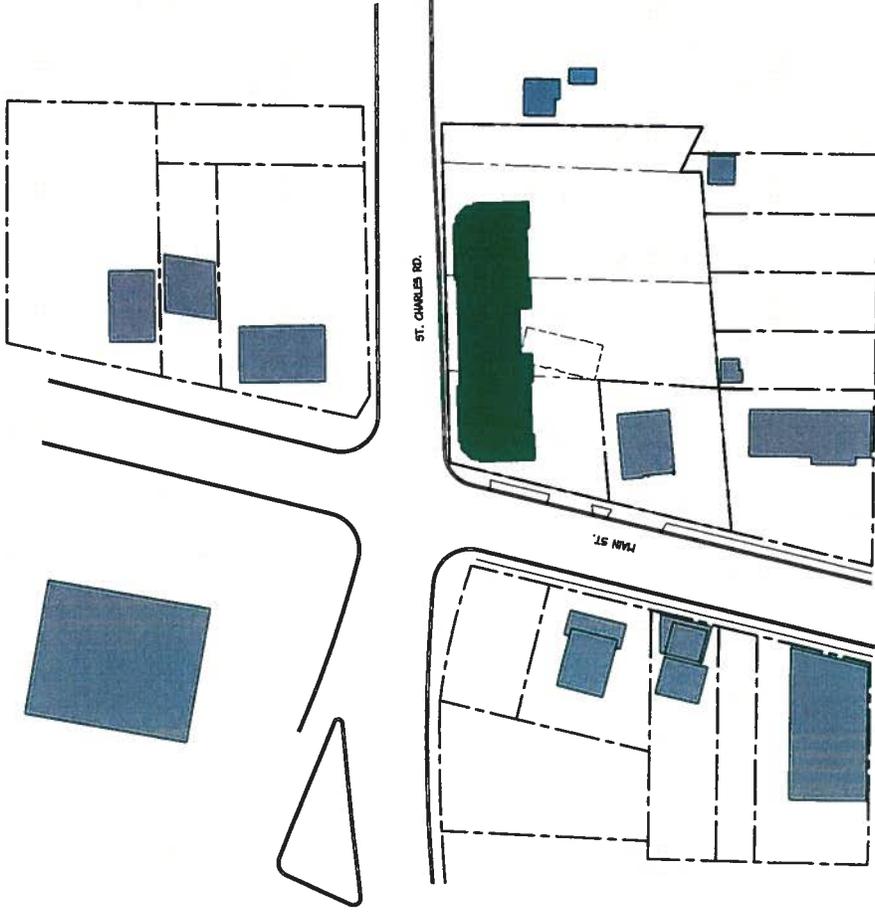
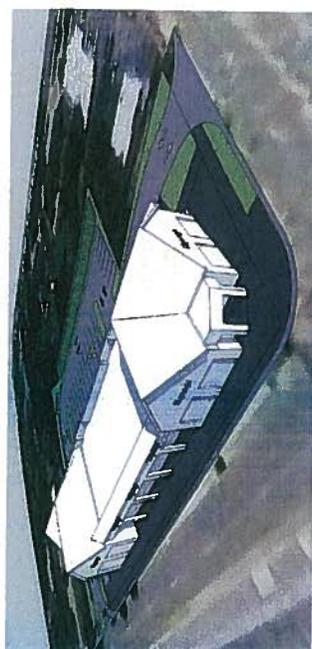
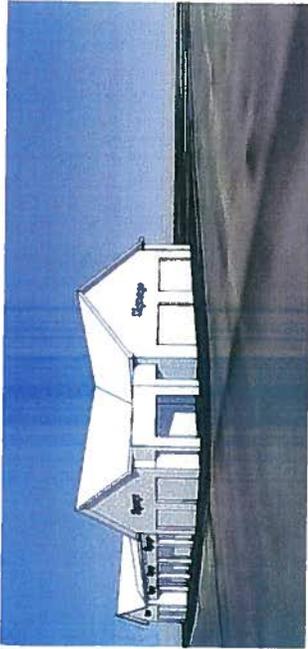
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VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS

