

# Municipal Stormwater Utility ERU / Impervious Area Method

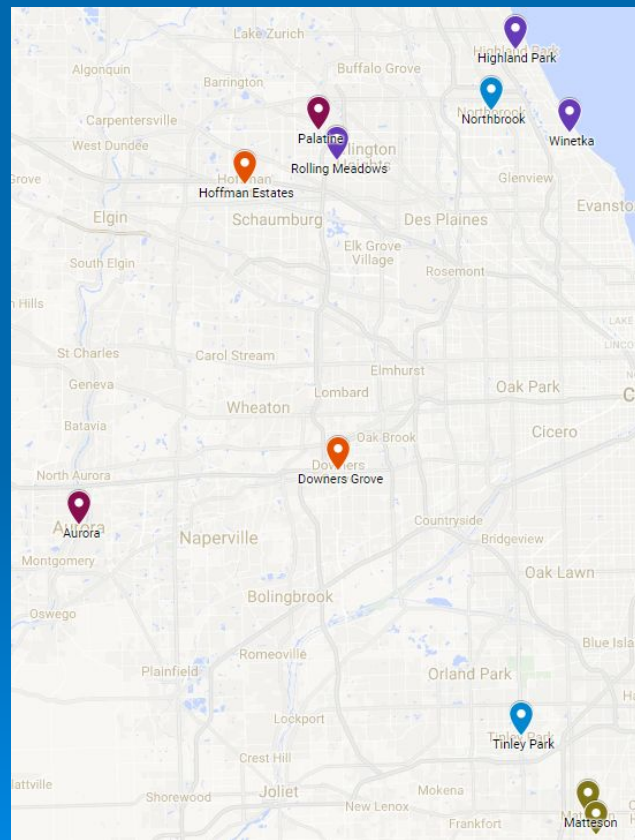
Downers Grove, Illinois

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GIS Specialist



# Fee Structure

- Flat Fee
  - Gross Area
  - Impervious Area
  - ERU Based
  - Drinking Water Usage
  - Residential Equivalent Factor (REF) (MN)
- Residential Tiered Structure



