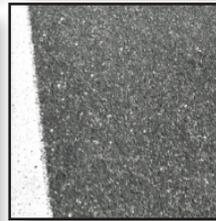
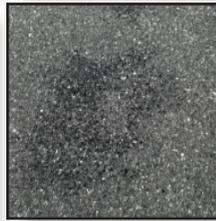
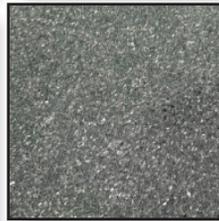


Rockford-Winnebago County Better Roads Association

Fiscal Year 2010 Requests

January, 2009





ROCKFORD-WINNEBAGO COUNTY
Better Roads Association

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EXECUTIVE SUMMARY

The Rockford-Winnebago County Better Roads Association is a private sector coalition dedicated to securing state support for highway improvement and development in the Rockford – Winnebago County Area.

The Better Roads Association formed as the result of a summit in which the Mayor of the City of Rockford, the Chairman of the Winnebago County Board and 40 private sector leaders met with the Secretary of Transportation for the State of Illinois. The public-private structure of the organization gives it strength when moving these projects forward with our State Legislators, the Illinois Department of Transportation, the Department of Economic Opportunity and the Governors Office.

The following projects are included in the Rockford-Winnebago Better Roads Association List of Priorities for 2009.

SOUTH MAIN STREET (IL 2) BELTLINE TO CEDAR STREET

DESCRIPTION

This project will improve an important entry to Downtown Rockford and access to the Chicago/Rockford International Airport – South Main Street is the main entryway to the Chicago/Rockford Airport, the 23rd largest cargo airport in the nation and the main corridor to the Metro Center area.

The total estimated cost to complete the last two sections is \$17.646 million dollars

IL 173 – I-90 TO IL 251

DESCRIPTION

This Project has two vital parts remaining; First, is the completion of the four lane highway from 251 North to Boone County Line. Second, is the rebuild of 251 and Il 173 Intersection. This two-lane highway serves the fastest growing part of the commercial/retail area in Winnebago County.

The projected estimated cost of completion is: \$58.9 million dollars.

WEST STATE STREET (BUSINESS ROUTE 20)

DESCRIPTION

This project will widen an existing two-lane highway currently serving as the western entrance and main east-west corridor in the City of Rockford. The City of Rockford completed work on Feasibility Location Study in March 2001.

The projected estimate to complete the first two phases is \$20.7 Million plus and additional \$10.0 Million for additional Right of Way. This corridor also has a Federal Earmark of \$6.6 million dollars.

NORTH MAIN STREET (IL 2) AUBURN TO RIVERSIDE (INCLUDES THE ROUNDABOUT)

DESCRIPTION

This project consists of reconstructing IL 2 from Auburn to Riverside, including highway modernization, pedestrian improvements, and intersection improvements, particularly at the North Main and Auburn Street intersection. This intersection is schedule to include only the second roundabout in the state of Illinois.

The estimated cost for completion is \$63.385 million dollars.

