LETTER REPORT
VILLAGE OF NILES STORMWATER IMPROVEMENT PROJECT – PHASE 3
VILLAGE OF NILES, COOK COUNTY, ILLINOIS

AUTHORIZATION

The project is authorized under Section 219(f)(54) of the Water Resources Development Act of 1992, Public Law 102-580, as amended by Section 108(d) of the Consolidated Appropriations Act of 2001, Public Law 106-554; Section 142 of the Energy and Water Appropriations Act of 2004, Public Law 108-137; Section 1157 of the Water Infrastructure Improvements for the Nation Act (WIIN Act) of 2016, Public Law 114-322. These amended authorities allow the U.S. Army Corps of Engineers (USACE) to provide planning, design and construction assistance for water-related environmental infrastructure projects.

PROJECT NAME

Village of Niles Stormwater Improvement Project – Phase 3

NON-FEDERAL SPONSOR

The project's non-federal sponsor (hereinafter referred to as the sponsor) is the Village of Niles, Cook County, Illinois.

CONGRESSIONAL INTERESTS

9th Congressional District in Illinois represented by Jan Schakowsky
United States Senator from Illinois, Dick Durbin
United States Senator from Illinois, Tammy Duckworth

PROJECT LOCATION

The proposed improvements would be constructed in the Village of Niles, Cook County, Illinois along North Harlem Avenue, between West Mulford Street and Harvard Street and West Mulford Street between North Harlem Avenue and North Oconto Avenue.

PROJECT PURPOSE

The proposed project would expand the storm sewer system in the Village of Niles, Cook County, Illinois. The Lawrencewood Gardens and Oasis neighborhoods within the Village of Niles have experienced frequent flooding in low-lying areas. The proposed project would provide relief to 74 properties and 25 structures at risk of flooding during the 100-year storm event (1% annual exceedance probability).

USACE is evaluating support to the Village of Niles, Cook County, Illinois through

Figure 1: Village of Niles Stormwater Improvements Project – Phase 3

planning and construction assistance for the proposed project.

PROJECT DESCRIPTION

The Lawrencewood Gardens and Oasis neighborhoods within the Village of Niles, primarily along North Harlem Avenue and West Mulford Street to reestablish positive drainage from depressional areas. Additionally, sanitary sewer lines would be removed and replaced or abandoned in place where necessary.

ALTERNATIVES CONSIDERED

There are three alternatives under consideration to improve storm sewer infrastructure in the Village of Niles. The alternatives include:

- No Action Plan – Under this alternative, storm sewer expansion would not occur. This alternative would result in more frequent and severe localized flooding within the project limits.

- Alternative 1 – Under this alternative, 800 LF of storm sewer, ranging from 12-inch to 54-inch diameter would be installed along North Harlem Avenue (between West Mulford Street and West Harvard Street) and West Mulford Street (between North Harlem Avenue and North Oconto Avenue) to reestablish positive drainage from depressional areas. Approximately 200 LF of existing 30-inch diameter sanitary sewer would be removed and replaced, and approximately 300 LF would be abandoned in place. The 54-inch diameter storm sewer along North Harlem Avenue would be installed with trenchless methods, while all other storm sewer would be installed with open cut methods. Trenchless installation would require three 15-foot by 40-foot jacking pits and two 15-foot by 20-foot receiving pits.

- Alternative 2 - The recommended plan includes installation of approximately 800 linear feet (LF) of storm sewer ranging from 12 to 54 inches in diameter along North Harlem Avenue (between West Mulford Street and West Harvard Street) and West Mulford Street (between North Harlem Avenue and North Oconto Avenue) to reestablish positive drainage from depressional areas. Approximately 200 LF of 30-inch diameter sanitary sewer would be removed and replaced. Approximately 300 LF of existing sanitary sewer pipe would be abandoned in place. Additionally, approximately 800 LF of roadway restoration with curb and gutter rehabilitation would occur in the public ROW. The storm sewers would be constructed with open cut methods under the roadway, which would reduce impacts to the trees in the parkway.

RECOMMENDED PLAN

Alternative 2 – This alternative, as shown in Figure 1, would include construction of approximately 800 LF of storm sewer ranging from 12-inch to 54-inch in diameter and 800 LF of roadway restoration with curb and gutter rehabilitation and 500 LF of sanitary sewer replacement or abandonment in place. Additionally, curb and gutter rehabilitation in the public ROW along North Harlem Avenue and West Mulford Street.

