

**CITY OF ROCHELLE, ILLINOIS
WATER SYSTEM IMPROVEMENTS
PROJECT #IL177707: IL RT. 251 WATERMAIN REPLACEMENT
PROJECT #IL177708: NEW WELL NO. 13 AND WELL BUILDING
PROJECT #IL177709: LEAD AND GALVANIZED WATER SERVICE LINE
REPLACEMENT**

**IEPA PUBLIC WATER SUPPLY REVOLVING FUND LOAN
PROGRAM PROJECT SUMMARY AND PRELIMINARY
ENVIRONMENTAL IMPACTS DETERMINATION**

PUBLIC HEARING

MARCH 9, 2026

6:30 P.M.

INTRODUCTION

The purpose of this Public Hearing is to satisfy a public participation requirement for eligibility in the Illinois Environmental Protection Agency (IEPA) Public Water Supply Revolving Fund (WPCRF) Loan Program for three (3) water system improvement projects.

Documents available on the water system improvement projects that are available for public inspection are:

1. Project Plan Report
2. IEPA Project Summary and Preliminary Environmental Impacts Determination document.

The IEPA has reviewed the Project Plan Report and has determined the project to be technically sound and cost-effective. The IEPA will approve the Project Plan at the close of the public comment period unless new information is received from public comments that would cause the IEPA to reconsider.

PROJECT DESCRIPTION

1. IL Rt. 251 Watermain Replacement

The water distribution system improvements include the construction of a 12" watermain on IL Route 251 from IL Route 38 to Flagg Road and on Jones Street from IL Route 251 to N. 8th Street. Also, an 8" watermain will be constructed on IL Route 38 from IL Route 251 to Lincoln Highway and on IL Route 251 just south of IL Route 38. The watermain improvements include the following:

- 4,540 feet of 6", 8", and 12" watermain
- New water service lines for 30 customers.
- (9) new fire hydrants
- (19) main line valves

2. New Well No. 13 and Well Building

Drill and develop a new Well No. 13 at the East end of Technology Parkway on a lot owned by the City. The new Well No. 13 will be connected to a dead end watermain on Technology Parkway and will provide a new water source in the northeast portion of the water distribution system. The New well 13 will be approximately 97 feet deep with a 1,300 GPM well pump.

The well building for Well No. 13 will include the following:

- Construction of a 1,300 square foot building that will include a well piping room, phosphate/fluoride room, chlorine room, electrical and controls room, and a lab area.
- Site piping to connect the new well to the well building and piping to connect the finished water from the building to the new water transmission main on Technology Parkway.
- Site grading and site improvements which include a security fence, sidewalks, pavement, and landscaping.

3. Lead and Galvanized Water Service Line Replacement

The City has identified (5) lead and (267) galvanized requiring replacement (GRR) water service piping entering the house or building.

The lead and GRR water service lines will be replaced with a minimum of 1" diameter water service lines from the existing watermain to the customer's building with a new corporation stop, curb stop & box, and surface restoration.

PROJECT NEED

1. IL Rt. 251 Watermain Replacement

- The City's water distribution system is aging and the water loss in the water system was 20.1%.
- The City needs to start to replace aging watermain before they go to complete failure.
- The City needs to replace the watermain along IL Route 251 and IL Route 38/Jones Street prior to the Illinois Department of Transportation reconstruction of IL Route 251 scheduled for 2027.

2. New Well No. 13 and Well Building

- The new Well No. 13 is needed to meet the projected peak daily water demands of the system over the next 20 year design period.
- Improve residual free chlorine concentrations in the northeast part of the water distribution system
- Reduce the number of hours each pump has to run each day to produce the necessary water volume to extend the pump maintenance cycle to a normal range.

3. Lead and Galvanized Water Service Replacement

- The Illinois Lead Service Line Replacement and Notification Act requires all lead water services to be replaced and all galvanized water services that are downstream of a lead pipe or leaded pipe joints must also be treated as a lead water service and be replaced.
- Lead is a toxic metal that can accumulate in the body over time and cause adverse health effects in children and adults.
- Public water supplies must start replacing all lead and GRR water services on April 15, 2027.

- The replacement of lead and GRR water services will eliminate the possibility of lead leaching back into the drinking water and exposing people to elevated levels of lead.
- Replaces old water service lines that could be near the end of its useful life and leaking.
- Continue to provide safe drinking water for all residents.

PROJECT COST ESTIMATE

IL RT 251 Watermain Replacement: \$2,034,000
 New Well No. 13 and Well Building: \$4,682,000
 Lead and GRR Water Service Line Replacement: \$4,045,000
 Total Cost: \$10,761,000

PROJECT FINANCING

Using the current data, the City is eligible to receive up to a 30 year loan term, an interest rate of 1.62%, and partial loan principal forgiveness. The principal forgiveness is not guaranteed until a loan agreement is issued. The Disadvantaged Community principal forgiveness is 30% of the project cost up to a maximum amount of \$6,000,000 in FY 2026.