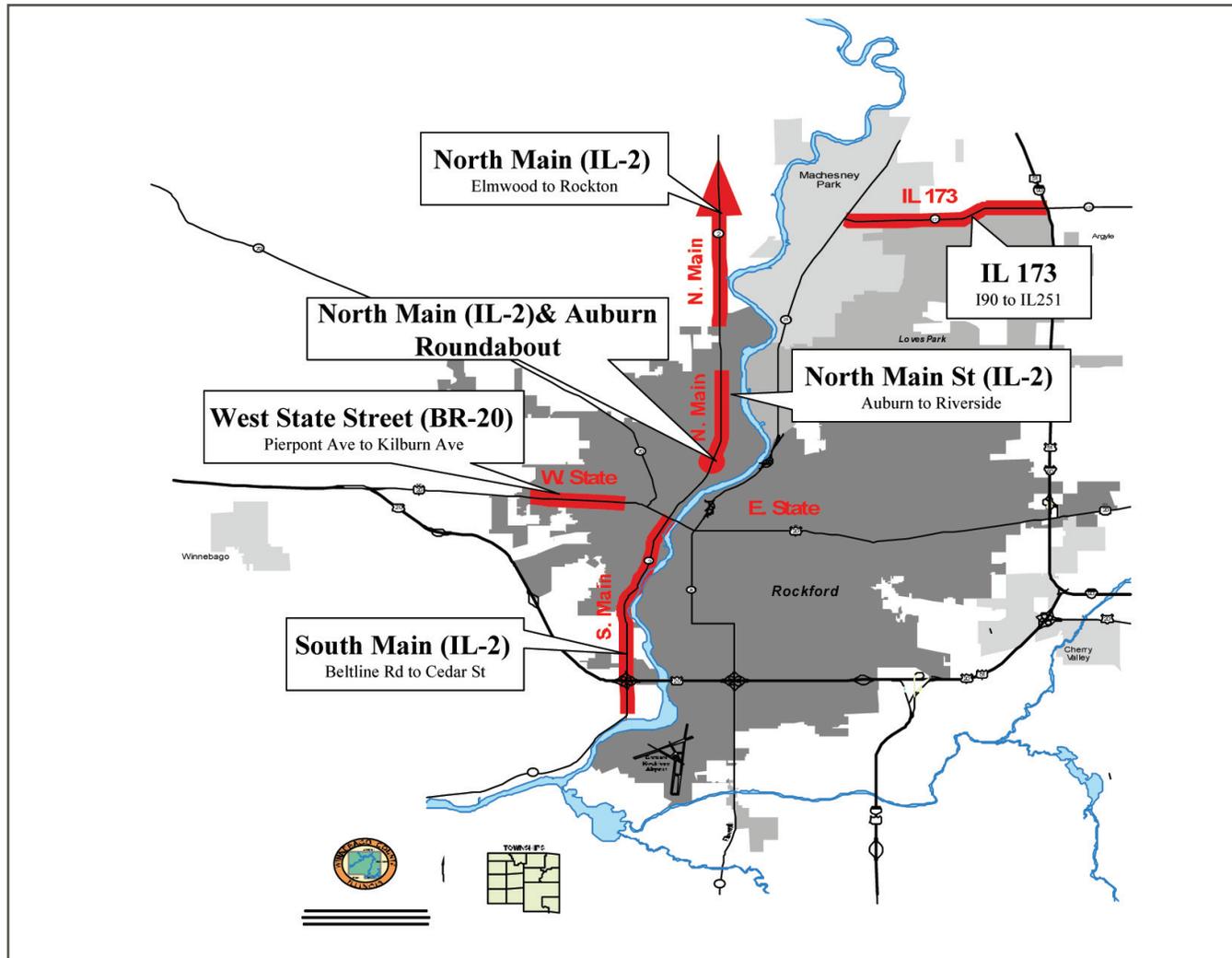
NORTH MAIN STREET (IL 2) ELMWOOD TO LATHAM RD INTERSECTION

DESCRIPTION

This project will expand a narrow two lane stretch of state highway with a high accident intersection (IL 2 and Latham Rd) to a modern four lane highway, opening up the west side of Rockford and Northern Winnebago County for commercial and residential growth.

The total estimated cost to complete this part of Il Route 2 is \$32.21 million dollars. The Rockford-Winnebago County Better Roads Association 2009 Priorities are reflective of the pressing need to rebuild and expand the core highway infrastructure leading into and out of the city of Rockford, and to meet the needs of the fastest growing retail and service corridor in our region.

Our 2010 Priorities seek to expand upon on the investments in these areas to allow each to attain its full potential as economic engines for our region.



Downtown Rockford has been the focus of a great deal of energy, and new capital expenditures over the past few years. Hundreds of millions of dollars have, or are being spent to revitalize some of the largest institutions in our community.

FEDERAL COURTHOUSE

This state-of-the-art facility will add approximately \$100,000,000 in investment to the downtown area, adding 80-100 full-time jobs. Over \$41 million in federal earmarked dollars has been approved. Construction has commenced and will be ongoing throughout 2009.

METROCENTRE

The MetroCentre is a 28 year old public assembly facility which is currently completing its first renovation. The soon to be completed \$20 million renovation included the addition of a new entrance, executive seating options and a catering kitchen. The MetroCentre operation employs 65 fulltime employees and 450 part time employees for and annual payroll in excess of \$5 million. Additional improvements are necessary due to the age of the facility, lack of past investments and to ensure the MetroCentre remains competitive within the Midwest as a destination for premier sports and entertainment.

WINNEBAGO COUNTY CRIMINAL JUSTICE CENTER

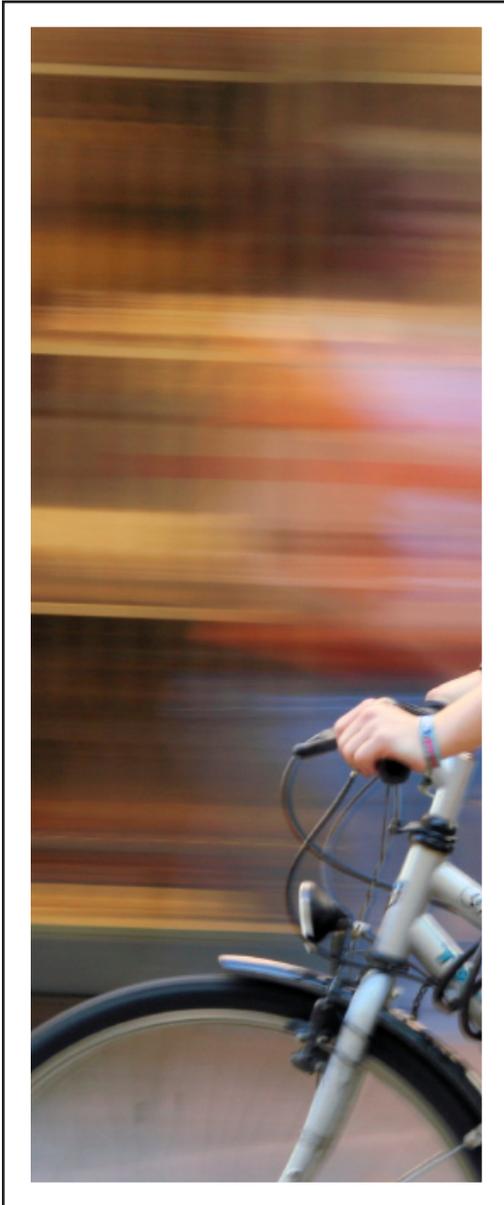
This voter-approved project added \$120 million in investment, including 200-220 full-time jobs. The Criminal Justice Center opened in 2007.

