



Water and Sewer Utility Rate Adjustment – Effective May 1, 2022

For many years, the Village subsidized the vast majority of the capital needs of the Sewer and Water Fund through its use of Home Rule Sales Tax. Based on direction from the Village Board, a recommendation was made, and implementation plan developed to not only ensure that the Sewer and Water Fund becomes more self-sustaining from both a revenue and expenditure standpoint for operations, but also including funding for capital and debt service needs within the rate structure.

The Village has adopted specific sewer and water rate increases beginning in 2017/18, specifically earmarking those monies for capital needs within the Sewer and Water Fund.

The Village of West Dundee also contracts with both the Fox River Water Reclamation District and the Village of East Dundee for wastewater treatment. The Village entered into these contractual arrangements dating back to 1985 due to the elimination of the Village's wastewater treatment facility that existed at South End Park. It was determined at that time that greater treatment capacity would be needed to ensure our ability to serve the future growth of the community, along with eliminating the wastewater plant in the middle of the Village.

As such, both the Fox River Water Reclamation District and the Village of East Dundee are required to meet the myriad of state and federally mandated regulatory standards pertaining to wastewater treatment and discharge. Most recently, an amendment to the Clean Water Act established by the federal government, required minimum discharge criteria for lakes, streams and rivers and certain improvements required wastewater treatment facilities into compliance with these standards.

As has been planned for several years, the Fox River Water Reclamation District is undertaking capital projects to upgrade facilities to meet these IEPA mandated upgrades. The most costly of these obligations is to provide for phosphorus removal from their discharge before it returns back into the Fox River.

The total cost for these upgrades is in excess of \$41 million, of which the Village is responsible for our pro rata share of our 1.65 million gallons of capacity, at approximately \$6.6 million.

These debt service obligations are financed through the IEPA revolving loan fund at an extremely favorable interest rate and with financing over a 20-year period. Due to these obligations, the Village's annual increased debt service obligation will increase to over \$400,000 annually. Previous debt service obligations for the Fox River Water Reclamation District amounted to approximately \$47,000 annually.

Besides the additional obligations pertaining to the IEPA mandates, future major projects planned for the Village include the repairs to and recoating of the Spring Hill water tower, as well as the South water tower. In addition, a Village-wide water meter replacement program is being planned to be undertaken within the next year. Projected expenditures for major capital repairs and upgrades are estimated to average \$600,000 annually for the next four years.

Based on current the current capital needs, we are estimating approximately \$1,000,000 in revenues needed for capital repairs and maintenance to the systems and debt service on an annual basis.

The Village has attempted to leverage needed funding with securing other revenue sources, such as the grant funding through the State of Illinois towards our Spring Hill Mall water tower painting in the amount of \$500,000. Sewer and water tap on fees for development also can be included in these available capital funds after they are received.

To plan for these increased costs, in June of 2021, the Village Board adopted an ordinance approving a water and sewer rate increase effective for the last year and the next two years. The second of these increases goes into effect in May of 2022 and equates to a rate increase of approximately 9.5%. The bulk of this rate increase is earmarked for the capital and debt service requirements identified above.

The adoption of a three-year rate increase, specifically committed to capital and debt service of 8% for last year, 7.5% for this year and 7.5% for 2024.

In addition, an IEPA debt service fee was added on a per account which varies based on consumption of utilities of \$6.09 to \$8.06 for last year and will be increased to \$8.74 to \$11.57 for 2023.

The impact to the average household is estimated to be an increase of approximately \$11 per bill, which is billed 6 times a year. This estimate assumes a consumption of 10,000 gallons of water on a bi-monthly basis.

In approving these rates, the stated goal of the Village is to generate revenues to both fully fund the operations of the water and sewer utility system as well as to meet for current and future capital and debt service needs.

It is the Village's desire to maintain rates at a reasonable level and to ensure they remain in-line with our neighboring communities, but also provide the necessary funding to ensure a reliable and safe water and wastewater service to the community.

The Village's current rate structure is as follows and shown is the authorized increases for the next two years.

Current		2023		2024 Projected	
Water	\$ 42.50	Water	\$46.54	Water	\$50.98
Sewer	\$ 42.50	Sewer	\$46.54	Sewer	\$50.98
Distribution	\$27.40	Distribution	\$27.40	Distribution	\$27.40
Capital	\$ 15.45	Capital	\$15.45	Capital	\$15.45
IEPA Loan Fee	\$ 6.09	IEPA Loan Fee	\$8.74	IEPA Loan Fee	\$8.74
TOTAL CURRENT CHARGES	\$133.94	TOTAL 2023 CHARGES	\$144.67	TOTAL PROJECTED CHARGES	\$153.55

Our utility rates remain in-line with area municipalities, as shown below.

