



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

Project Summary and Preliminary Environmental Impacts Determination

Date: MAR 01 2024

Loan Applicant: Village of Berkeley IEPA Loan Project Numbers: L177035, 7036, 7037

To all interested persons:

Section 663.330 of the Illinois Procedures for Issuing Loans from the Public Water Supply Loan Program Lead Service Line Replacement Projects requires that the Illinois Environmental Protection Agency (IEPA) conduct an assessment of environmental impacts of proposed public water supply projects to be funded with loans. This review is carried out in conjunction with the Agency's review of the applicant's project plan.

Prior to final approval of the project plan, the public's comments are sought regarding environmental impacts of the proposed project. Unless new information obtained through the public comment process causes reconsideration, the Agency will approve the project plan at the close of the public comment period.

The applicant will make the attached Project Summary and Preliminary Environmental Impacts Determination (PEID) available for public inspection. Within 60 days of receiving this letter, the applicant must conduct a public hearing regarding both the PEID and project planning. Advertisement of the hearing must be made at least 10 days in advance. The advertisement must include the purpose of the project along with the date, time, and location of the hearing. A comment period of at least 10 days shall be provided after the hearing in which written comments may be submitted to the loan applicant or to the IEPA contact person identified in the attached document.

For information purposes only, a copy of this document is being provided to your local newspaper.

Your participation in this process is appreciated.

Sincerely,

Gary Bingenheimer, P.E.
Manager
Infrastructure Financial Assistance Section
Bureau of Water

GB:BH:N:\BOW\Grants\COM_DOCS\Huffman\Projects\PWS\Berkeley\LSLR PEID.docx

Attachment

**Project Summary and
Preliminary Environmental Impacts Determination (PEID)**

The information project summary and environmental assessment has been prepared by the IEPA to assist the loan applicant in complying with the public notice requirements. This report is based on information submitted to the IEPA by the Village of Berkeley. Sources of information include the following documents: Lead Service Line Improvements Project Plan, dated January 2024, prepared by Baxter & Woodman Consulting Engineers.

Part I – Project Information

Project Name: Lead Service Line Replacement

Project Numbers: L177035, 7036, & 7037

Loan Applicant: Village of Berkeley **County:** Cook

Current Service Population: 5,537 **Future Population (2050):** 6,259

The Village of Berkeley operates on a single pressure zone. Lake Michigan water is purchased through the Hillside-Berkeley Water Commission (HBWC), which provides water to the Village through two parallel 12-inch metered supply lines. The Village owns the water system, while the Hillside-Berkeley Water Commission operates the water system.

Project Description: The Village intends to replace lead service lines throughout the Village. The Village has 475 lead service lines and 88 unknown. The Village is pursuing two options. Option 1 is to replace all lead service lines in three phases using 100% principal forgiveness. Option 2 is to replace 7% of lead service lines per year without principal forgiveness. If no principal forgiveness is available, the Village intends to replace approximately 7% of all lead services per year until all lead services have been replaced. The 3 phases would be split into more phases.

Project Location: The lead service line replacement will take place within the Village of Berkeley. See attached map for further details.

Project Justification: The main program benefit is to reduce/eliminate the public's potential exposure to lead when consuming potable water from the Village's distribution system. Service lines are small pipes that carry drinking water from the water mains into homes. Older service lines may be constructed from lead. Older household plumbing fixtures and faucets may also contain lead. Lead can enter drinking water when corrosion of pipes and/or fixtures occurs. Lead is a toxic metal that can accumulate in the body over time. The adverse health effects of lead exposure in children and adults are numerous and well documented. Eliminating lead service lines will reduce exposure to residents living in homes currently utilizing lead service lines.

Estimated Construction Start Date:

Option 1: March 2026 **Option 2:** March 2028

Estimated Construction Completion Date:

Option 1: November 2028

Option 2: November 2032

Project Total Cost Estimate: \$9,850,000

L177035: \$3,992,000

L177036: \$3,980,000

L177037: \$1,878,000

Option 1: Anticipated Project Schedule Assuming 100% Principal Forgiveness

	Start Construction	End Construction	Cost Estimate
Phase 1	March 2026	November 2026	\$3,992,000
Phase 2	March 2027	November 2027	\$3,980,000
Phase 3	March 2028	November 2028	\$1,878,000

Option 2: Anticipated Project Schedule Assuming No Principal Forgiveness

	Start Construction	End Construction	Cost Estimate
Phase 1	March 2028	November 2028	\$727,000
Phase 2	March 2029	November 2029	\$716,000
Phase 3	March 2030	November 2030	\$716,000
Phase 4	March 2031	November 2031	\$716,000
Phase 5	March 2032	November 2032	\$716,000

Part II – Environmental Review and Impacts

Project construction impacts: Temporary adverse environmental impacts such as construction associated noise, blowing dust, air emissions, soil erosion, and traffic disruption will likely occur during construction. The Village or the project contractor must flush the new water service lines in accordance with Section 4.4.1 of AWWA C810-17. The Village should leave a handout explaining the proper way to flush interior plumbing with each customer at a later date.