# Rate Base ... ERU

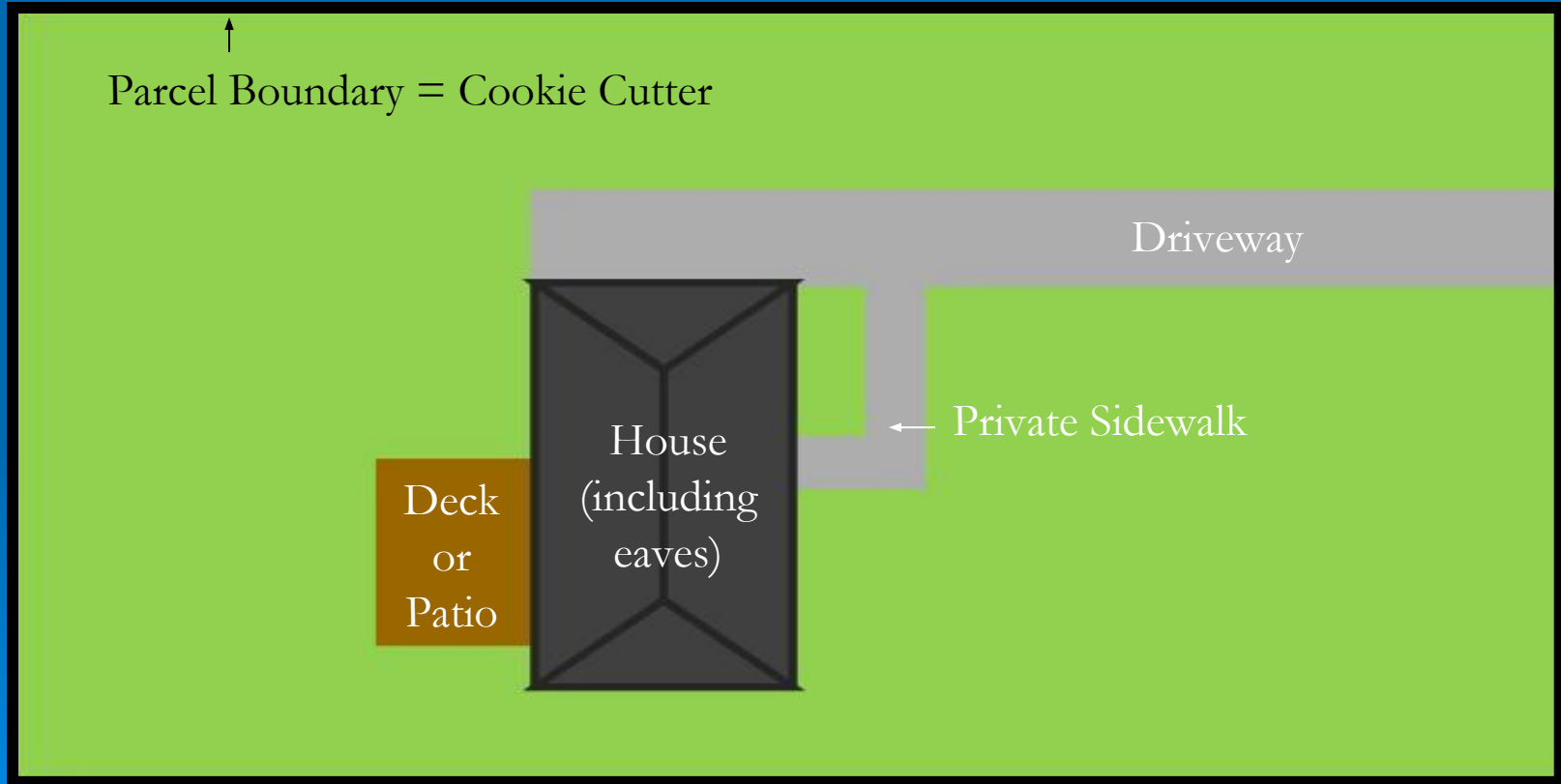
Equivalent **R**unoff **U**nit / Equivalent **R**esidential **U**nit

