

NOTICE OF INTENT TO ISSUE A CATEGORICAL EXCLUSION

In accordance with the Illinois Environmental Protection Agency (IEPA) Loan Rules, Title 35, Subtitle F, Chapter II, Part 662.330 (State Environmental Review), the IEPA has determined that the Belmont Ave. and Church Rd. Water Tower Rehabilitation Project (Project), may be excluded from a detailed environmental impacts review. The Agency may categorically exclude certain types of projects from environmental review if no potential for negative environmental impacts exists. All proposed construction will occur outside the floodway and wetlands on previously disturbed land. No digging will occur. For these reasons, the project is receiving categorical exclusion from a detailed environmental review.

Information related to the Project and Categorical Exclusion prepared by the IEPA are available for review at the Village of Bensenville, Village Hall located at 12 S. Center St, Bensenville, IL 60106. There will be a 10-day comment period subsequent to the publication of this notice to receive comments from interested and affected parties. Comments may be submitted to the Village of Bensenville, Public Works Department, Attn Lisa Lucht, P.E., 717 E. Jefferson Street, Bensenville, IL 60106.

## **Project Summary and Notice of Intent to Issue a Categorical Exclusion**

In accordance with the Illinois Environmental Protection Agency (IEPA) Loan Rules, Title 35, Subtitle F, Chapter II, Part 662.330 (State Environmental Review), the IEPA has determined that the proposed project, described below, may be excluded from a detailed environmental impacts review. The Agency may categorically exclude certain types of projects from environmental review if no potential for negative environmental impacts exists. All proposed construction will occur outside the floodway and wetlands on previously disturbed land. No digging will occur. For these reasons, the project is receiving categorical exclusion from a detailed environmental review.

This report is based on information submitted to the IEPA by the Village of Bensenville. Sources of information include the following documents: Belmont Ave. and Church Rd. Water Tower Rehabilitation Project Plan prepared by Bensenville Department of Public Works dated October 2022; Wetland maps from the USFWS National Wetland Inventory Wetlands Mapper collected in November 2022; and additional documentation & correspondence submitted to the IEPA in November 2022.

### **Part I – Project Information**

**Project Name:** Belmont Ave. and Church Rd. Water Tower Rehabilitation Project

**Loan Applicant:** Village of Bensenville

**County:** DuPage

**Project Number:** L173489

**Current Population:** 18,813

**Future Population (20 year):** 18,813

**Project Description:** The project consists of the rehabilitation of both the Belmont Avenue and Church Road Water Towers. The Belmont Avenue Water Tower will be pole sanded on the roof and upper ball; have its steel recoated from the knuckle to the top of the tank; have a safety climb system installed; receive a new mixer in the water tower; and have an interior epoxy coating applied to the tank. The Church Road Water Tower will have its roof coating pressure washed, sanded, primed and epoxy coated; the interior of the tank will receive abrasive cleaning and epoxy coating; the decking will be replaced on the roof; a safety climb system will be installed; and the balcony handrail will be expanded to 42in.

The Village owns, operates, and maintains a drinking water distribution system. Water is purchased from the DuPage Water Commission from Lake Michigan, where is pretreated. The water is distributed via 78 miles of watermain ranging 6in-12in in diameter. Water storage consists of 2 elevated tanks, 1 underground tank and a ground storage reservoir totaling up to 3.65 million gallons of storage capacity.

**Project Location:** The project will occur at both the Church Road Water Tower, 100 N Church Rd, and Belmont Avenue Water Tower, 230 W. Belmont Ave, Bensenville, IL. All work will occur on the water towers. See attached maps for project locations.

**Project Justification:** This project will extend the usable life of the Belmont Ave and Church Rd Water Towers by 20 or more years, providing healthy, reliable, drinking water to the Village. The industry standard is to re-coat the exterior of tanks every 10 years and the interior every 12 years, with a full sand blast and repainting recommended every 15 years. Based on these recommendations both water towers are due for rehabilitation to maintain the integrity of the tanks and support structures.

Both water towers received detailed inspections from Suez Advanced Solutions in September 2020 and were found to have deteriorated conditions. Belmont Avenue Water Towers' findings included poor coating adhesion and areas of delamination; base coating and steel loss, a need for a safety climb system to safely access the shell/ball and access tube; and a new mixer to prevent ice formation, reduce residual chlorine loss, and lower disinfection byproducts. Church Road Water Towers' findings included deterioration of the roof platforms, need for a safety climb system to the support structure; and a need to extend the balcony handrails to meet current OSHA regulations.

**Estimated Construction Start Date:** September 2023

**Estimated Construction Completion Date:** December 2023

**Project Cost Estimate:** \$1,850,000

## **Part II – Project Affordability for Residents and Utility Customers**

The applicant is proposing to finance the project costs with a \$1,850,000 loan from the IEPA Public Water Supply Loan Program (PWSLP). A \$1,850,000 loan with an estimated interest rate of 1.24% for a twenty (20) year period, would have an annual repayment of approximately \$104,491. The final loan and annual repayment amounts will be based on the as-bid project costs, and the loan terms in effect on the date the loan agreement is issued. A rate increase is not necessary to repay the loan.