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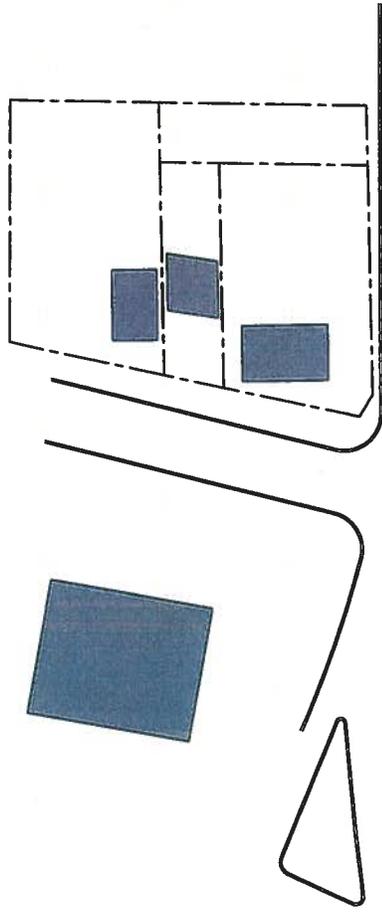
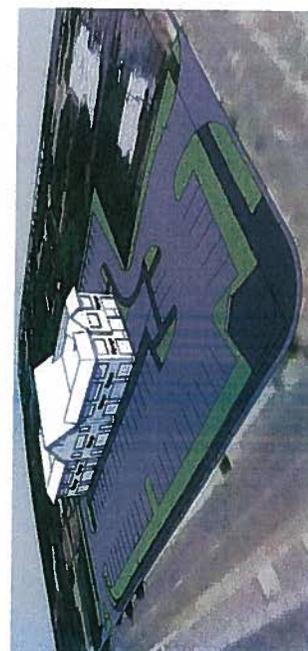
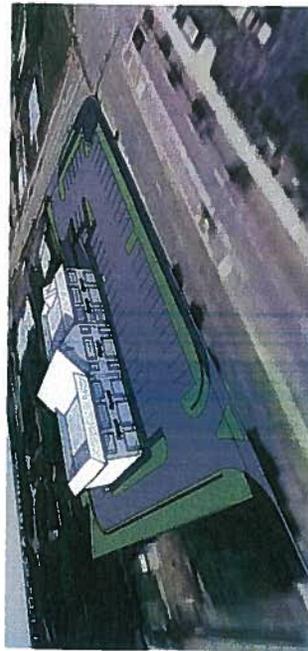
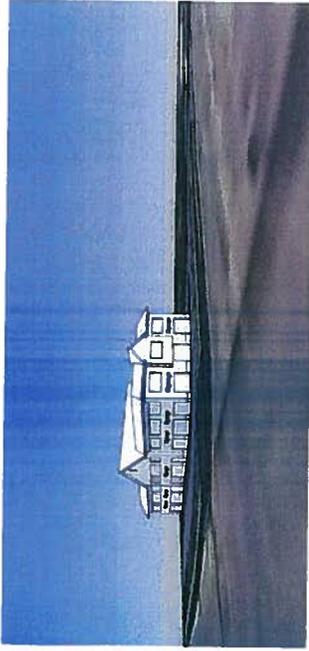


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VILLAGE OF GLEN ELLYN  
 STACY'S CORNERS STUDY  
 GLEN ELLYN, ILLINOIS