CONDO DEVELOPMENT

2008 has seen the announcement of no fewer than four new condominium projects in downtown Rockford. Enthusiasm is high for these projects, with more projects waiting in the wings for future development.

Of the 2009 Priority List, three of our four requested projects meet the needs of this central business district. Each project is critical to maximizing the opportunities created by this downtown investment. Each project not only serves downtown Rockford, but developments along each corridor will spur economic activity.





SOUTH MAIN STREET (IL 2) POND STREET TO CEDAR

DESCRIPTION

This \$15.05 million project will improve an important entry to Downtown Rockford. The 4.3 mile South Main corridor is the site of many planned and ongoing developments.

STATUS

Design report approved 12/23/05. Federal earmark is *\$6.6 million. The total request for this project is** \$18.45 million.

CORRIDOR JOBS/INVESTMENT

FAMILIA MARKET

The Rockford Local Development Corporation has developed the first full-service grocery store in the SW quadrant of Rockford in thirty years, with 30-40 permanent jobs. In 2008 a Dollar General store and a Doctor's office have been constructed on the site. A revitalized South Main Street would aid in the attraction of business to 2-3 vacant lots adjacent to the property, adding another 20-30 jobs.

REED-CHATWOOD COMPLEX

The City of Rockford has purchased a former industrial Center bounded by South Main and the Rock River and is developing plans on adaptive reuse. This major redevelopment effort is dependent

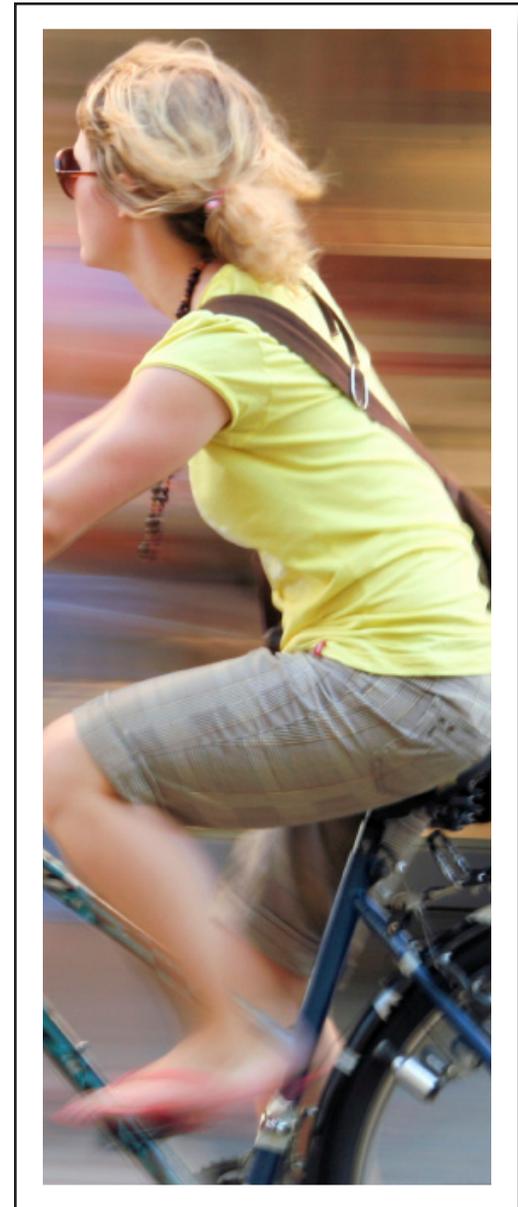
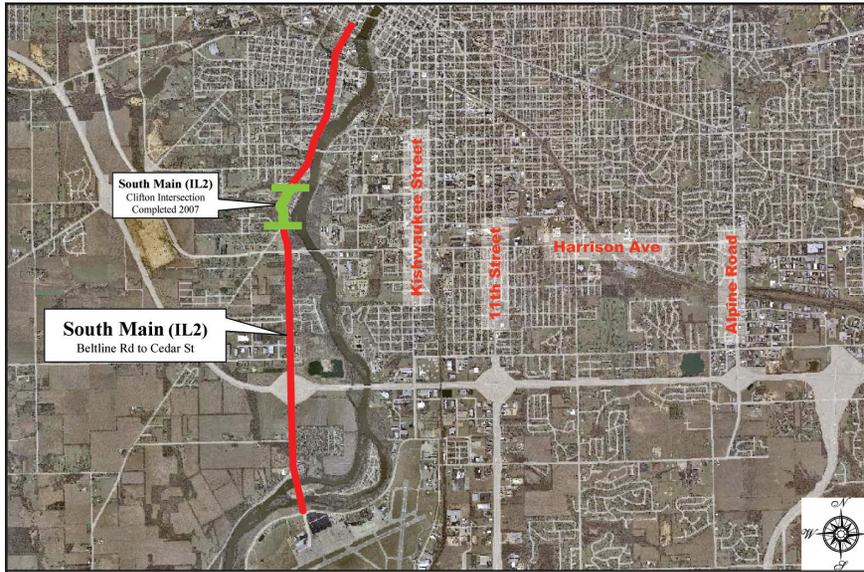
upon efficient access via South Main. It is estimated that this redevelopment effort will bring between 300-500 full-time jobs over the next decade.