Municipality	Cost for 10,000 Gallons of Usage
Sleepy Hollow	\$233.95
Elgin	\$196.76
East Dundee	\$175.96
Algonquin	\$189.40
West Dundee	\$144.67
Carpentersville	\$123.76

As a reminder, no property tax dollars are used to fund the utility system. The fund is operated as an enterprise, meaning that only sewer and water revenues pay for sewer and water operational, capital and debt service payments received from user fees.



Village of
West Dundee

Water & Sewer Rates as of May 1, 2022

Example billing costs for RESIDENTIAL Properties

Residential Water Rates

LEVEL 1	Up to 4,000 gallons	\$4.39 per 1,000 gallons
LEVEL 2	5,000-10,000 gallons	\$4.83 per 1,000 gallons
LEVEL 3	11,000-20,000 gallons	\$5.67 per 1,000 gallons
LEVEL 4	Over 20,000 gallons	\$5.85 per 1,000 gallons

Capital Improvements Fee

Usage to 10,000 gallons	\$15.45
Usage for 11,000 to 20,000	\$17.95
Over 20,000 gallons	\$20.45

Capital Improvements Unit Charge

For Additional Unit over 1	\$5.00 per Unit
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Residential Sewer Rates

LEVEL 1	Up to 4,000 gallons	\$4.39 per 1,000 gallons
LEVEL 2	5,000-10,000 gallons	\$4.83 per 1,000 gallons
LEVEL 3	11,000-20,000 gallons	\$5.67 per 1,000 gallons
LEVEL 4	Over 20,000 gallons	\$5.85 per 1,000 gallons

IEPA Loan Fee

Usage to 10,000 gallons	\$8.74
Usage for 11,000 to 20,000	\$10.16
Over 20,000 gallons	\$11.57

IEPA Loan Fee Unit Charge

For Additional Unit over 1	\$5.00 per Unit
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Distribution Charge \$27.40

Consumption in Thousands of Gallons	Water & Sewer Charges Level 1	Water & Sewer Charges Level 2	Water & Sewer Charges Level 3	Water & Sewer Charges Level 4	Distribution Charge	Capital Improvements Fee*	IEPA Loan Fee*	Total Bill	Previous Bill	Difference Beginning May 2022
0	\$ -				\$ 27.40	\$ 15.45	\$ 8.74	\$ 51.59	\$ 42.85	\$ 8.74
1	\$ 8.78				\$ 27.40	\$ 15.45	\$ 8.74	\$ 60.37	\$ 50.17	\$ 10.20
2	\$ 17.56				\$ 27.40	\$ 15.45	\$ 8.74	\$ 69.15	\$ 57.49	\$ 11.66
3	\$ 26.34				\$ 27.40	\$ 15.45	\$ 8.74	\$ 77.93	\$ 64.81	\$ 13.12
4	\$ 35.12				\$ 27.40	\$ 15.45	\$ 8.74	\$ 86.71	\$ 72.13	\$ 14.58
5	\$ 35.12	\$ 9.66			\$ 27.40	\$ 15.45	\$ 8.74	\$ 96.37	\$ 80.19	\$ 16.18
6	\$ 35.12	\$ 19.32			\$ 27.40	\$ 15.45	\$ 8.74	\$ 106.03	\$ 88.25	\$ 17.78
7	\$ 35.12	\$ 28.98			\$ 27.40	\$ 15.45	\$ 8.74	\$ 115.69	\$ 96.31	\$ 19.38
8	\$ 35.12	\$ 38.64			\$ 27.40	\$ 15.45	\$ 8.74	\$ 125.35	\$ 104.37	\$ 20.98
9	\$ 35.12	\$ 48.30			\$ 27.40	\$ 15.45	\$ 8.74	\$ 135.01	\$ 112.43	\$ 22.58
10	\$ 35.12	\$ 57.96			\$ 27.40	\$ 15.45	\$ 8.74	\$ 144.67	\$ 120.49	\$ 24.18
11	\$ 35.12	\$ 57.96	\$ 11.34		\$ 27.40	\$ 17.95	\$ 10.16	\$ 159.93	\$ 132.45	\$ 27.48
12	\$ 35.12	\$ 57.96	\$ 22.68		\$ 27.40	\$ 17.95	\$ 10.16	\$ 171.27	\$ 141.91	\$ 29.36
13	\$ 35.12	\$ 57.96	\$ 34.02		\$ 27.40	\$ 17.95	\$ 10.16	\$ 182.61	\$ 151.37	\$ 31.24
14	\$ 35.12	\$ 57.96	\$ 45.36		\$ 27.40	\$ 17.95	\$ 10.16	\$ 193.95	\$ 160.83	\$ 33.12
15	\$ 35.12	\$ 57.96	\$ 56.70		\$ 27.40	\$ 17.95	\$ 10.16	\$ 205.29	\$ 170.29	\$ 35.00
16	\$ 35.12	\$ 57.96	\$ 68.04		\$ 27.40	\$ 17.95	\$ 10.16	\$ 216.63	\$ 179.75	\$ 36.88
17	\$ 35.12	\$ 57.96	\$ 79.38		\$ 27.40	\$ 17.95	\$ 10.16	\$ 227.97	\$ 189.21	\$ 38.76
18	\$ 35.12	\$ 57.96	\$ 90.72		\$ 27.40	\$ 17.95	\$ 10.16	\$ 239.31	\$ 198.67	\$ 40.64
19	\$ 35.12	\$ 57.96	\$ 102.06		\$ 27.40	\$ 17.95	\$ 10.16	\$ 250.65	\$ 208.13	\$ 42.52
20	\$ 35.12	\$ 57.96	\$ 113.40		\$ 27.40	\$ 17.95	\$ 10.16	\$ 261.99	\$ 217.59	\$ 44.40
25	\$ 35.12	\$ 57.96	\$ 113.40	\$ 58.50	\$ 27.40	\$ 20.45	\$ 11.57	\$ 324.40	\$ 268.89	\$ 55.51
30	\$ 35.12	\$ 57.96	\$ 113.40	\$ 117.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 382.90	\$ 317.69	\$ 65.21
35	\$ 35.12	\$ 57.96	\$ 113.40	\$ 175.50	\$ 27.40	\$ 20.45	\$ 11.57	\$ 441.40	\$ 366.49	\$ 74.91
40	\$ 35.12	\$ 57.96	\$ 113.40	\$ 234.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 499.90	\$ 415.29	\$ 84.61
50	\$ 35.12	\$ 57.96	\$ 113.40	\$ 351.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 616.90	\$ 512.89	\$ 104.01
100	\$ 35.12	\$ 57.96	\$ 113.40	\$ 936.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 1,201.90	\$ 1,000.89	\$ 201.01
500	\$ 35.12	\$ 57.96	\$ 113.40	\$ 5,616.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 5,881.90	\$ 4,904.89	\$ 977.01