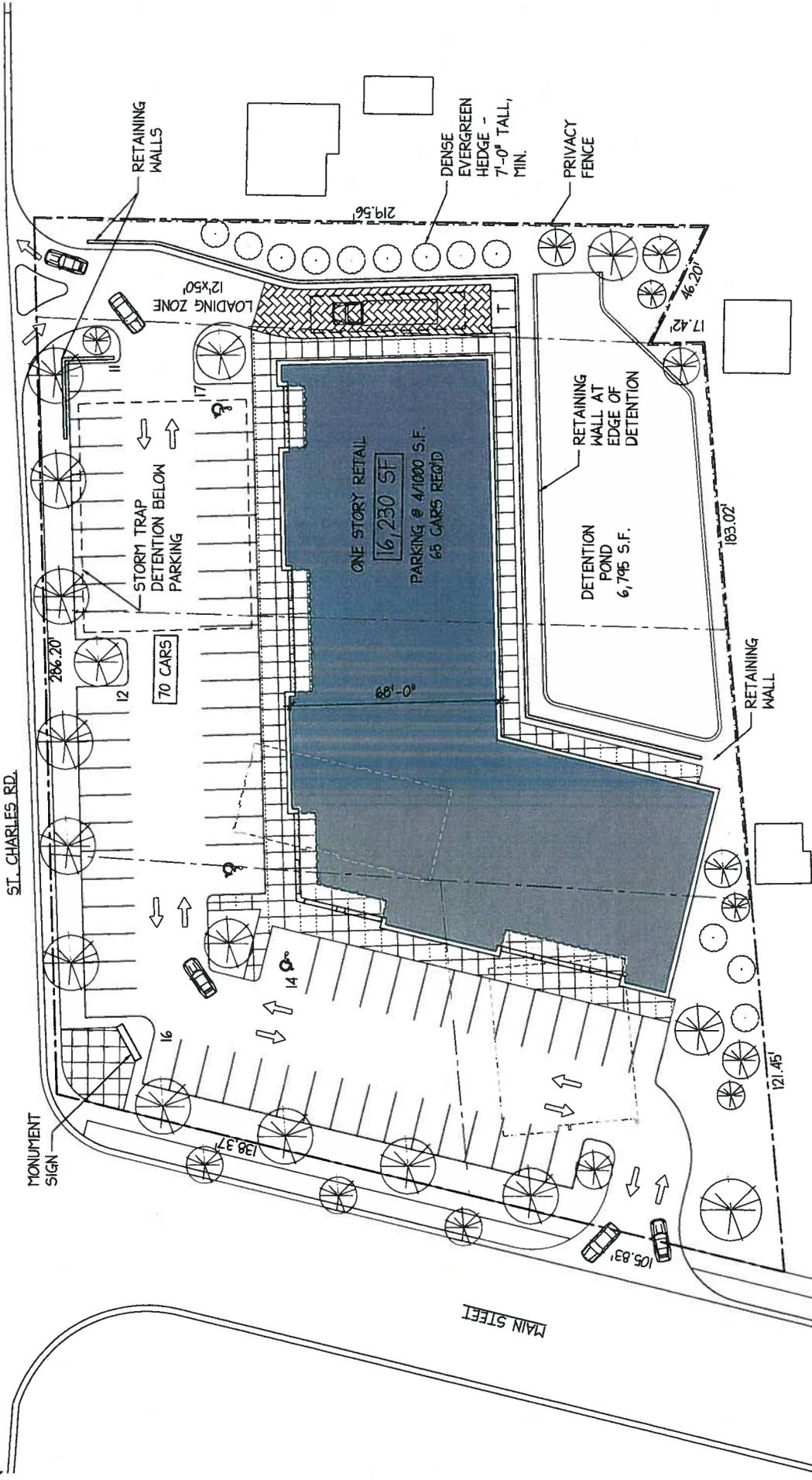


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VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS



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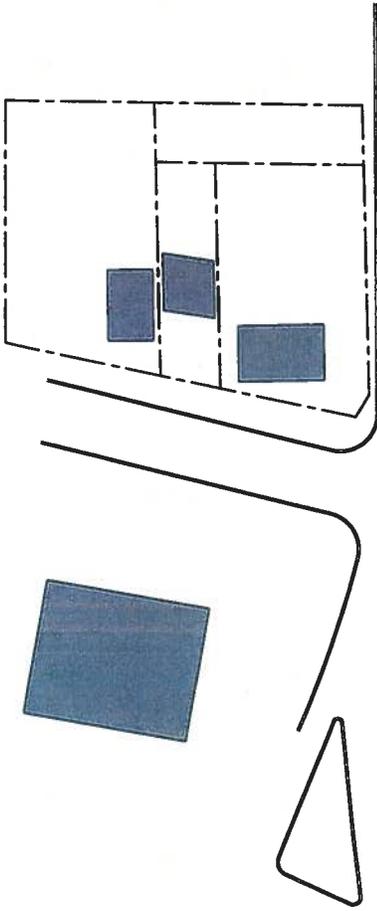
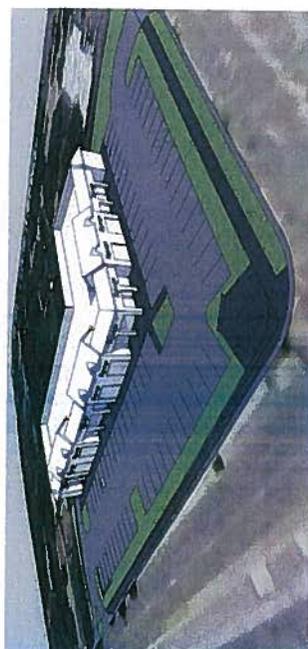
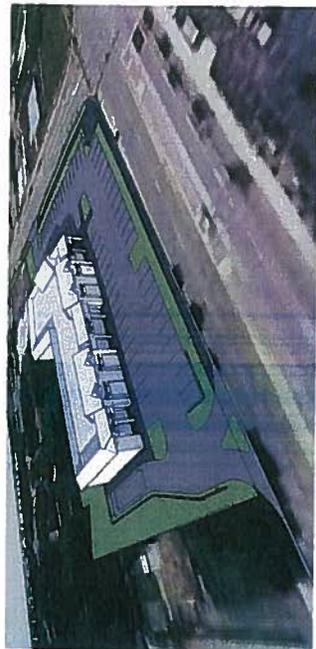
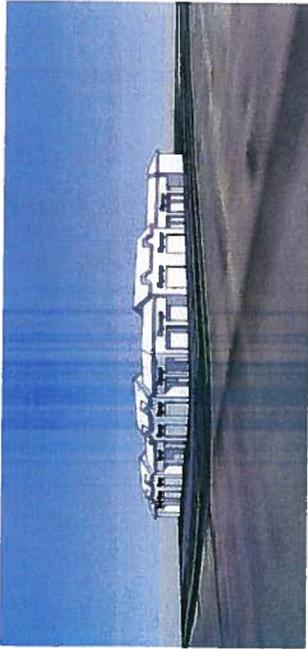