Unit of measure for billing

Average Impervious Area of 100 SFR

Downers Grove: ERU = 3300

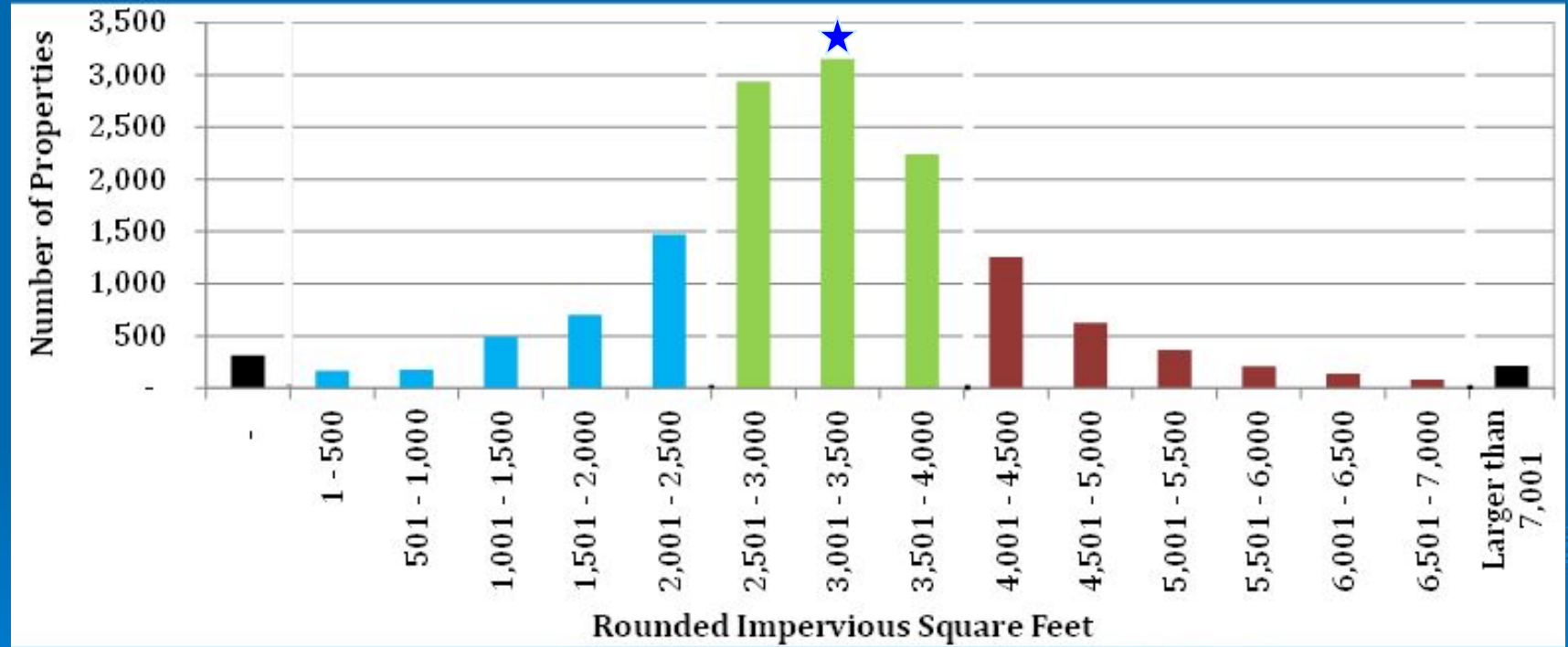