*Calculations are based upon single unit accounts and meters less than 1 inch



Village of
West Dundee

Water & Sewer Rates as of May 1, 2022

Example billing costs for COMMERCIAL Properties

Commercial Water Rates

LEVEL 1	Up to 4,000 gallons	\$4.48 per 1,000 gallons
LEVEL 2	5,000-10,000 gallons	\$4.93 per 1,000 gallons
LEVEL 3	11,000-20,000 gallons	\$5.76 per 1,000 gallons
LEVEL 4	Over 20,000 gallons	\$5.95 per 1,000 gallons

Capital Improvements Fee

Usage to 10,000 gallons	\$15.45
Usage for 11,000 to 20,000	\$17.95
Over 20,000 gallons	\$20.45

Capital Improvements Unit Charge

For Additional Unit over 1 \$5.00 per Unit

Commercial Sewer Rates

LEVEL 1	Up to 4,000 gallons	\$4.48 per 1,000 gallons
LEVEL 2	5,000-10,000 gallons	\$4.93 per 1,000 gallons
LEVEL 3	11,000-20,000 gallons	\$5.76 per 1,000 gallons
LEVEL 4	Over 20,000 gallons	\$5.95 per 1,000 gallons

IEPA Loan Fee

Usage to 10,000 gallons	\$8.74
Usage for 11,000 to 20,000	\$10.16
Over 20,000 gallons	\$11.57

