

# VILLAGE OF HOMEWOOD



## **BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:** September 30, 2025

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Joshua Burman, Public Works Director

**Topic:** Lead Service Line Replacement Program Update and Request for Board Direction on Restoration Policy

### **PURPOSE**

This update provides the Board with a comprehensive overview of the Village's Lead Service Line Replacement (LSLR) Program. The update also outlines the actions staff has taken to date and seeks direction on one critical outstanding policy issue which requires the Village Board to provide direction to staff on the level of restoration to be performed following each replacement.

#### *Restoration Defined*

After the replacement of a lead service line, restoration work is generally necessary for the affected private property and public areas. The restoration process typically involves repairing any disturbed surfaces, such as sidewalks, driveways, lawns, and streets. Because of the comprehensive nature of the lead service line replacement program, restorations could also extend to "interior restoration work" in properties where plumbing modifications and construction activities disrupt walls, floors, ceilings, or fixtures.

#### *Village's "Restoration Policy" Decision*

Board guidance is necessary in order for staff to move forward with the State-mandated project. Bid documents are nearly complete; however, the documents cannot be finalized without a clear restoration policy. The policy will directly impact construction costs which will, in turn, affect the number of lead service lines that can be replaced each year with the available funding.

### **PROCESS**

#### *Initial LSLR Program Steps*

Since 2021, the Village has systematically advanced its LSLR Program. Following the passage of Public Act 102-0613, Homewood submitted its initial service line inventory to the IEPA in April 2023, establishing the scale of the program. In April 2024, with assistance from Burns & McDonnell, the Village completed and submitted its Lead Service Line Replacement Plan, which outlined the inventory, schedule, prioritization strategy, public outreach plan, and funding approach. A required public hearing was held in March 2025, providing residents with information and an opportunity to provide feedback.

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### *State Revolving Loan Funding*

The Village's funding strategy has also advanced. In July 2025, the IEPA's final ***Intended Use Plan*** was released which reserved the full amount of Homewood's request for a State of Illinois revolving fund loan; \$4,137,498 for the FY 2026 construction program. The loan will be repaid to the State of Illinois over a 30-year term. The loan includes \$2,465,000 in principal forgiveness and \$1,672,498 in 0% interest loans. The funds will support the first full year of lead line replacement/construction of 267 service lines.

### *10-Year Implementation Plan*

To meet the requirements of Public Act 102-0631, the Village adopted a 10-year implementation plan to replace the 4,363 lead service lines in Homewood. The program begins with 267 replacements in 2026, and progresses with a consistent target of 410 lines annually through 2035, concluding with 406 in 2036. This approach allows the Village to balance regulatory compliance with practical considerations such as construction capacity, resident coordination, and financial sustainability.

Year	Lead Lines to Replace (10%)	Remaining Lead Lines
2026	267	4,096
2027	410	3,686
2028	410	3,276
2029	410	2,866
2030	410	2,456
2031	410	2,046
2032	410	1,636
2033	410	1,226
2034	410	816
2035	410	406
2036	406	-
Total	4,363	0

### *First Replacements Completed in Homewood*

Per the EPA's 2021 Revised Lead and Copper Rule, Homewood must first complete replacements of lead service lines that impact the "vulnerable population;" defined as schools and childcare facilities, due to the disproportionate risk lead exposure poses to young children, who are more vulnerable to its harmful neurological and developmental effects. Staff has communicated this process to the relevant school districts.

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### *Design and Bidding of Lead Service Line Replacement Plan*

In preparation for the launch of the next phase of the program, the Board approved a \$90,000 agreement with Burns & McDonnell on July 22, 2025, to develop specifications, prepare bid documents, and assist with the bidding process. This phase is nearing completion with bidding expected to occur in October 2025 and bid award recommendations in December 2025 for a spring 2026 construction start.

### **PRIVATE PROPERTY IMPACTS**

#### *Municipal Lead Service Line Replacement Responsibility*

Per the United State Environmental Protection Agency (USEPA), a service line is the pipe that connects the water main to the plumbing in a home or building. When any part of that pipe is made of lead, it is called a lead service line (LSL). Municipalities are required by state law to replace all known lead service lines. As part of Homewood's program, contractors will replace the entire length of the water service line – from the water main to inside the residence – at no cost to the homeowner.

#### *Additional Steps and Support*

Staff drafted an Access Agreement that allows property owners to grant Village contractors the ability to perform work on private property. Village of Homewood (*pop. 19,463*) staff prepared resident notices and communication materials, and collaborated with more experienced lead line peer communities like La Grange Park, IL (*pop. 13,475*) and Brookfield, IL (*pop. 19,476*) to refine our restoration practices and minimize disruptions.