Illinois Department of Natural Resources (IDNR): The Village submitted project information to the Illinois Department of Natural Resources, State Historic Preservation Office (IDNR SHPO) for consultation under Section 106 of the National Historic Preservation Act of 1966. The Department concluded that adverse effects are unlikely.

The Village additionally submitted project information to the IDNR EcoCAT website to determine compliance with the Illinois Endangered Species Act, Illinois Natural Areas Preservation Act (Section 17 Ill. Administrative Code Part 1075), and the Illinois Wetlands Act (Section 17 Ill. Administrative Code Part 1090). The Department concluded that adverse effects are unlikely.

Part III – Project Affordability for Residents and Utility Customers

The Village of Berkeley is proposing to finance the project with a loan from the Public Water Supply Loan Program. Using current data, all loans shall have a Fixed Loan Rate equal to 0%. Loan totaling \$9,850,000 with an interest rate of 0% and a thirty (30) year term would have an annual repayment of \$328,827. If no principal forgiveness is available, the Village intends to have a loan of \$727,000 with an interest rate of 0% and a thirty (30) year term with an annual repayment of \$24,270.

Using current data, the Village is eligible to receive a 30-year loan term. Only applicants which are a disadvantaged community are eligible to receive a 40-year loan term and principal forgiveness. To qualify for a disadvantaged community, the median household income for a project area is less than 100% of the State average median household income. A disadvantaged community determination will be made for each application submitted to the Agency. The final decision at the time a loan agreement is issued is based upon current data from the Census Bureau and Illinois Department of Labor data. Loan applicant specific data is subject to change from year to year.

During State fiscal years 2024 through 2028 (July 1, 2023, through June 30, 2028) the Agency will be providing funding for lead service line replacement (LSLR) activities from funds provided to the Agency by the Bipartisan Infrastructure Law (BIL). Project applications for LSLR funding will be reviewed to see if the project qualifies the applicant as a disadvantaged community. After this is completed, the project will be scored and ranked for priority in accordance with program rules. The Agency will be scoring and ranking all projects which have obtained Planning Approval by March 31st for possible inclusion on the Intended Funding List, thus reserving funding for the upcoming fiscal year.

Applicants should be aware that funding for their LSLR project may be entirely in the form of loan principal that must be repaid, but certain applicants may qualify for LSLR funding in the form of principal forgiveness. Applicants for LSLR funding should review the Intended Use Plan issued by the Agency prior to each fiscal year to see the Intended Funding List, funding caps, the breakdown of projects with funds reserved for them and the type of funding reserved. Applicants should submit a Funding Nomination Form prior to March 31st of each year indicating the amount of funding the applicant would like to receive and the anticipated construction schedule for activity in the upcoming fiscal year. The Agency may limit the amount of funding per project based on the funds available and the number of projects seeking funding. Applicant should be in contact with their assigned project manager to discuss their intent to move forward with the project should funds be reserved for their project.

Source of Loan Repayment: If the Village does not receive any principal forgiveness, the loan will be repaid using funds from the water fund.

Current and Projected Average Monthly Residential Cost of Service: \$61.25

Number of Customers or Service Connections: 1,733

How is the monthly residential rate/cost of service calculated? The Village charges a flat monthly fee of \$13.25. The Village also charges \$10.48 per 1,000 gallons. The average residential water use per customer per month is 4,580 gallons. This calculates to a monthly water bill of \$61.25.

$$10.48 \times 4.580 = 48 \qquad \$48 + \$13.25 = \$61.25$$

Median Household Income (MHI): \$73,812

Financial Evaluation of the Proposed Project: To evaluate the cost of the proposed project for the community, a percentage comparison of the MHI to the average, annual cost for water service is utilized. The MHI listed above is from the current fiscal year's census information. The proposed annual cost for service of \$735 is 1.00% of the MHI of the Village. This percentage is for comparison only and has no impact on whether a project qualifies for funding from the IEPA. The percentage comparison and MHI are two of several criteria used to determine whether a loan project qualifies for interest rate reduction or principal forgiveness.