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VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS

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VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS



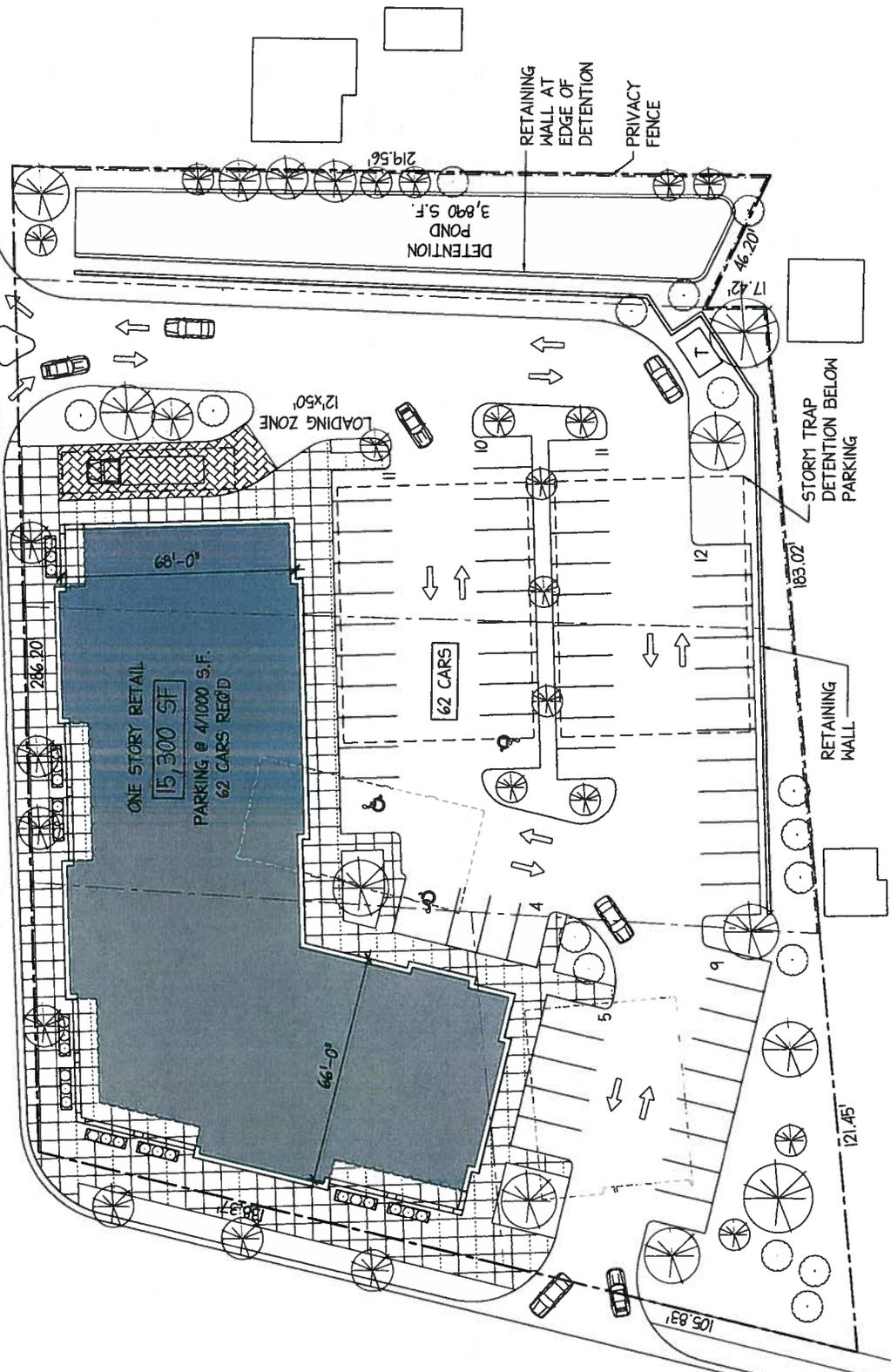