SOUTH ROCK INDUSTRIAL PARK

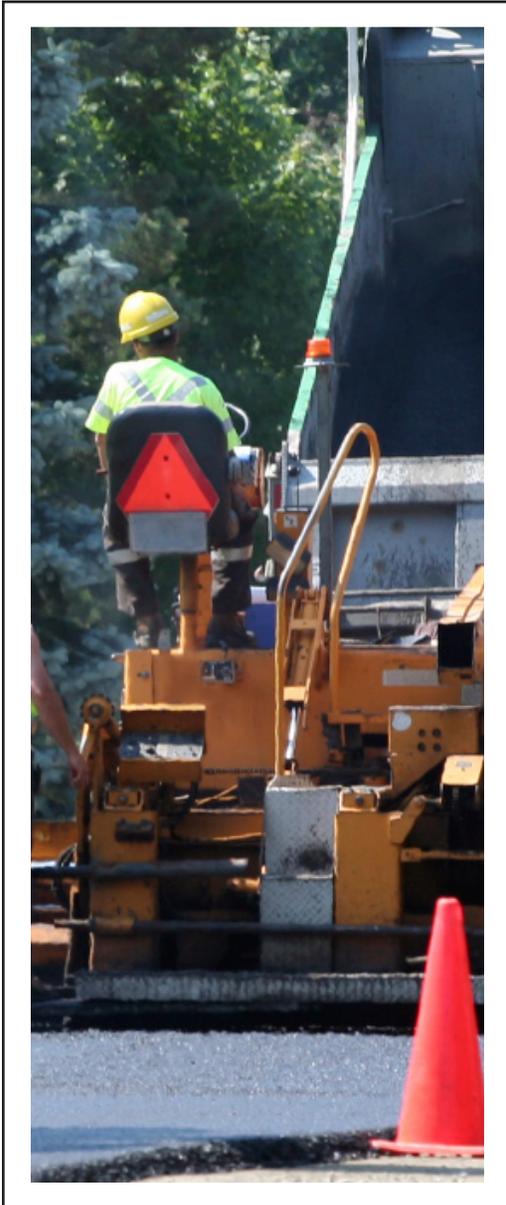
This industrial park currently employs over 1000 people. Expansion is scheduled within the next three years, adding another 100 jobs.

CHICAGO/ROCKFORD INTERNATIONAL AIRPORT

South Main Street is the main entryway to the Chicago/Rockford Airport, the 23rd largest cargo airport in the nation. Commercial flights to Phoenix, Fort Lauderdale, Orlando, Clearwater/St. Petersburg, Las Vegas, Denver, Mexico, and others are operating successfully. Airport growth has added approximately 30 full-time jobs at the Airport. The Chicago/Rockford International Airport is also developing as an Industrial Jobs Recovery Zone, targeting the retention and expansion of industrial and technical jobs for the Rock River Valley.



	FY2010 Request	Federal Earmark(s)
Pond St to Cedar (N. End)		
Utilities	\$0.2 Million	
Railroad	\$0.3 Million	
Engineering (Phase II)	\$0.6 Million	
Land Acquisition	\$1.2 Million	
Construction	\$10.15 Million	
Federal Earmarks		*\$6.6 Million
Beltline to Harrison Ave (S. End)		
Engineering (Phase II)	\$0.6 Million	
Land Acquisition	\$0.5 Million	
Utilities	\$0.2 Million	
Construction	\$4.7 Million	
*Better Roads asks that any money requested be in <u>addition</u> to the \$6.6 million federal earmark		
** Note Escalation of 2004 +3.5%, 2005 +3.5%, 2006 +15.0%, 2007 +15.0%, 2008 + 7.0%, 2009 + 8.0% The cost difference because of 7 years of delay is over \$5.78 Million, a 63.7% increase		



WEST STATE STREET (BUSINESS ROUTE 20)

DESCRIPTION

This project will widen an existing 2-lane roadway currently serving as the western entrance and main east-west corridor in the City of Rockford. \$19.2 million has been identified in the multi-year program for this project. The project will also require and extra \$10 million due to required land acquisition in this blighted area.