1. IL RT 251 Watermain Replacement

The City will apply for Disadvantaged Community principal forgiveness which is 30% of the project cost up to a maximum amount of \$6,000,000 in FY 2026.

The annual payment with and without the Disadvantage principal forgiveness are as follows:

Annual Loan Payment Without Principal Forgiveness: \$126,322 (20 Yr. Loan @ 2.16%)
 Annual Loan Payment With Principal Forgiveness: \$83,915 (20 Yr. Loan @ 1.62%)

2. New Well No. 13 and Well Building

The City will apply for Disadvantaged Community principal forgiveness which is 30% of the project cost up to a maximum amount of \$6,000,000 in FY 2026.

The annual payment with and without the Disadvantage principal forgiveness are as follows:

Annual Loan Payment Without Principal Forgiveness: \$290,776 (20 Yr. Loan @ 2.16%)
 Annual Loan Payment With Principal Forgiveness: \$193,160 (20 Yr. Loan @ 1.62%)

3. Lead and Galvanized Water Service Replacement

The City will apply for Lead Service Line Replacement principal forgiveness in 2 Phases which is 100% of the project cost up to a maximum amount of \$2,465,000 in FY 2026. If the City can obtain Lead Service Line Replacement principal forgiveness in both phases, the debt service repayment cost will be \$0.

The lead service line replacement loan interest rate is 0%. The annual IEPA loan payment for a 30-year loan at 0% interest, with no principal forgiveness, would be \$134,833.

COST IMPACT TO USERS

Average Residential Customer Water Usage: 501 Cubic Feet

Current Average Monthly Residential Water Cost of Service: \$33.72

Projected Average Monthly Residential Water Cost of Service (CY 2029): \$38.72

ENVIRONMENTAL IMPACTS

IDNR State Historic Preservation Office (SHPO)

- SHPO reviewed the project for compliance with Section 106 of the National Historic Preservation Act.
- SHPO determined that no historic structures or properties would be affected by the projects.

Illinois Department of Natural Resources (IDNR) Endangered Species and Wetlands

- IDNR determined that the project was in compliance with Illinois Endangered Species Act, Illinois Natural Areas Preservation Act, and the Illinois Wetlands Act.
- IDNR has concluded that no protected resources are in the vicinity of the projects and consultation with Parts 1075/1090 was terminated.

Illinois Department of Natural Resources (IDNR) Office of Water Resources (OWR)

- A consultation request was submitted on 1/12/26. If IDNR-OWR finds that mitigation is required, it must be included in the project's plans and specifications.

US Army Corps of Engineers (USACOE)

- USACOE reviewed the projects for potential impacts on wetlands and waterways and determined there will be no impact.

Tribal Nations Consultation

- Project information was submitted to all tribal nations with property interest in the project area.
- Responses were received from Osage Nation Historic Preservation Office and the Prairie Band Potawatomi Nation. Both responses presented a finding of no historic properties affected and no objection to the project proceeding.

PROJECT SCHEDULE

1. IL RT 251 Watermain Replacement

Start Construction: December 2026

Complete Construction: August 2027

2. New Well No. 13 and Well Building

Start Construction: December 2026

Complete Construction: October 2027

3. Lead and GRR Water Service Line Replacement

Phase 1:

Start Construction: December 2026

Complete Construction: July 2027

Phase II:

Start Construction: December 2027

Complete Construction: August 2028

PUBLIC COMMENTS

The City will receive public comments concerning this project for a period of 10 days after the public hearing. Public comments can be made orally during the public hearing or in writing to:

- **Mr. Sam Tesreau**, Interim. City Manager, City of Rochelle, 420 North 6th Street, Rochelle, Illinois 61068 .
- **Mr. Steve Ressel**, Illinois Environmental Protection Agency, Infrastructure Financial Assistance Section, P.O. Box 19276, Springfield, Illinois 62794-9276



FLAGG ROAD

CARRIE AVENUE

10TH AVENUE

8TH AVENUE

1ST AVENUE

WOOLF COURT

10TH STREET

IL ROUTE 251

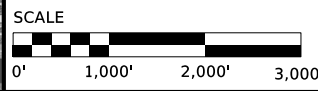
3RD STREET

IL ROUTE 38

CRESTON ROAD

IL ROUTE 39

IL ROUTE 39



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CITY OF ROCHELLE, ILLINOIS
WATER SYSTEM IMPROVEMENTS
 PROJECT LOCATION MAP

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