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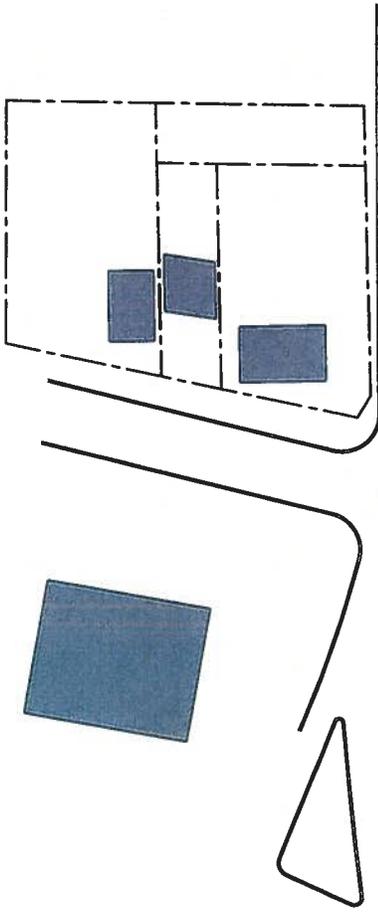
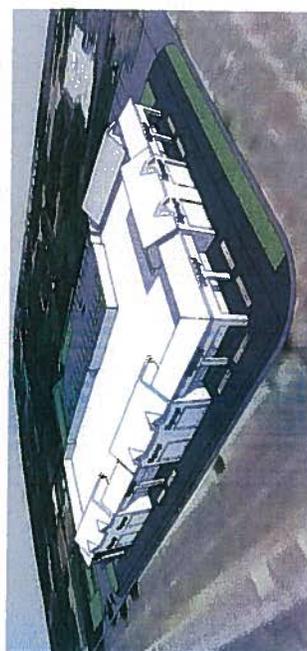
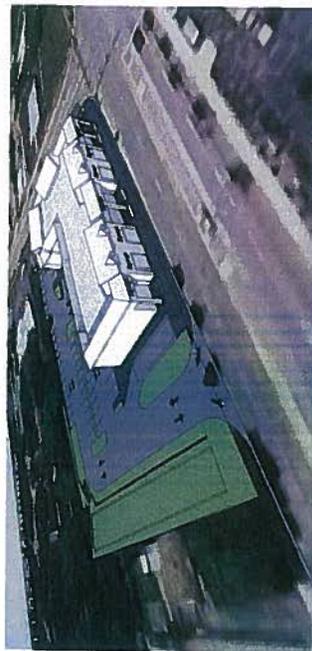
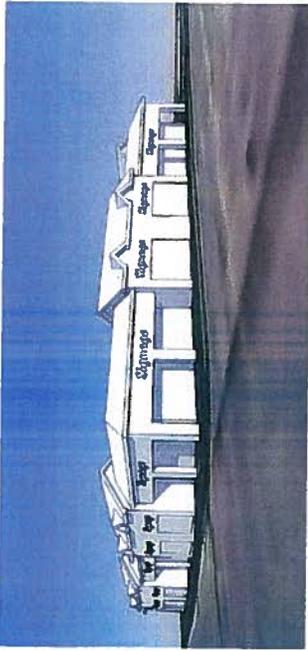
ST. CHARLES RD.