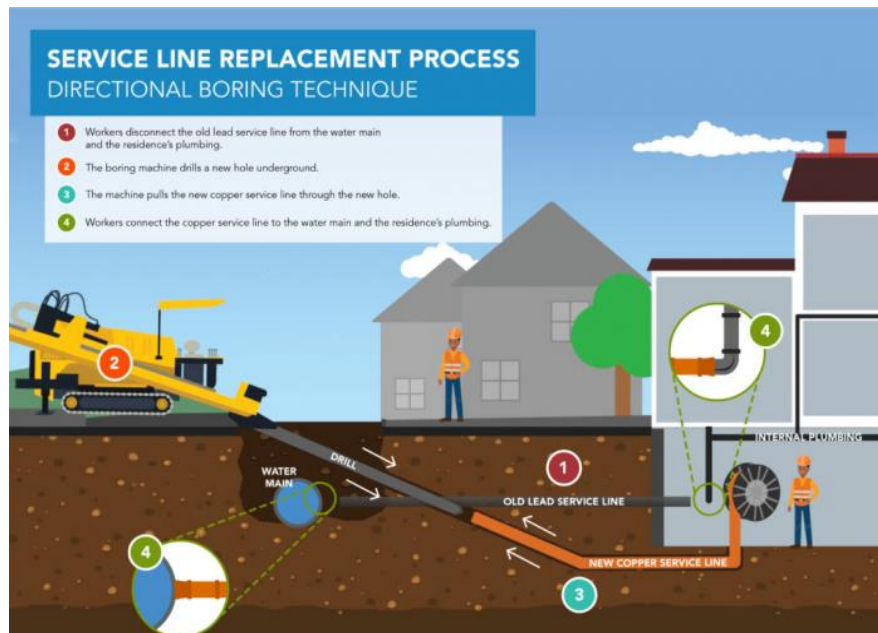
#### *Policy Decision*

Before advertising the FY2026 project for bids, staff is requesting the Board provide direction regarding the level of restoration that will be required for the project. Once a restoration policy is confirmed, staff will finalize the bid documents and advertise for bids in October 2025, receive and review proposals in November, and present a contract award recommendation in December. Construction is scheduled to begin in spring 2026.

#### *Lead Service Line Replacement Work*

The lead service line replacement work will implement a method called "directional boring" (below). To minimize surface disruption, the selected contractor will create two to three (2–3) small pits, allowing the directional drill to bore a path from the street into the home or building. Once the drill reaches the interior, a new one-inch (1") copper water service line will be pulled back through the bore and connected to the Village's water main and to the interior plumbing of the residence or building. After all connections are complete, the contractor will properly seal (waterproof) any wall or floor penetrations at the foundation and backfill the pits.

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## *Restoration Options*

After the area of work is prepped for the new service line (removal of any drywall, flooring, etc.) and the lead service line replacement work is complete, the restoration work will begin. Staff is presenting two options for restoration of the exterior and interior of the residence or building.

### Option 1: Full Restoration

- Replace interior areas “like in kind” with a contractor (may require additional subcontracting with a carpenter, adding further costs)
- Make necessary structural repairs
- Replace disturbed driveway or sidewalk sections
- Restore lawn with sod (not seed)
- Reinstall fencing
- Replace disrupted landscaping “like in kind” pavers, flower bed pavers, etc.
- One-year warranty from contractor (from installation date)

### Option 2: Basic Restoration

- Remove debris
- Make necessary structural repairs
- Replace disturbed driveway or sidewalk sections
- Hydroseed lawn area
- Reinstall fencing
- One-year warranty from contractor (from installation date)
- Property owner is responsible for interior cosmetic repairs and exterior landscaping replacements

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Basic Restoration Example



Hydroseeding example



### *Staff Recommendation*

Staff recommends **Option 2** as a realistic restoration policy that returns disturbed areas to their safe and functional condition using concrete or asphalt patching of disturbed driveway area, curb/sidewalk replacement, and hydroseeding the disturbed lawn areas. Using a hydroseeding method is a practical middle ground and is less expensive than sod.

### *Rationale*

Full restoration of interior spaces (Option 1) after a lead service line replacement would be ideal if the scope of the program only included replacing services within a few homes, but the volume of work required through the Village does not make it a feasible option. Home and building interiors may range from bare concrete to fully finished spaces. Attempting to match textures, colors, tile, or trim would be time consuming, costly, and would rarely be exact, which could lead to resident frustration. Finish work may also require scheduling multiple visits and drying time, extending the timeframe for each job and slowing the overall program, causing fewer homes to have their lead lines replaced each year.