# Impervious Area



# Rate Structure

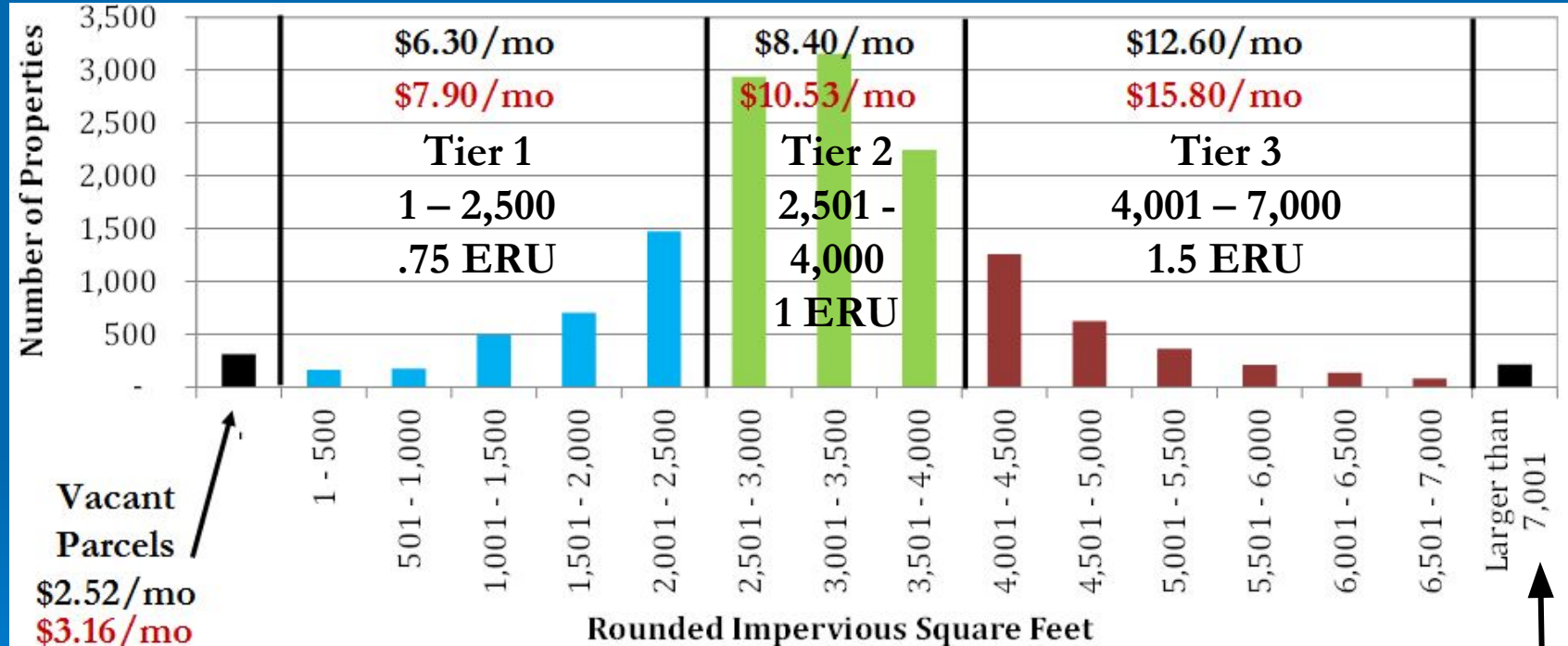
- Vacant
- Residential
  - Tiers
- Non-Residential
  