MAIN STREET



VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS

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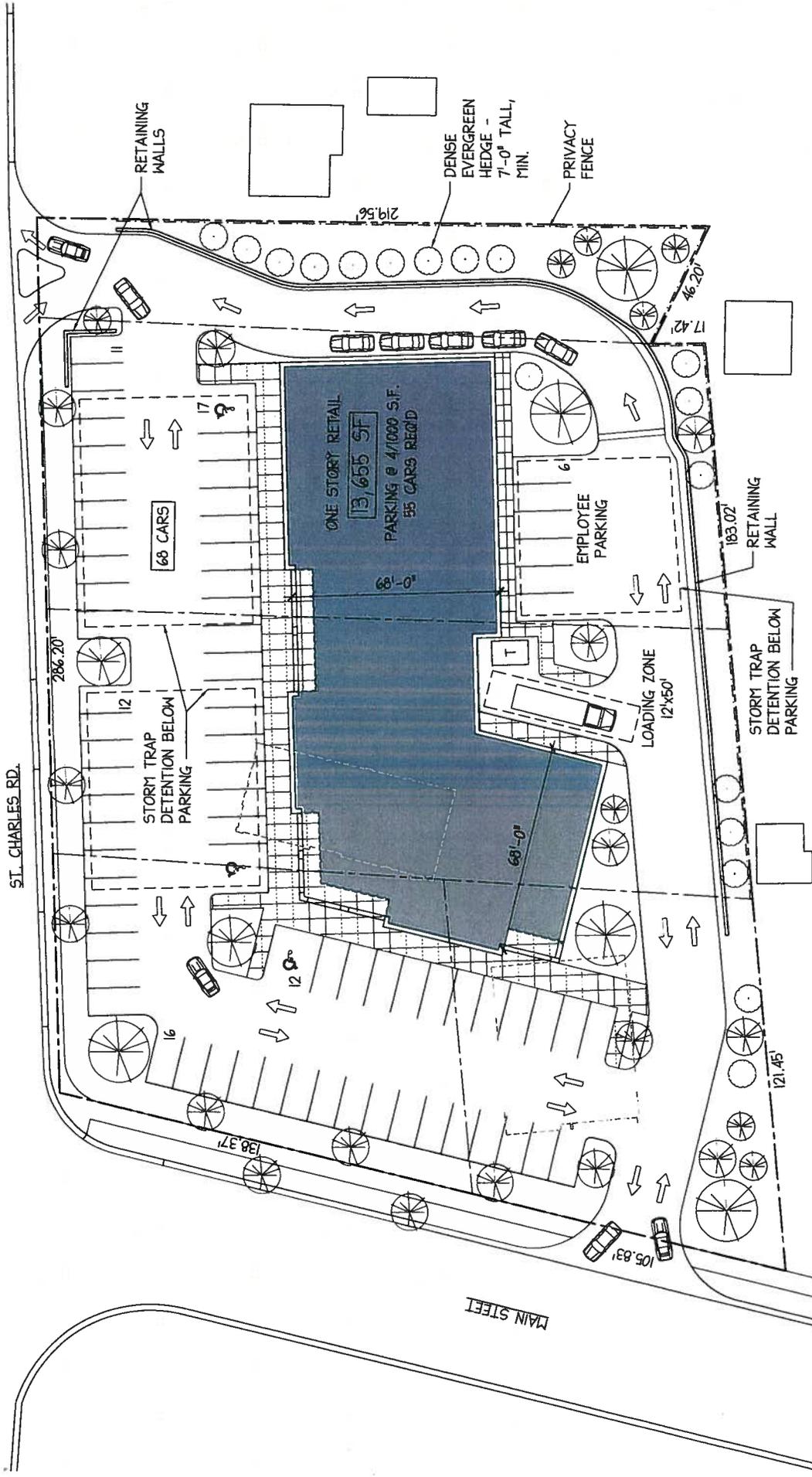


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VILLAGE OF GLEN ELLYN  
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GLEN ELLYN, ILLINOIS