The loan program rules include provisions for incentives such as reduced interest rates, partial principal forgiveness (a reduction in the amount of principal borrowed that would otherwise have to be repaid), and extended repayment periods for qualifying applicants. The final decision for incentive qualification will be determined at the time a loan agreement is issued using updated Census Bureau and Department of Labor data. The Agency adjusts qualifying criteria annually on July 1<sup>st</sup>. Using current data, the Village of Bensenville is eligible to receive a 20-year loan term, the small community rate, and partial principal forgiveness.

**Source of Loan Repayment:** User Fees

**Current Average Monthly Residential Cost of Service:** \$44.36

**Projected Average Monthly Residential Cost of Service:** \$44.36

**Average Monthly Residential Water Use:** 4,300 gallons

**Number of Customers or Service Connections:** 3,524

**How is the monthly residential rate/cost of service calculated?**

The Village measures usage in gallons and bills monthly, current monthly charges include a bill of \$11.09 per 1,000 gallons used. The Village only charges for whole units of water used per month so any remainder is carried over to the following months' bill. An average user of 4,300 gallons would have a bill that equates to:

$$4,300 \text{ gallons} - 300 \text{ gallons} = 4,000 \text{ gallons used (300 gallons carried over to next months' bill)}$$
$$\$11.09 \times (4,000 \text{ gallons used} / 1,000 \text{ gallons}) = \$44.36$$

**Median Household Income (MHI): \$64,401**

**Percentage of MHI needed to pay the projected average annual residential cost of service:**  
.83%

**Financial evaluation of the proposed project:** To evaluate the costs 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 water cost of \$532.32 (\$44.36/month) is .83 % of the MHI for the area. The 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 reductions or principal forgiveness.

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

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Illinois Environmental Protection Agency  
Bureau of Water  
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1021 North Grand Avenue East  
Springfield, Illinois 62794-9276

(217)782-2027

Exhibit 1 – Vicinity Map – Village of Bensenville



Exhibit 2 – Location Map of Belmont Ave Water Tower

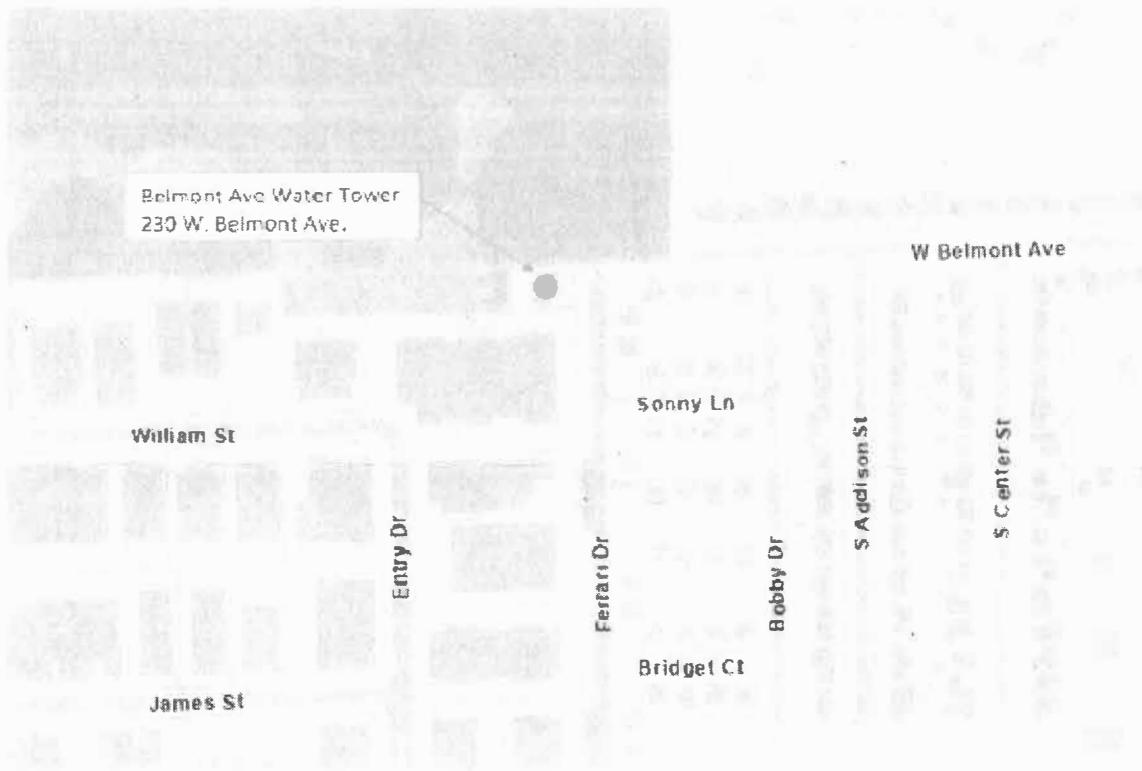


Exhibit 3 – Location Map of Church Road Water Tower