STATUS

The City of Rockford completed work on Feasibility Location Study in March 2001. Total request for this project is \$31.98 Million.

CORRIDOR JOBS/INVESTMENT

HOPE VI GRANT

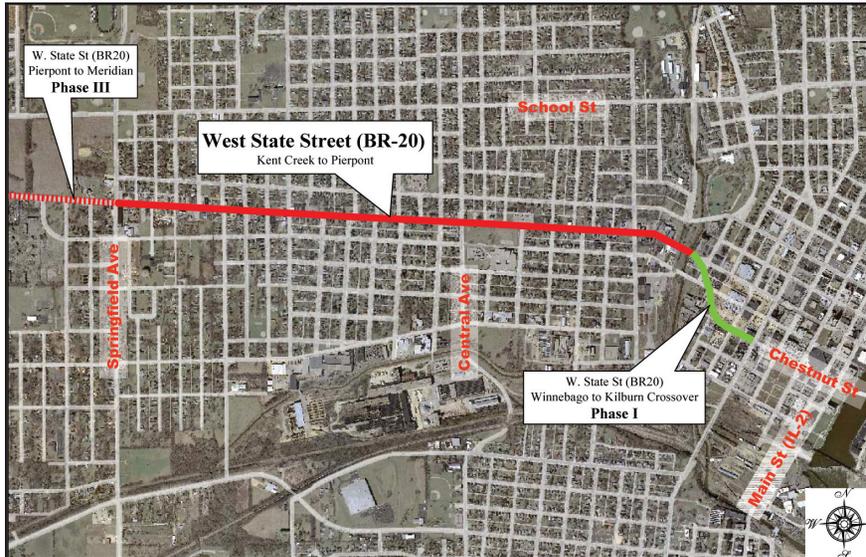
The Winnebago County Housing Authority has received \$18.5 million in federal HOPE VI funds to redevelop the Champion Park housing project into single-family scattered site housing. The implementation of the West State Street Corridor Study is a major component of their redevelopment efforts.

SPRINGFIELD AVE CONSTRUCTION

The West State Street Corridor is the western gateway into the Rockford region. As part of the redevelopment efforts of the West State Street Corridor Study, the gateway intersection at West State Street and Springfield Avenue is slated for new

economic development, including a major bank and pharmacy, adding approximately 100 jobs to this economically depressed area of the region.

Construction has recently been completed on a \$15 million, four-lane construction project to complete the inner loop connecting the economically depressed southwest side of the City of Rockford to the greater Rockford area. Winnebago County and the City of Rockford are working together with an outside consultant to prepare a comprehensive development plan for the corridor.

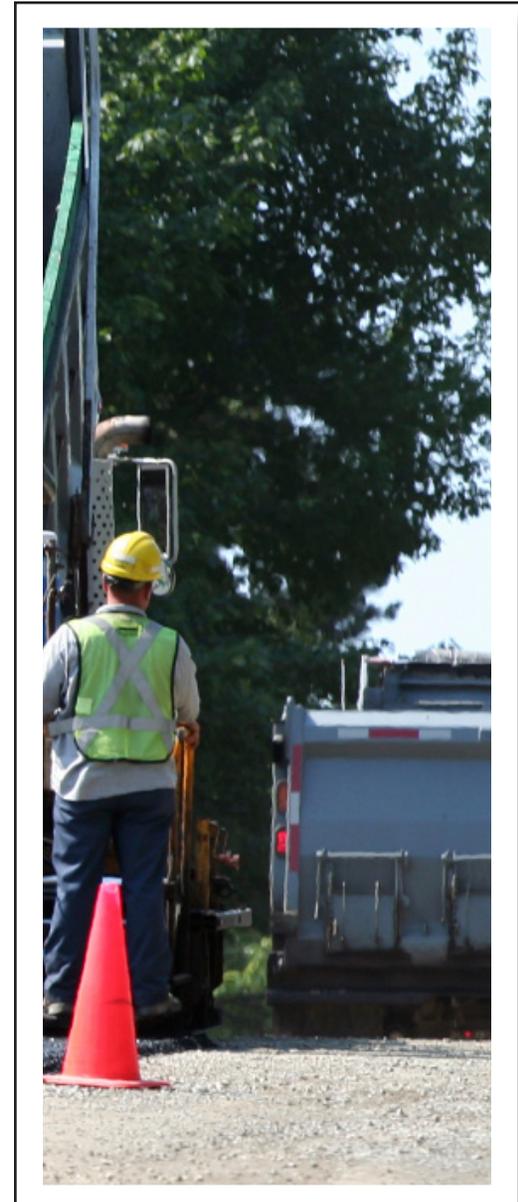


	FY2009	FY2010 Request	Fed Earmark
Kent Creek to Pierpont Av			
Land Acquisition	\$0.75 Million	\$3.0 Million	
Utilities		\$0.2 Million	
Railroad		\$0.5 Million	
Engineering (Phase II)	\$0.53 Million	\$1.0 Million	
Construction		\$17.28 Million	
Federal Earmark			*\$6.6 Million
State Allocation	(Land Acquisition)	**\$10.0 Million	

* Better Roads requests any money requested be in addition to the \$6.6 million federal earmark.