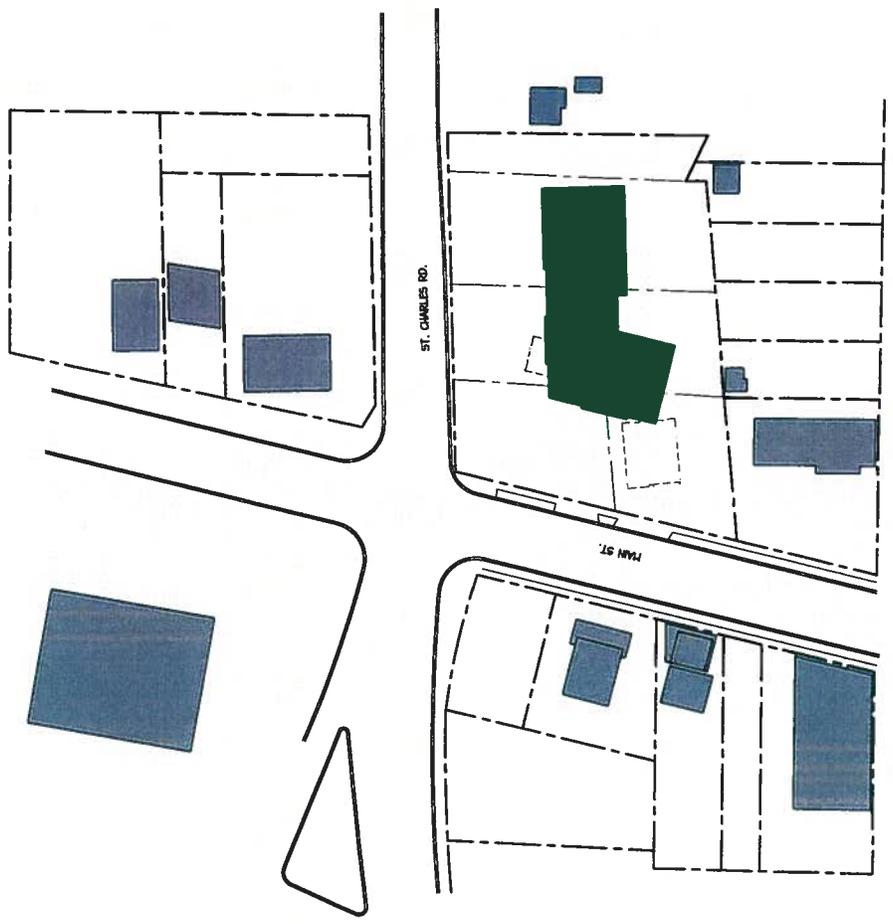


RIGHT IN - RIGHT OUT ONLY

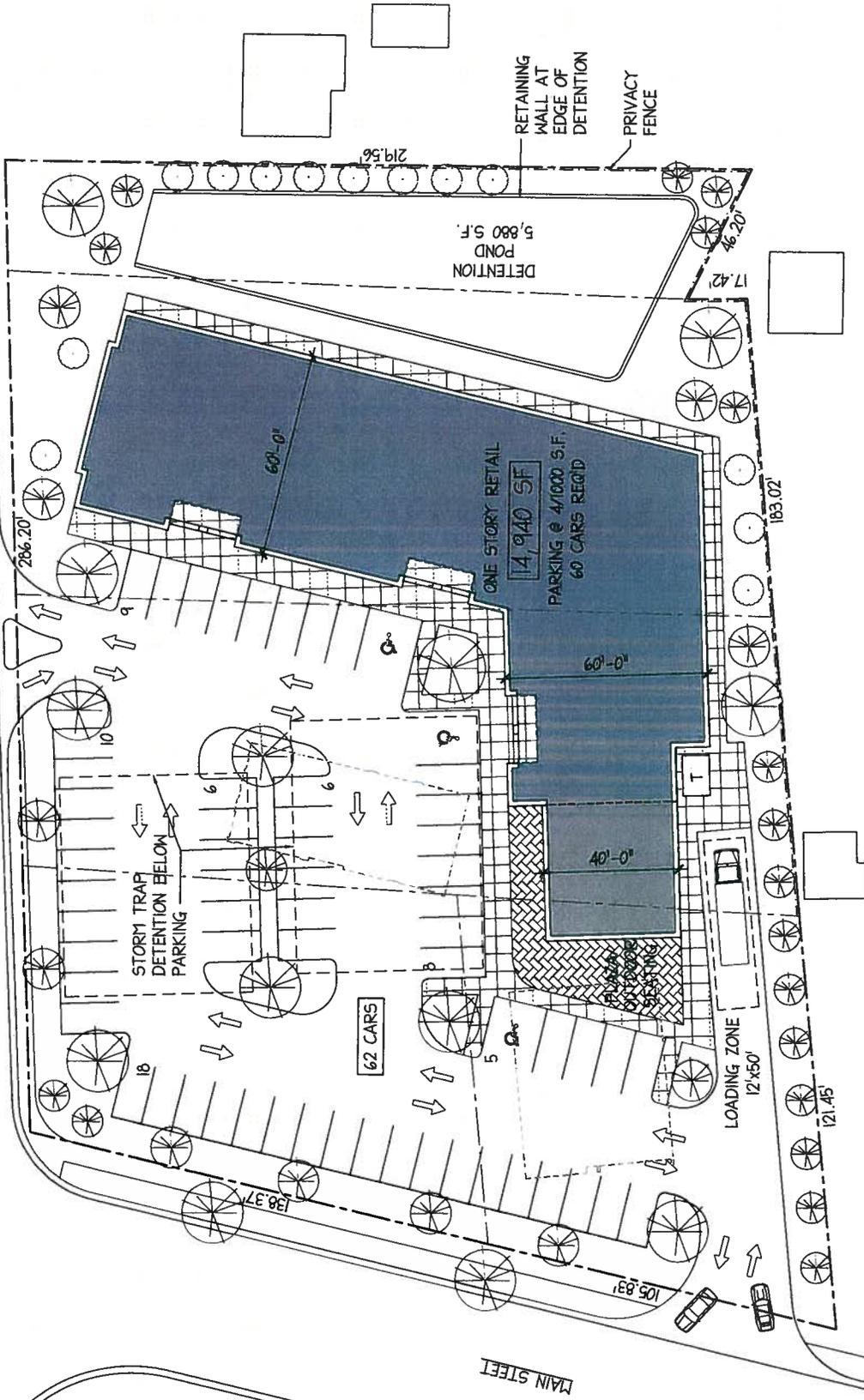


VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS





ST. CHARLES RD. RIGHT IN - RIGHT OUT ONLY

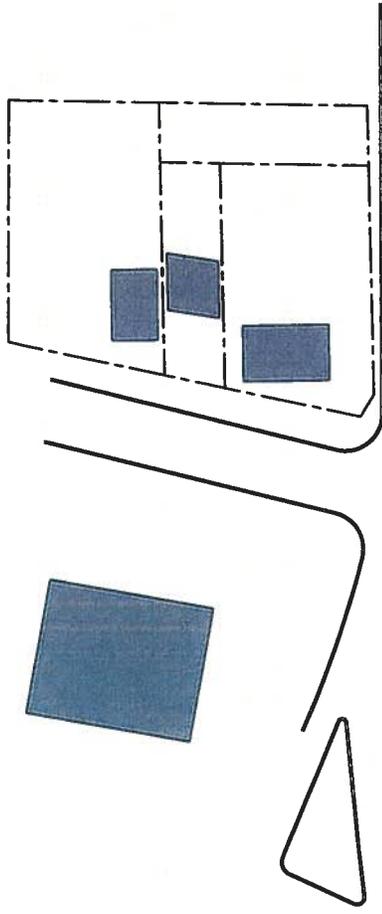