### *Final Option for Homeowners*

A simple, consistent restoration policy works best; restore the area to a safe and functional condition, ensure contractors properly patch and seal the access openings, replace only what is needed to make it sound, and remove any debris. Homeowners who want a perfect cosmetic match can either decline to participate in the program or hire a contractor to complete the work

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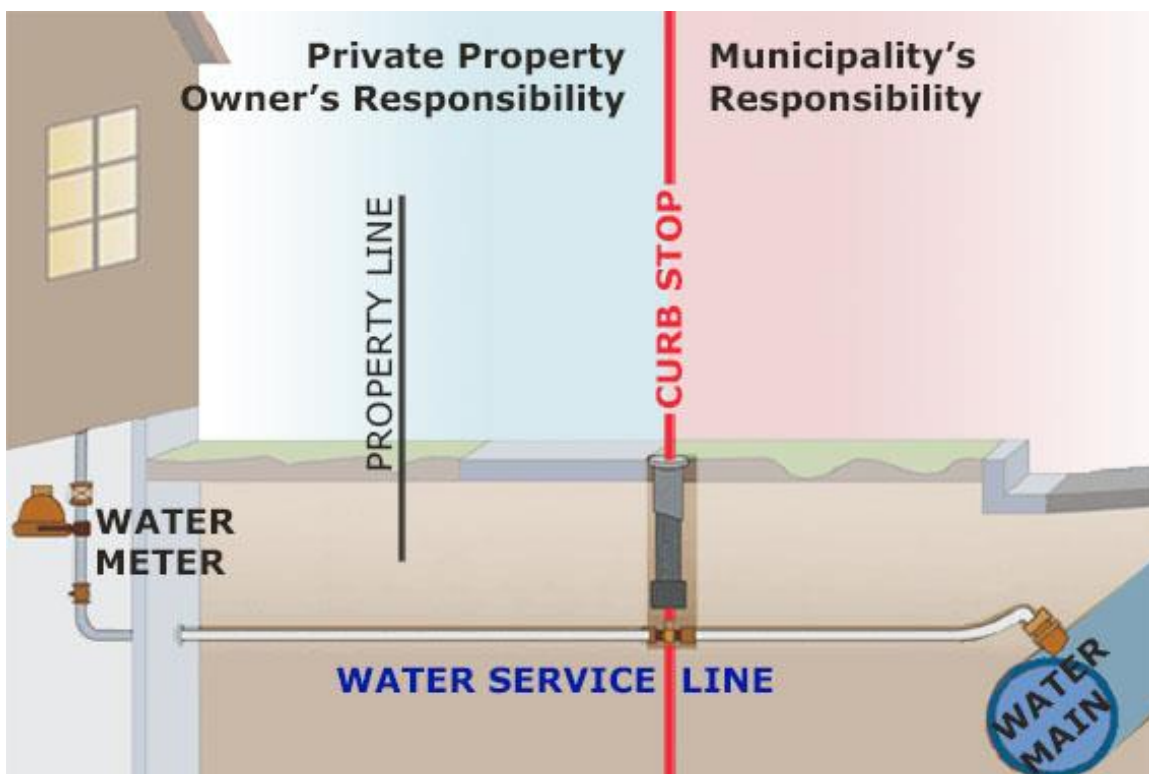


once the basic restoration is complete. The **Option 2** policy approach keeps public dollars focused on removing lead service lines quickly and fairly, while avoiding delays, cost overruns, and quality disputes; thereby, maximizing the number of service lines we are able to replace each year.

While enhanced or full restoration options could improve aesthetics, they would significantly increase per-property costs and reduce the total number of replacements per year, lengthening the progression toward compliance. By choosing the basic restoration standard, the Village can focus our resources on the primary objective: eliminating lead from the drinking water system and protecting public health.

### *Access Agreement*

Prior to work commencing, participants would be required to sign an Access Agreement that authorizes the Village and its contractor to enter private property and replace the existing lead service line with new copper piping from the water main to the water meter inside the home or building, at no cost to the property owner. Following replacement, ownership of the line will be divided per the current municipal standard: the Village will maintain the portion from the water main to the B-box, and the property owner will assume responsibility from the B-box to the house or building. The agreement would also state that the property owner agrees to the restoration standard that the Board approves.



*Example showing non-lead line municipal responsibility.*

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### OUTCOME

Upon receiving direction from the Board establishing a restoration policy, staff will work with Burns & McDonnell to finalize the bid documents for the Lead Service Line Replacement Program and begin the bid process in October 2025.

### FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

### LEGAL REVIEW

Not required

### RECOMMENDED BOARD ACTION

After discussion, adopt Option 2 as the restoration policy for the Lead Service Line Replacement Program.

### ATTACHMENT(S)

None