** \$10.0 million additional capital program needed to cover cost escalation of land acquisition and Construction to successfully complete project.

** Note escalation of 2007 +15.0%, 2008 + 7.0%, 2009 + 8.0% the cost difference because of 4 years of delay is over \$4.28 Million, a 32.89% increase.



NORTH MAIN STREET (IL 2) AUBURN TO RIVERSIDE (INCLUDES THE ROUNDABOUT)

DESCRIPTION

This project consists of reconstructing IL 2 from Auburn to Riverside, including roadway modernization, pedestrian improvements, and intersection improvements, particularly at the North Main and Auburn Street intersection. For decades, this intersection has been congested, a high accident location, and a detriment to efficient transportation. After a lengthy public process, a consensus was achieved to build a modern roundabout to ease congestion and make the intersection safer. This intersection will be the first dual lane roundabout will be the first in Illinois. The remaining project north to Riverside would improve 1.9 mile, north-south traffic flow and be an economic catalyst for the area.

STATUS

The City of Rockford has taken the lead in Phase I Engineering on the intersection of North Main and Auburn. The total request for FY 2009 is \$20.54 million* (State of Illinois Portion).

CORRIDOR JOBS/INVESTMENT

WALGREENS – Walgreens has announced the construction of a new store at the corner of N. Main and Auburn streets.

EIGER LAB – Manufacturing Technology Research Center & Incubator

Private Sector Investment - (Ingersol Purchase) \$15.75 Million

Federal Department of Defense Appropriation, NIU for R&D - \$8.00 Million

SBA Appropriation - \$2.025 Million

Permanent Jobs: 350



	FY 2010 Request	
	IDOT Portion	City Portion
Engineering Phase I	*\$1.2 Million	\$1.2 Million
Engineering Phase II (Design)	\$0.8 Million	\$2.8 Million
Land Acquisition	\$3.0 Million	\$4.025 Million
Utilities	\$1.0 Million	\$1.95 Million
Rail Road Crossing		\$1.30 Million
Construction	\$14.54 Million	
IDOT Total	\$20.54 Million	
City of Rockford Total		\$11.27 Million
Total Project Cost (State and City)	\$31.81 Million	

** Note escalation of 2007 +15.0%, 2008 + 7.0%, 2009 + 8.0%. The cost difference because of 2 years of delay is over \$1.96 million, a 15.56% increase.

NORTH MAIN STREET (IL 2)
 ELMWOOD TO LATHAM – 2.51 MILES
 LATHAM TO ROCKTON – 4.25 MILES

DESCRIPTION

This project will expand a narrow 6.76 mile, two-lane stretch of state roadway with a high accident intersection (Latham & IL 2) to a modern four-lane highway. This project will open up the west side of Rockford and Northern Winnebago county for commercial and residential growth.

STATUS

\$1.13 million was funded for land acquisition in FY 2006. Construction remains unfunded. Portions of this project will be ready for construction in FY 2010. Total project request \$28.65 million.

CORRIDOR JOBS/INVESTMENT

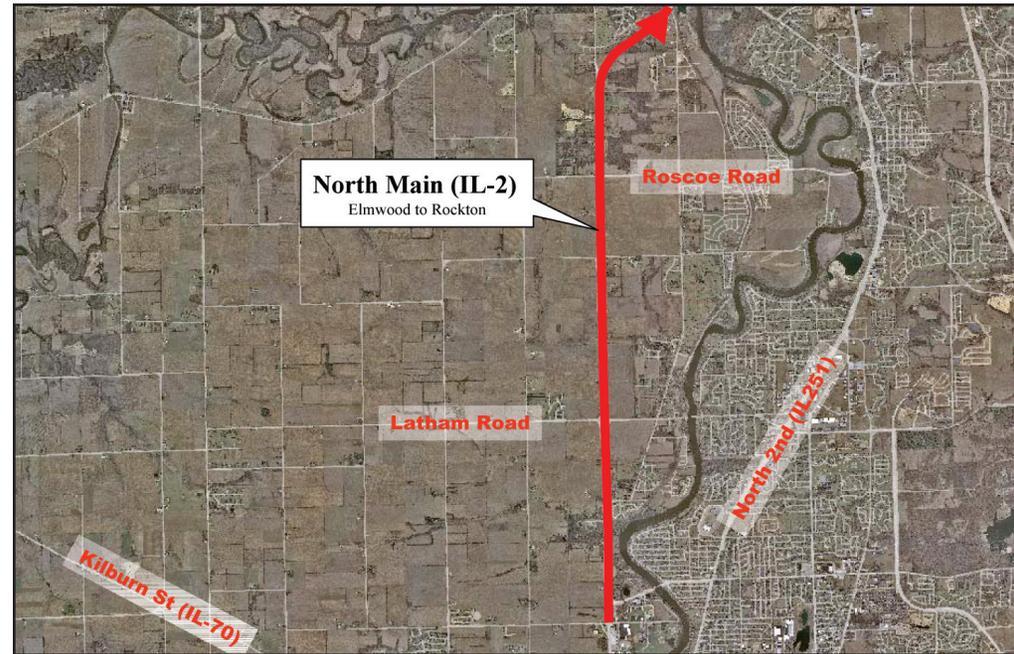
WAL-MART SUPERSTORE

located at Riverside and Owen Center Road was constructed in 2006.