Public comments are invited on the proposed project. For further information contact:

Brandon Huffman, Project Manager
Infrastructure Financial Assistance Section
Illinois Environmental Protection Agency
Bureau of Water
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

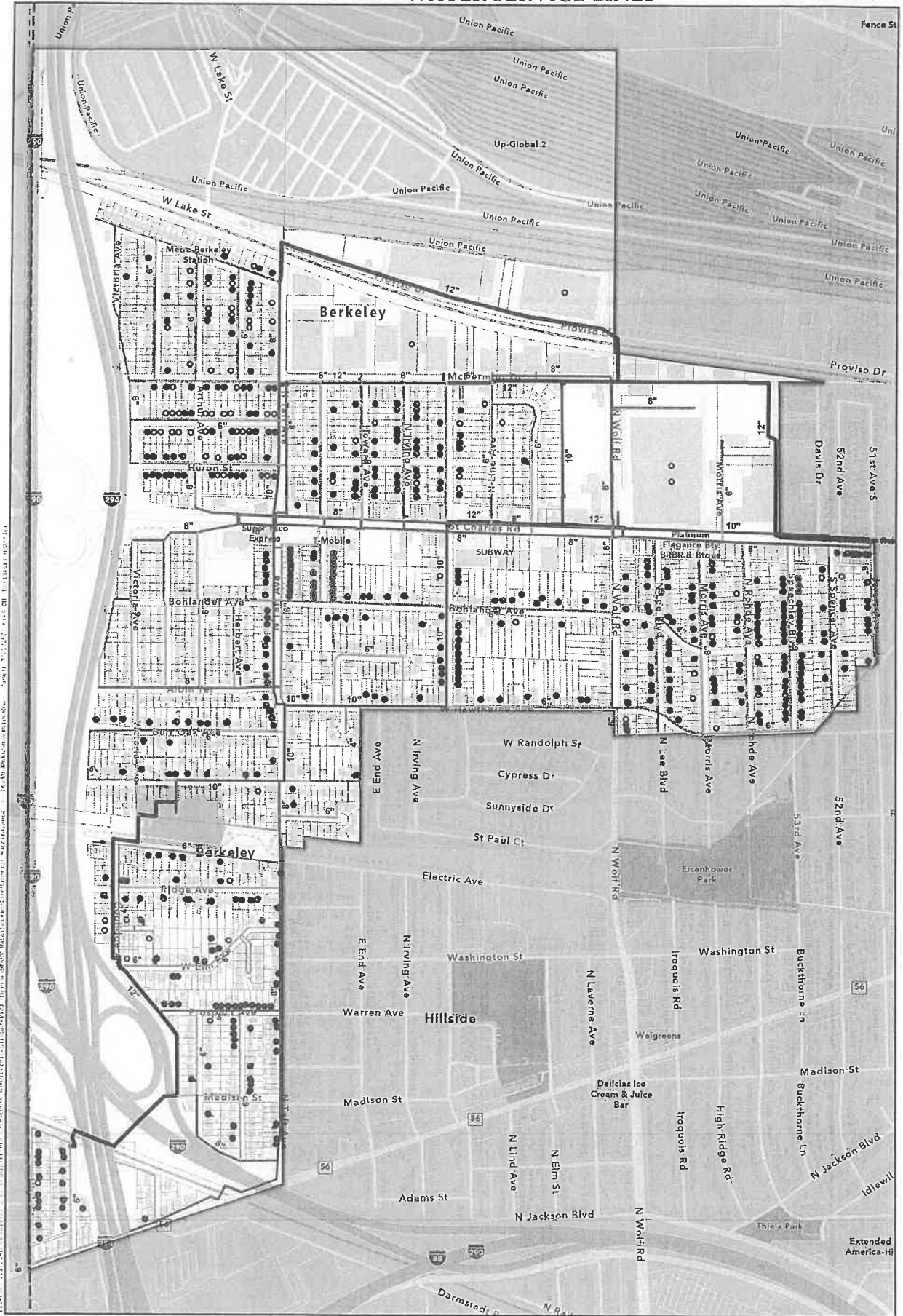
(217)782-2027

EXHIBIT C

LOCATIONS OF LEAD & UNKNOWN WATER SERVICE LINES

Water System Improvements Plan

Village of Berkeley, IL



Source(s):
N
March 21, 2023

Lead & Unknown Water Service Material