

**THE VILLAGE OF WAPELLA
DEWITT COUNTY, ILLINOIS**

ORDINANCE NO. 2025-06-18B

**AN ORDINANCE AMENDING SECTIONS 51.25 AND 51.33 OF
THE WAPELLA CODE OF ORDINANCES -
WATER METERS IN COMMERCIAL DISTRICTS**

**, Village President
ROBIN MORROW, Village Clerk**

**Jane Buraglio
Sean Holland
Mark Miller
John P. Goergen
Dennis C. Boyce
Sara M. Goergen**

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Wapella
on June 18th, 2025.

Ancel, Glink, P.C. 202 N. Prospect Road, Suite 203, Bloomington, IL 61704

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**AN ORDINANCE AMENDING SECTIONS 51.25 AND 51.33 OF
THE WAPELLA CODE OF ORDINANCES -
WATER METERS IN COMMERCIAL DISTRICTS**

WHEREAS, the Village of Wapella owns and operates a water system delivering potable water to the residents of Wapella; and

WHEREAS, the extension of water service lines to multiple buildings on a commercial property creates problems for the efficient operation of the water system especially when such buildings are rented on a long-term basis or sold without properly subdividing the underlying property; and

WHEREAS, the quality of water is put at risk by lengthy extensions of water service lines serving multiple buildings or users of village water; and

WHEREAS, the Village has long required separate meters to separate buildings in commercial zoning districts; and

WHEREAS, the Village has been threatened with a lawsuit challenging such practice; and

WHEREAS, it is in the best interest of the health safety and welfare of the citizens of Wapella to amend the Village Code of Ordinances to clearly codify the long-standing Village practice and interpretation of the water code mandating separate service lines and water meters for each building in a commercial zoning district.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees for the Village of Wapella, DeWitt County Illinois as follows:

SECTION 1

That Section 51.25 of the Village Code of Ordinances be amended to read as follows with strike-out indicating deletion to text and underscore indicating addition to text:

51.25 NEW METERS.

Any house or building constructed within the Village or constructed outside of the village and using village water, must have installed a meter that will service each individual user located upon any newly constructed property. The meter shall be installed outside the building in a meter pit at a location approved by the Village. In a commercial zoning district, a separate service line and separate water meter shall be installed for each building located on a lot, parcel(s) of land or premises to which water is supplied.

SECTION 2

That Section 51.33 of the Village Code of Ordinances be amended to read as follows with strike-out indicating deletion to text and underscore indicating addition to text:

51.33 DOUBLE PREMISES; WATER SERVICE.

No owner or plumber shall be permitted to conduct water pipes into any two distinct premises or tenements unless separate and distinct stopcocks shall be placed on the outside of each such premises ~~along the sidewalk~~ within the street right of way opposite the same, nor shall any pipe be allowed to cross lots or buildings to adjoining premises. Duplex flats, double houses and apartment houses shall be considered as one "premises." A "premises" shall be construed to cover all buildings and divisions under one common roof, owned by one party who will be charged for all services to such premises, except in a commercial zoning district each building on lots or parcels under common ownership shall be considered a separate premises requiring a separate meter and water service line for each building.

SECTION 3

That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION 4

The provisions of this Ordinance are hereby declared to be severable, and if any part is declared invalid for any reason by a Court of competent jurisdiction, it shall not affect the remainder of the Ordinance which shall continue in full force and effect.

SECTION 5

This Ordinance shall be in full force and effect 10 days following its adoption, approval and publication, as provided by law.

	YES	NO	ABSENT	PRESENT
Buraglio	✓			
Holland	✓			
Miller	✓			
J. Goergen	✓			
Boyce	✓			
S. Goergen	✓			
*** (to the extent a presidential vote may be necessary)				

PASSED and approved this 18th day of June, 2025.

Donnis C Boyce
President,
Village of Wapella

ATTEST:

Robin L Monow
Village Clerk

STATE OF ILLINOIS)
DEWITT COUNTY) ss.

I, Robin Morrow, DO HEREBY CERTIFY that I am the duly qualified Village Clerk of the VILLAGE OF WAPELLA, DeWitt County, State of Illinois.

I DO FURTHER CERTIFY that the annexed and foregoing ordinance is a true and correct copy of an ordinance adopted by the Board of Trustees of the Village of Wapella at a meeting held on the 18th day of June, 2025, and that said ordinance passed as aforesaid was adopted by roll call vote and filed in the Office of the Village Clerk of the Village of Wapella on the 18th day of June, 2025.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care and safekeeping and that I am the keeper of the same.

I DO FURTHER CERTIFY that I am the keeper of the records, journals, entries, ordinances, and resolutions of the said Village of Wapella, DeWitt County, Illinois.

IN WITNESS WHEREOF, I have hereunto set my official hand this 18th day of June, 2025.

Robin Morrow
Village Clerk

[SEAL]