FINANCIAL CAPABILITY OF SPONSOR

The 25% financial match will be provided by the sponsor. The sponsor demonstrated financial capability by providing:

- Letter of Intent (LOI) to participate in this cost-sharing project
- Self-certification of Financial Capability

PROJECT COST INFORMATION

Section 219 Cook County Cost Share Breakdown Federal and Non-Federal Niles Stormwater Improvement Project – Phase 3	**Estimated Cost**
Initiate Letter Report and PCA Negotiations (USACE)	$15,000
Initiate NEPA (USACE)	$5,000
Project Management (USACE)	$5,000
Initiation Subtotal*	**$25,000**
Developing Plans & Specs (Non-Federal Sponsor)	$0
Project Management (PM)/Plans & Specs Review (USACE)	$95,000
Developing Cost Estimate (USACE)	$25,000
Design Subtotal	**$120,000**
Total USACE Initiation and Design Activities	**$145,000**
Construction Contract	$1,117,000
Contingency	$168,000
Construction Contract Subtotal	**$1,285,000**
Supervision and Administration	$110,000
Engineering and Design During Construction	$25,000
Contract Award Admin	$25,000
USACE Construction Administration Activities Subtotal	**$160,000**
Total Construction	**$1,445,000**
Total Project Cost	**$1,590,000**
**Total Federal Cost (100% Federal Cost)	$25,000
**Total Federal Cost Share (75% of Cost Share)	$725,000
Total Non-Federal Cost (25% of Cost Share)	$242,000
Additional Non-Federal Cost (100% Non-Federal Cost)	$598,000

*100% federal funds (**NOT COST SHARED**)

**The total federal expenditure is fixed at $750,000 for this project. The scope of the project will be modified to meet these budget restraints, if necessary.

TECHNICAL ISSUES

The project would replace expand the storm sewer system to low-lying areas prone to flooding. All work for the project would take place on public right of way owned by the sponsor. No issues are expected with the implementation of this project.

STATUS OF ENVIRONMENTAL COMPLIANCE

The Project Delivery Team, in coordination with the local sponsor, developed the Environmental Assessment (EA). An initial scoping letter was sent out on June 4, 2024; a second scoping letter was sent out on January 30, 2025 to update the revised project boundary. The Draft EA was released for public review from May 23, 2025 through June 22. 2025. Any necessary permits will be obtained.

Prior to implementation, the proposed project will be in full compliance with appropriate statutes, executive orders and regulations, including the National Historic Preservation Act of 1966, as amended, Fish and Wildlife Coordination Act, as amended, Endangered Species Act of 1973, as amended, Section 10 of Rivers and Harbors Act of 1899, Clean Air Act of 1963, as amended, National Environmental Policy Act of 1969, as amended, Executive Order 12898 (Environmental Justice), Executive Order 11990 (Protection of Wetlands), Executive Order 11988 (Floodplain Management), and the Clean Water Act of 1972, as amended.

A Phase I Hazardous, Toxic, and Radioactive Waste (HTRW) Environmental Site Assessment (ESA) was completed for the project area in accordance with ASTM Practice E 1527-21 and USACE Engineer Regulation 1165-2-132. The investigation relied on user provided information, site reconnaissance, and a review of reasonably ascertainable environmental records to determine the likelihood that the project area contains a recognized environmental condition (REC), or HTRW. The Phase I ESA was conducted in accordance with ASTM Standard Practice E-1527-21 and constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice,” as defined at 42 USC §9601(35) (B). The Phase I ESA did not identify any RECs at the subject property, or any offsite property likely to impact the project.

In accordance with ER 1165-2-132, Hazardous Toxic, and Radioactive Waste for USACE Civil Works projects, construction of civil works projects in HTRW contaminated areas will be avoided where practicable. Where HTRW contaminated areas or impacts cannot be avoided, response actions, including excavation and disposal of contaminated soils, would be implemented in accordance with the U.S. Environmental Protection Agency and applicable state regulatory agency requirements. All HTRW response actions, including off-site disposal of materials containing elevated concentrations of contaminants, is a 100% non-federal project sponsor responsibility. Excess soil management and/or waste disposal would be conducted in accordance with federal, state, and local laws and regulations.

DESCRIPTIONS OF KNOWN POTENTIAL ENVIRONMENTAL ISSUES

There are no known potential environmental issues.

REAL ESTATE ISSUES

All lands required for this project to include work, staging and storage are within sponsor owned land. The sponsor will certify that it holds the temporary work area easements and permanent utility easements required for the project. No additional real estate acquisition is required. Real Estate costs are reflected as $0 as the sponsor has waived Lands, Easement, Right of Way, Relocation, and Disposal (LERRD) credit on this project.

SCHEDULE

The Project Delivery Team, in coordination with the sponsor, is developing a construction schedule with anticipated construction contract award in summer 2025. Construction is likely to begin in fall 2025 and conclude by fall 2026.

IMPLEMENTATION RESPONSIBILITIES

Real estate and all necessary permits will be obtained by the sponsor before contract award.

APPROVAL

I approve the Village of Niles Stormwater Improvements Project – Phase 3 Letter Report. This approval provides for the construction of the Village of Niles Stormwater Improvements Project – Phase 3 under the authority of Section 219 of the Water Resources Development Act of 1992, as amended.

Date _____

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Kenneth P. Rockwell
Colonel, U.S. Army
Commanding