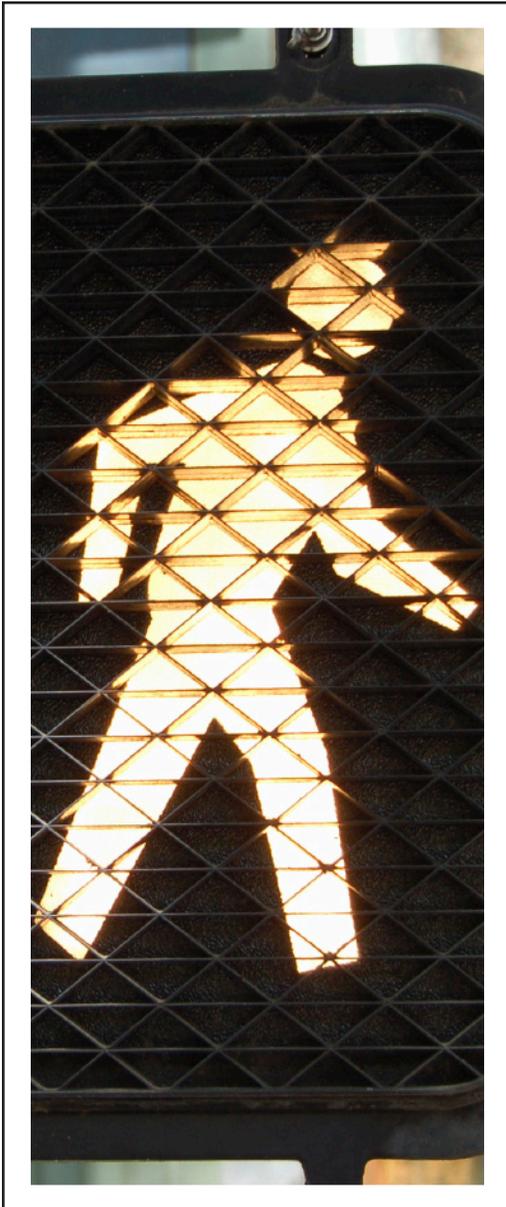
Permanent Jobs: 250

NORTH ROCK INDUSTRIAL PARK

The proposed improvement will assist freight movement to and from North Rock Industrial Park. The improvement will provide an alternative route for oversize and overweight trucks to get around or through the urban area. This traffic is presently on US 251 north and Alpine Rd, which are congested daily. There are currently 2500 jobs in the North Rock Industrial Park.



FY2010 Request	
Elmwood to Latham	
Engineering	
Land Acquisition	\$.75 Million
Utilities Adjustment	\$0.25 Million
Construction	\$34.38 Million
Latham to Rockton	
Engineering	
Land Acquisition	\$1.5 Million
Utilities Adjustment	
Construction	\$28.65 Million
<p>** Note escalation of 2004 +3.5%, 2005 +3.5%, 2006 +15.0%, 2007 +15.0%, 2008 + 7.0%, 2009 + 8.0% the cost difference because of 7 years of delay is over \$24.53 Million, a 63.7% increase.</p>	



IL 173 – I 90 TO IL 251

DESCRIPTION

The 173 (Gateway) Corridor in Machesney Park has been the site of extensive growth over the past few years. A recently completed interchange at 173 and the Illinois Tollway has been the catalyst for this expansion.

Our next priority will revitalize IL 173 to meet the needs of this new retail corridor. This much needed project will widen an antiquated 4.9 mile, two-lane road in the fastest growing commercial/retail area of Winnebago County. Fast-growing developments and soaring land prices increase the anticipated cost of this project to \$62.692 million (published 2003).

STATUS

Phase I Engineering is nearing completion. Better Roads Association requests \$8.14 Million for IL 173 Intersection at IL 251.

Construction of IL 173 to the Boone County Line 4-Lane conversion \$63.57 million.

CORRIDOR JOBS/INVESTMENT

THE GATEWAY DISTRICT CORRIDOR
IL 173 from IL 251 to I-90 - is the fastest growing corridor within IDOT District II. There are 1,600 acres of land to be

developed or currently being developed along the north side of IL 173. This includes 1,100 acres west of the proposed I-90 interchange, 300 acres east of I-90, and 100 acres within a TIF district located at the four corners of IL 173 and IL 251. Water and sanitary sewer is already available along the north side of IL 173 to the toll way.