- Multi-Owner Buildings
- Condominium Complexes
- Multiple Units/Tenants on a single-owner parcel

# Residential Distribution

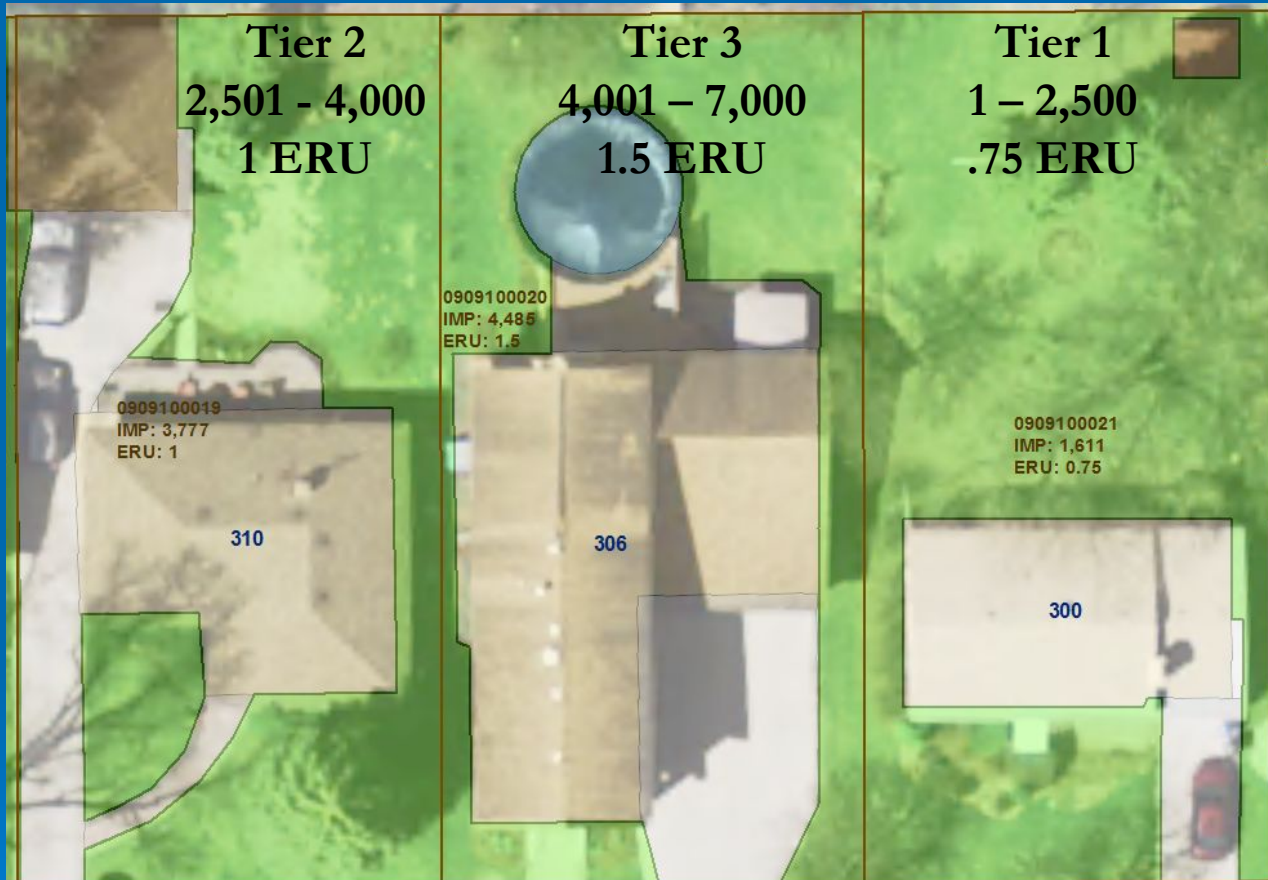


- Average residential parcel has 3,300 sf of impervious ★
- 1 ERU = 3,300 sf

# Residential Rates 2013 / 2017



Treated like Non-Residential parcels due to the large amount of impervious area.



M \$11.43  
Bi-M \$22.86  
A \$137.16

M \$17.15  
Bi-M \$34.30  
A \$205.80

M \$8.57  
Bi-M \$17.14  
A \$102.84



# Non-Residential

> Residential parcels with greater than 7,000 sf

These are considered having significant impact and are charged like Non-Residential parcels

