



MEMORANDUM

Date: January 22, 2026

To: Finance and Personnel
Members of City Council

From: Todd Cagnoni, City Administrator 
Sarah Leys, Community and Economic Development Director

Re: **Proposed Department of Commerce & Economic Opportunity (DCEO) Regional Site Readiness Grant Application Authorization and Award Acceptance**

The Illinois Department of Commerce and Economic Opportunity (DCEO) has a site readiness grant program in which the City, upon approval, would accept grant dollars up to \$3.7 million to assist in the advancement of the construction of water and sewer extension the southwest corner of IL-2 & US-20 Interchange site, slated for future industrial use. The City of Rockford would provide matching funds up to \$919,887.89 for this project if awarded the grant. The funds would come from existing fund balance in the Global Trade Park #2 TIF. This project will serve as a catalyst to attract industrial development, creating hundreds of permanent jobs and leveraging millions of state investment dollars in the immediate area.

The US-20/IL-2 Interchange Site is strategically located to the northwest of the Rockford-Chicago International Airport and is approximately 4.5 miles south of Rockford's downtown core. A major reconstruction of the interchange was completed in 2020. To leverage this investment, the City is working with the existing property owner to make the site ready for private industrial developer to construct modern industrial building(s) for the advancement of further economic development and job creation. The growth of cargo capacity at the Chicago Rockford International Airport is a primary job creation driver in the region and can be supported by increasing site readiness of viable sites. The focus area of this proposal is located approximately 1.0 mile north of the Airport's logistics center and directly on U.S. 20, which has direct access to interstate highways I-39 and I-90. The City and its economic development partners have consistently submitted the site for potential projects, but have lost due to the lack of site readiness. Industry around the airport currently accounts for thousands of jobs.

To increase site readiness for potential large economic drivers, City Staff proposes the application and acceptance Department of Commerce & Economic Opportunity (DCEO) Regional Site Readiness Grant Application Authorization and Award Acceptance with matching funds up to \$919,887.89 for this project utilizing existing fund balance in the Global Trade Park #2 TIF. R1, Regional 1 Planning Council is preparing the grant application on our behalf in cooperation with Greater Chicago-Rockford Airport. Please consider the attached resolution authorizing the application and acceptance of the award.

**RESOLUTION APPROVING APPLICATION AND ACCEPTANCE OF GRANT
AWARD WITH MATCHING FUNDS**

Resolution No: _____

WHEREAS, the City of Rockford, Illinois has applied for the Department of Commerce & Economic Opportunity (DCEO) Regional Site Readiness Grant Application; and

WHEREAS, should the grant be awarded it is for the purpose of advancing economic development shovel ready sites; and

WHEREAS, the City of Rockford, Illinois intends to use the funds for construction of watermain and sewer main extension at the southwest corner of IL-2 & US-20 Interchange site, slated for future industrial use; and

WHEREAS, the City of Rockford, Illinois will receive up to \$3,679,551.56 to construct such improvements; and

WHEREAS, the City of Rockford has sufficient monies within Global Trade Park #2 TIF fund balance, which is an eligible use of TIF funds, and approved as matching funds in the amount of \$919,887.89.

NOW THEREFORE BE IT RESOLVED, that this Resolution shall be in full force and effective immediately upon its adoption.

The above and foregoing Resolution was adopted by the City Council of the City of Rockford, Illinois, this _____ day of February 2026.

Thomas P. McNamara, Mayor
City of Rockford, Illinois

ATTEST:

Angela Hammer Director and
Ex Officio Keeper of the Records and Seal of the
City of Rockford, Illinois

Ayes:

Nays:

Absent:

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending approval of the proposed resolution authorizing the application for and acceptance of the Department of Commerce and Economic Opportunity (DCEO) Regional Site Readiness Grant in the amount up to \$3,679,551.56. The Legal Director shall prepare the appropriate resolution.

Kevin Frost (Chair)

Jonathan Logemann (Vice chair)

Frank Beach

Dawn Granath

Chad Tuneberg

Committee Action Taken:

Frost:	Ayes:___	Nays:___	Absent:___
Logemann:	Ayes:___	Nays:___	Absent:___
Beach:	Ayes:___	Nays:___	Absent:___
Granath:	Ayes:___	Nays:___	Absent:___
Tuneberg:	Ayes:___	Nays:___	Absent:___