There are approximately 540 acres of land south of IL 173. Approximately 85% of this land is undeveloped. Part of this land is served with sanitary sewer and public water. The plan is to serve the entire area with sanitary sewer and public water.

Job Creation

The corridor has experienced rapid expansion. With \$75 million in current and planned commercial and retail developments.

- 4,110 retail and service jobs
- 2,340 retail and professional jobs
- 1,420 light industrial and manufacturing jobs

These businesses include, but are not limited to:

OSF SAINT ANTHONY ROCK CUT CROSSING
OSF Saint Anthony Medical Center, OSF Medical Group and OSF HealthPlans are developing a 30-acre site at the southwest corner of Perryville Road and Route 173 in Loves Park. The site work for the project began in May of 2007 and an early 2009 opening is expected.

On the OSF portion of the site a three-story, 82,000-square-foot building is well under construction. OSF Center for Health - Rock Cut, will include a full-service laboratory, medical imaging, primary care, pediatrics and prompt care.

THE IL 173 GATEWAY DISTRICT CORRIDOR consists of over \$1 million sq ft of retail/restaurant/services. Some of these include: Home Depot, Menards, Lowes, Target, Kohl's, Chili's, Walgreens, Gordman's, PetSmart, Office Depot, Pier I Imports, Buffalo Wild Wings, and the Showplace 14 Theater Complex.

Pre-existing businesses along this short stretch of roadway include:

MACHESNEY CROSSINGS SHOPPING CENTER

220,000 sq. ft. retail/restaurants, including TJ Maxx, Bed Bath & Beyond, Office Max, and varied soft retail goods stores.

ROCKFORD SPEEDWAY

The Rockford Speedway host 100,000 guests each year during their Thursday/ Saturday racing schedule.

Public Sector Investment

Brownfield Grant - \$107,341 was received in spring 2003 from IEPA for assessment of 20-acre salvage yard at southwest corner of IL 173/251. The Village invested over \$5,000,000 in preparing the southeast corner of Alpine Road and IL 173 for the Lowe's site development.

NATIONAL GUARD ARMORY

is located on IL 251 immediately, north of IL 173. Interchange at I-90 will provide necessary access for armory vehicles.

SAFETY

This expansion, coupled with pre-existing attractions has created an overflow of traffic in the corridor. Traffic counts at IL 173, W. of Forest Hills Rd - 19,900 VPD in 2001 (up 134% from 8,500 VPD in 1999). Traffic counts at 173, E. of Forest Hills Rd - 14,200 VPD (up 89% from 7,500 VPD in 1999). Safety of motorists is a top concern as growth continues and IL 173 remains at two lanes.



FY 2010 Request

173 from 251 to Boone County Line Road Widening

Utility Adjustment	\$0.15 Million
Land Acquisition	\$4.94 Million
Engineering (Phase II)	\$0.7Million
Construction	\$57.78 Million**

173 Intersection @ 251

Construction Engineering (phase II)	\$0.5 Million/10% cost of project
Land Acquisition	\$0.5 Million
Utility Adjustment	\$0.5 Million
Construction	\$6.64 Million***

** Note escalation of 2004 +3.5%, 2005 +3.5%, 2006 +15.0%, 2007 +15.0%, 2008 + 7.0%, 2009 + 8.0% the cost difference because of 7 years of delay is over \$22.49 million, a 63.7% increase.

*** Note escalation of 2006 +15.0%, 2007 +15.0%, 2008 + 7.0%, 2009 + 8.0% the cost difference because of 4 years of delay is over \$1.64 million, a 32.89% increase.

Winnebago Rockford Better Roads Construction Cost Escalator (in millions)										
		2003	2004	2005	2006	2007	2008	2009	Real \$ Increase	% Increase
S. Main N. Pond St. to Cedar		6.20	6.42	6.64	7.64	8.78	9.40	10.15	3.95	63.71%
S. Main Beltline to Harrison		2.87	2.97	3.07	3.53	4.06	4.35	4.70	1.83	63.71%
W. State Kent to Pierpont					13.00	14.95	16.00	17.28	4.28	32.89%
N. Main Auburn to Riverside						12.58	13.46	14.54	1.96	15.56%
N. Main Elmwood to Latham		21.00	21.74	22.50	25.87	29.75	31.83	34.38	13.38	63.71%
N. Main Latham to Rockton		17.50	18.11	18.75	21.56	24.79	26.53	28.65	11.15	63.71%
173 Intersection @ 251					5.00	5.75	6.15	6.64	1.64	32.89%
173 - 251 to Boone County Line		35.29	36.53	37.81	43.48	50.00	53.50	57.78	22.49	63.71%
<i>Total</i>								174.11	60.67	
<i>Total Initial List Amount</i>	<i>113.44</i>									
<i>Total 2010 Requests</i>	<i>174.11</i>									
<i>Total Increase</i>	<i>60.67</i>									
<i>Total Increase Percentage</i>	<i>53.48%</i>									

For additional information contact:

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Better Roads Association
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THE CITY OF 
ROCKFORD
 ILLINOIS, USA