IEPA Loan Fee Unit Charge

For Additional Unit over 1 \$5.00 per Unit

Distribution Charge \$27.40

Consumption in Thousands of Gallons	Water & Sewer Charges				Distribution Charge	Capital Improvements Fee*		IEPA Loan Fee*	Total Bill	Difference	
	Level 1	Level 2	Level 3	Level 4		Previous Bill	Beginning May 2022				
0	\$ -				\$ 27.40	\$ 15.45	\$ 8.74	\$ 51.59	\$ 42.85	\$ 8.74	
1	\$ 8.96				\$ 27.40	\$ 15.45	\$ 8.74	\$ 60.55	\$ 50.33	\$ 10.22	
2	\$ 17.92				\$ 27.40	\$ 15.45	\$ 8.74	\$ 69.51	\$ 57.81	\$ 11.70	
3	\$ 26.88				\$ 27.40	\$ 15.45	\$ 8.74	\$ 78.47	\$ 65.29	\$ 13.18	
4	\$ 35.84				\$ 27.40	\$ 15.45	\$ 8.74	\$ 87.43	\$ 72.77	\$ 14.66	
5	\$ 35.84	\$ 9.86			\$ 27.40	\$ 15.45	\$ 8.74	\$ 97.29	\$ 80.99	\$ 16.30	
6	\$ 35.84	\$ 19.72			\$ 27.40	\$ 15.45	\$ 8.74	\$ 107.15	\$ 89.21	\$ 17.94	
7	\$ 35.84	\$ 29.58			\$ 27.40	\$ 15.45	\$ 8.74	\$ 117.01	\$ 97.43	\$ 19.58	
8	\$ 35.84	\$ 39.44			\$ 27.40	\$ 15.45	\$ 8.74	\$ 126.87	\$ 105.65	\$ 21.22	
9	\$ 35.84	\$ 49.30			\$ 27.40	\$ 15.45	\$ 8.74	\$ 136.73	\$ 113.87	\$ 22.86	
10	\$ 35.84	\$ 59.16			\$ 27.40	\$ 15.45	\$ 8.74	\$ 146.59	\$ 122.09	\$ 24.50	
11	\$ 35.84	\$ 59.16	\$ 11.52		\$ 27.40	\$ 17.95	\$ 10.16	\$ 162.03	\$ 134.19	\$ 27.84	
12	\$ 35.84	\$ 59.16	\$ 23.04		\$ 27.40	\$ 17.95	\$ 10.16	\$ 173.55	\$ 143.79	\$ 29.76	
13	\$ 35.84	\$ 59.16	\$ 34.56		\$ 27.40	\$ 17.95	\$ 10.16	\$ 185.07	\$ 153.39	\$ 31.68	
14	\$ 35.84	\$ 59.16	\$ 46.08		\$ 27.40	\$ 17.95	\$ 10.16	\$ 196.59	\$ 162.99	\$ 33.60	
15	\$ 35.84	\$ 59.16	\$ 57.60		\$ 27.40	\$ 17.95	\$ 10.16	\$ 208.11	\$ 172.59	\$ 35.52	
16	\$ 35.84	\$ 59.16	\$ 69.12		\$ 27.40	\$ 17.95	\$ 10.16	\$ 219.63	\$ 182.19	\$ 37.44	
17	\$ 35.84	\$ 59.16	\$ 80.64		\$ 27.40	\$ 17.95	\$ 10.16	\$ 231.15	\$ 191.79	\$ 39.36	
18	\$ 35.84	\$ 59.16	\$ 92.16		\$ 27.40	\$ 17.95	\$ 10.16	\$ 242.67	\$ 201.39	\$ 41.28	
19	\$ 35.84	\$ 59.16	\$ 103.68		\$ 27.40	\$ 17.95	\$ 10.16	\$ 254.19	\$ 210.99	\$ 43.20	
20	\$ 35.84	\$ 59.16	\$ 115.20		\$ 27.40	\$ 17.95	\$ 10.16	\$ 265.71	\$ 220.59	\$ 45.12	
25	\$ 35.84	\$ 59.16	\$ 115.20	\$ 59.50	\$ 27.40	\$ 20.45	\$ 11.57	\$ 329.12	\$ 272.69	\$ 56.43	
30	\$ 35.84	\$ 59.16	\$ 115.20	\$ 119.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 388.62	\$ 322.29	\$ 66.33	
35	\$ 35.84	\$ 59.16	\$ 115.20	\$ 178.50	\$ 27.40	\$ 20.45	\$ 11.57	\$ 448.12	\$ 371.89	\$ 76.23	
40	\$ 35.84	\$ 59.16	\$ 115.20	\$ 238.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 507.62	\$ 421.49	\$ 86.13	
50	\$ 35.84	\$ 59.16	\$ 115.20	\$ 357.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 626.62	\$ 520.69	\$ 105.93	
100	\$ 35.84	\$ 59.16	\$ 115.20	\$ 952.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 1,221.62	\$ 1,016.69	\$ 204.93	
500	\$ 35.84	\$ 59.16	\$ 115.20	\$ 5,712.00	\$ 27.40	\$ 20.45	\$ 11.57	\$ 5,981.62	\$ 4,984.69	\$ 996.93	

*Calculations are based upon single unit accounts and meters less than 1 inch