SANITARY SEWER DEVELOPMENT COSTS EXHIBIT

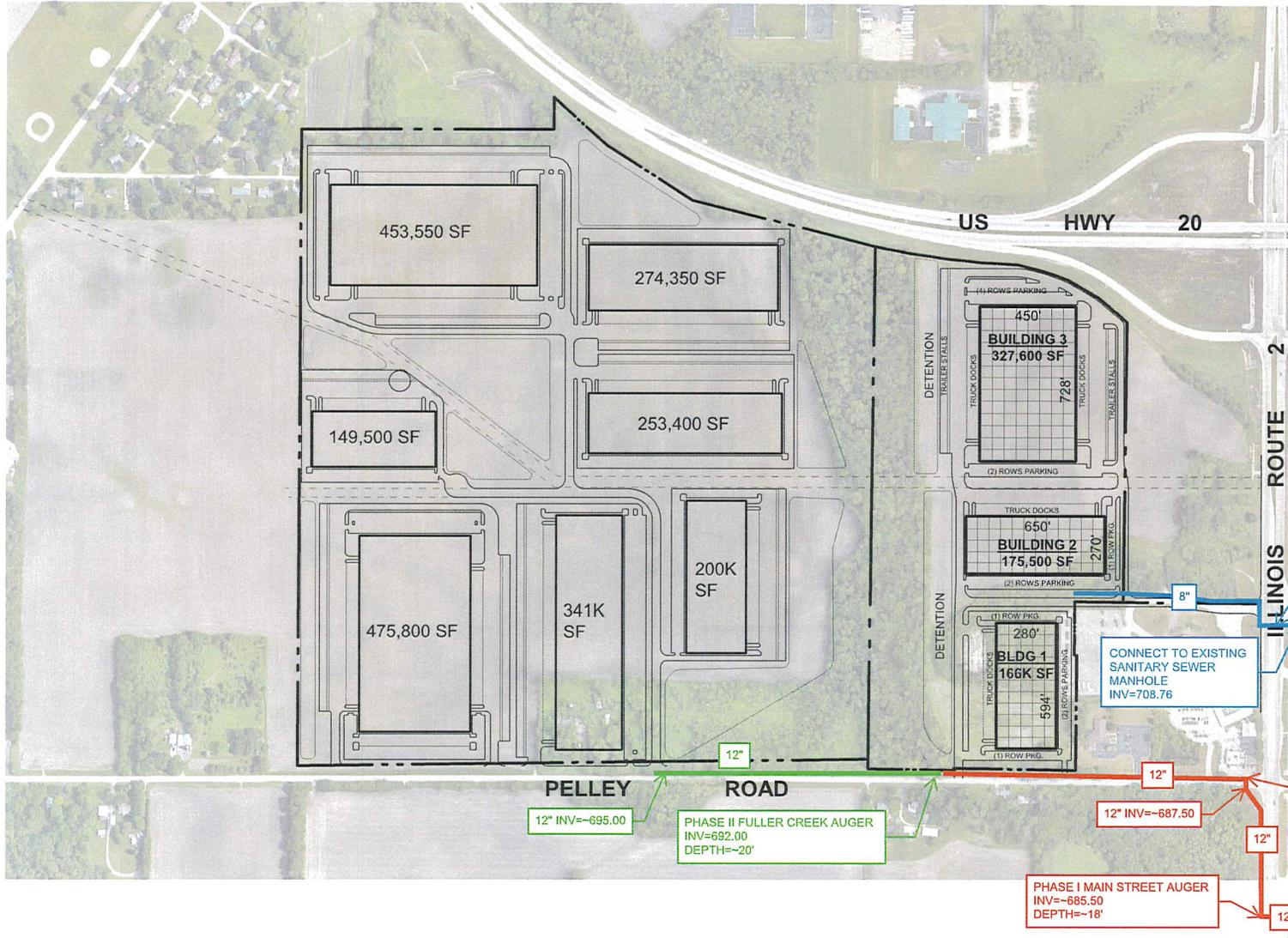
10/25/2023

CONCEPTUAL MASTER SITE PLAN FOR:
ROCKFORD INTERNATIONAL AIRPORT
 ROCKFORD, ILLINOIS

BUILDABLE SITE AREA (±210.00 AC.)	±9,147,600 S.F.
DETENTION	±1,278,366 S.F.

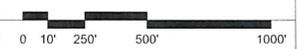
- █ Item 5: Phase I Sanitary Sewer to Service Phase I Buildings.
- █ Item 6: Phase I Sanitary Sewer to Service Phase II Buildings
- █ Item 14: Phase II Sanitary Sewer to Service Phase II Buildings

BUILDING 3	
BUILDING AREA	±327,600 SF
CAR PARKING	±310 STALLS
DRIVE IN OVERHEAD DOORS	4 DOORS
EXTERIOR DOCKS @14' O.C.	±65 DOCKS
TRAILER STALLS @12' O.C.	±120 STALLS
BUILDING 2	
BUILDING AREA	175,500 SF
CAR PARKING	±182 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
EXTERIOR DOCKS @13.5' O.C.	±36 DOCKS
BUILDING 1	
BUILDING AREA	166,320 SF
CAR PARKING	±220 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
EXTERIOR DOCKS @13.5' O.C.	±36 DOCKS



SCHEME A SITE PLAN

223154 KH 09-18-2023



CONNECT TO EXISTING SANITARY SEWER
 MANHOLE NEAR EXISTING LIFT STATION
 INV=684.83



HARRIS ARCHITECTS, INC.
 WWW.HARRISARCHITECTS.COM 847.303.1155