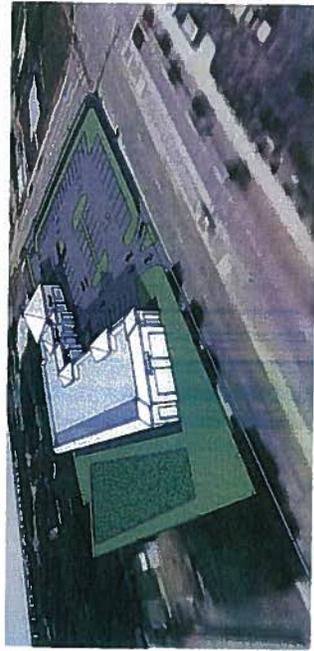
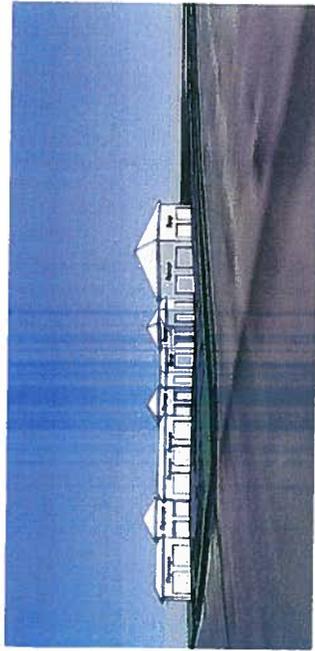


30 MAY 2011  
1" = 30'-0"



VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS

**B4**



B4

VILLAGE OF GLEN ELLYN  
STACY'S CORNERS STUDY  
GLEN ELLYN, ILLINOIS