> All Non-Residential parcels

Fee is based on the number of ERUs  
**or portion thereof.**

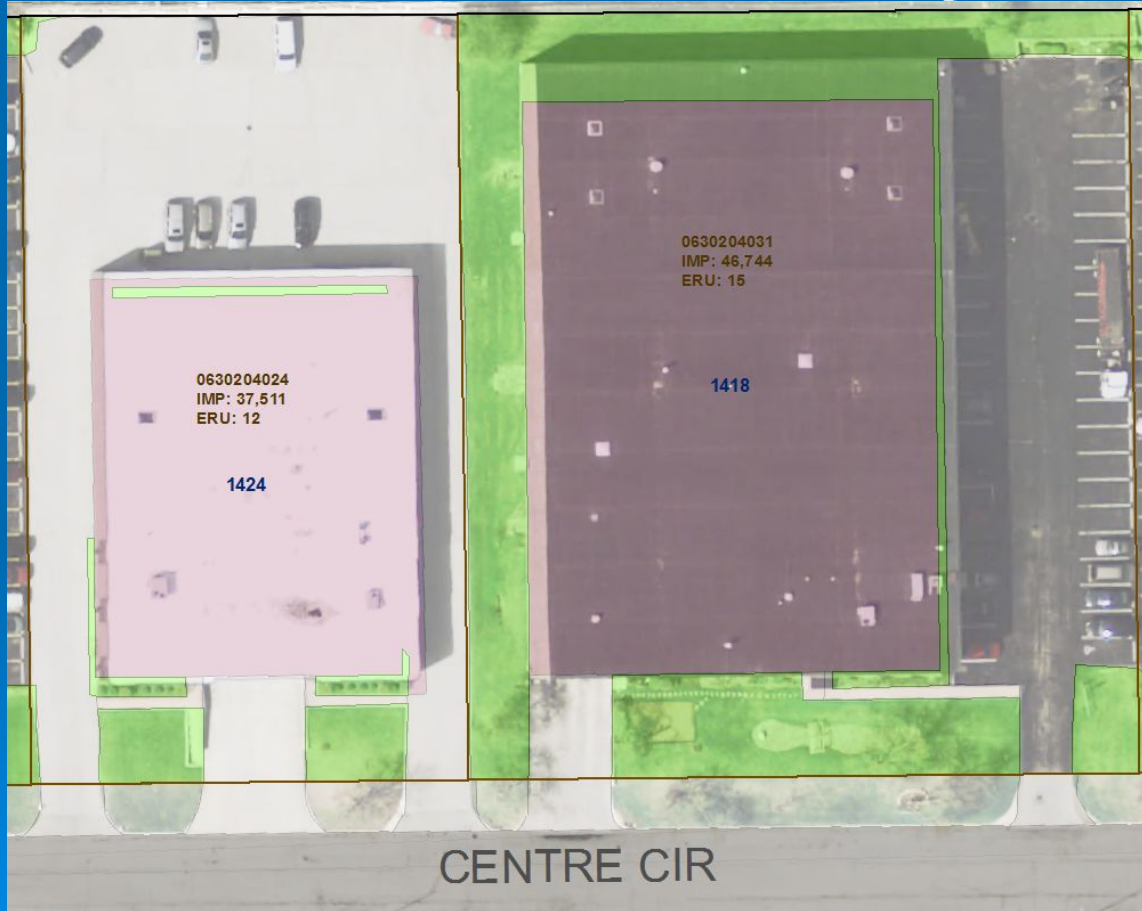
# Residential with Significant Impact



M \$68.58  
Bi-M \$137.16  
A \$822.96

$18,090 / 3,300 = 5.48 \dots$  round UP to 6 ERUs

# Non - Residential Examples



$37,511 / 3,300 = 11.37 \dots$  round  
UP to 12 ERUs

M \$137.16  
Bi-M \$274.32  
A \$1,645.92

$46,744 / 3,300 = 14.16 \dots$  round  
UP to 15 ERUs

M \$171.45  
Bi-M \$342.90  
A \$2,057.40

# Condominium Example



$$67,602 / 3,300 = 20.48$$

$$20.48 / 120 = .1706$$

Round to .18 ERUs

For each of the 120 Condos

M \$2.06

Bi-M \$4.12

A \$24.72



# Large Non - Residential Example



0630404015  
IMP: 350,977  
ERU: 107

$350,977 / 3,300 =$   
 $106.36 \dots \text{round}$   
 $\text{UP to } 107 \text{ ERUs}$

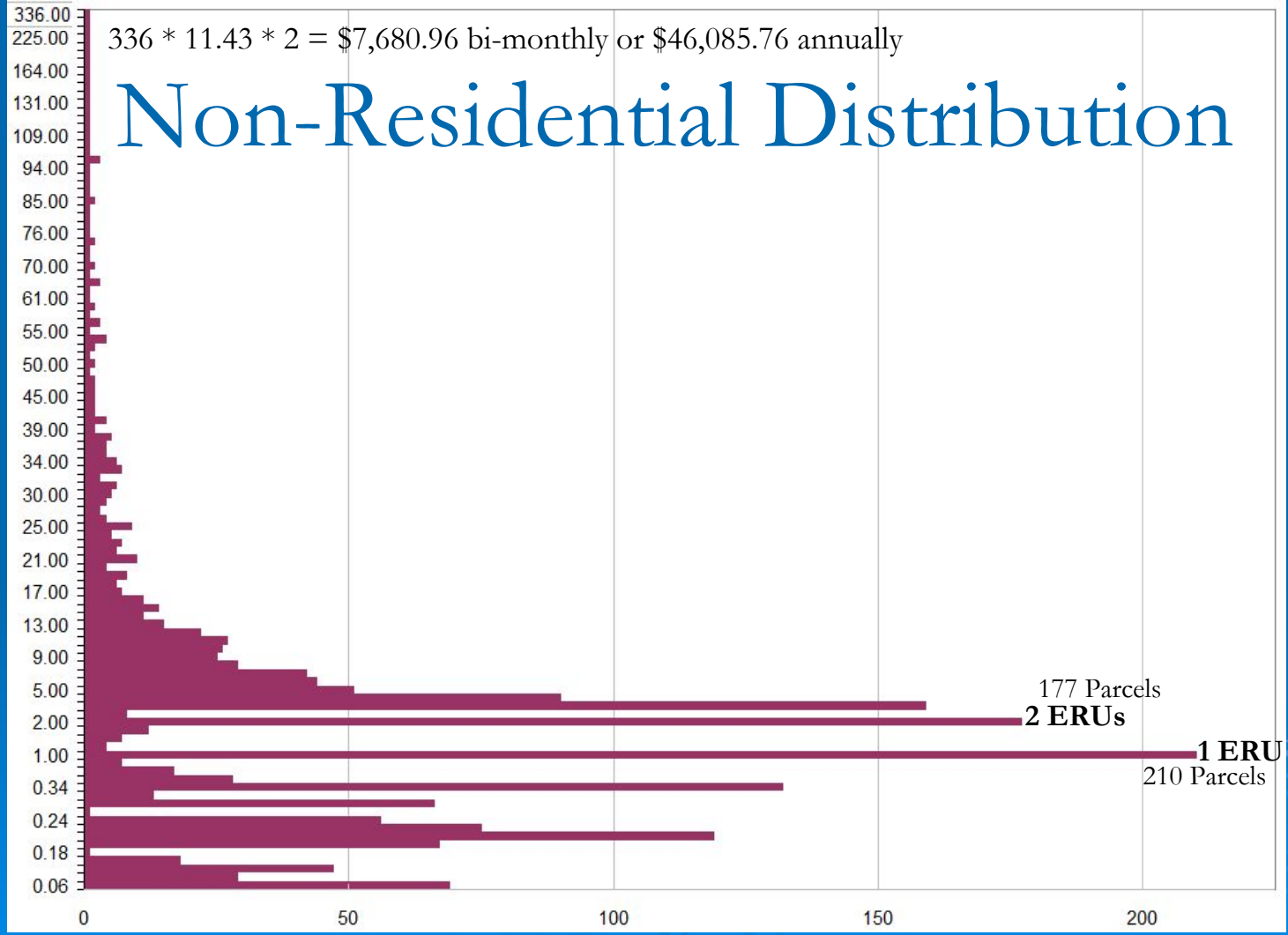
M \$1,223.01

Bi-M \$2,446.02

A \$14,676.12

$336 * 11.43 * 2 = \$7,680.96$  bi-monthly or  $\$46,085.76$  annually

# Non-Residential Distribution



177 Parcels

**2 ERUs**

**1 ERU**

210 Parcels

# Village of Downers Grove, IL

1. **SINGLE FAMILY RESIDENTIAL** parcels are charged based on a tiered system:

Single Family Residential	2017 Monthly Fee	2018 Monthly Fee
<b>Tier 1</b> (1-2,500 s. f. of impervious area) = .75 ERU	\$7.90	<b>\$8.57</b>
<b>Tier 2</b> (2,501 - 4,000 s.f. of impervious area) = 1 ERU	\$10.53	<b>\$11.43</b>
<b>Tier 3</b> (4,001- 7,000 s.f. of impervious area) = 1.5 ERU	\$15.80	<b>\$17.15</b>

Table 2: Stormwater utility residential tiers.

2. **NON-SINGLE FAMILY RESIDENTIAL** parcels and **RESIDENTIAL PARCELS** with greater than 7,000 s.f. of impervious area are charged based on the actual amount of impervious area, measured in ERUs, rounded to the next whole ERU.

Non-Single Family Residential	2017 Monthly Fee	2018 Monthly Fee
Per ERU (3,300 s.f.)	\$10.53	<b>\$11.43</b>

Table 3: Stormwater utility non-residential tier.

3. **VACANT PARCELS** are charged .3 ERU.

Vacant (unimproved) Parcels	2017 Monthly Fee	2018 Monthly Fee
0.3 ERU	\$3.16	<b>\$3.43</b>

Table 4: Stormwater utility vacant parcel tier.

# City of Greenville, SC

## Single-Family Property Annual Fee

Type of Residence	2016	2017
Development Residential - Less than 1,640 square feet	\$40.92	\$41.86
Developed Residential - Greater than 1,640 square feet	\$71.85	\$73.50
Undeveloped Residential	\$40.92	\$41.86

## Multi-Family Property Annual Base Rate per ERU

Type of Unit	2016	2017
Developed Commercial / Industrial	\$71.85	\$73.50
Undeveloped Commercial / Industrial	\$71.85	\$73.50

\* Equivalent Residential Unit (ERU) - total impervious area of the parcel in square feet / 2,389 sf



# Billing Questions / Issues

- Fee Structure?
- Independent Utility Bill?
- Add to existing Water Bill?
- Add to Tax Bill? - *Never a discussion @ DG*
- Who gets the Bill?
  - Owner? Tenant? Management Company?
- How to handle ...
  - Bill by parcel or utility account
  - Multi-Owner Buildings
  - Multiple Units on a single-owner parcel
  - Vacant Parcels
  - Condominium Complexes

# Municipal Stormwater Utility

Downers Grove, Illinois

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