

# LINCOLN HIGHWAY LOGISTICS CORRIDOR STRATEGIC PLAN

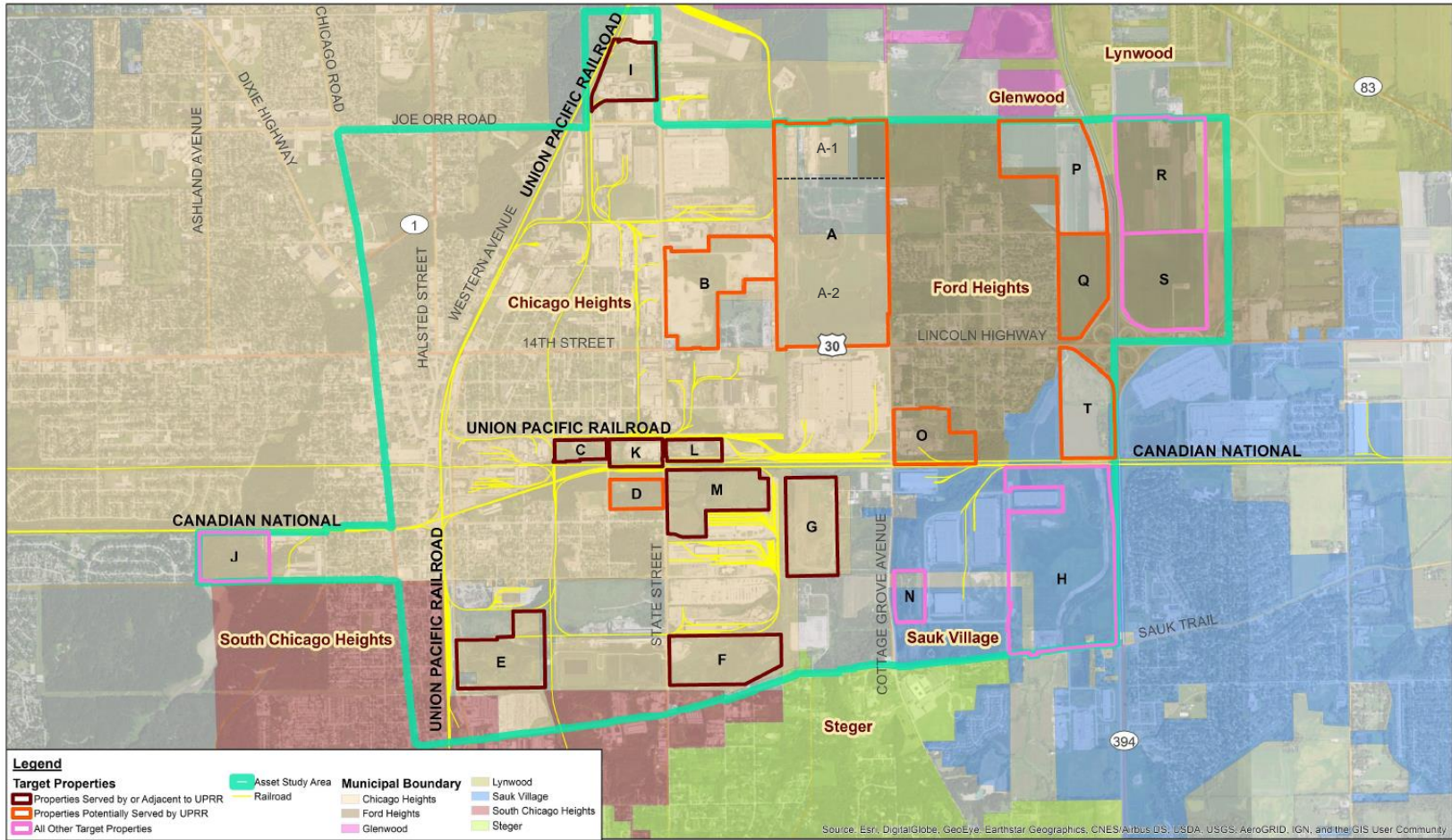
*CMAP Environment and Natural Resources Committee  
July 11, 2019*

# BACKGROUND

- Commissioned to identify obstacles to redevelopment for large sites with strong road and rail access
- Began in January 2017 and concluded in August 2018
- Research tasks
  - Literature review, case studies, and stakeholder interviews
  - Strengths, weaknesses, and commodity flows
  - Preliminary Environmental and Site Assessment and PIN review
  - Funding and financing opportunities
  - Strategic plan



# LHLC STUDY AREA & TARGET SITES



## LINCOLN HIGHWAY LOGISTICS CORRIDOR STUDY AREA



# SITE & INFRASTRUCTURE ANALYSIS

[WWW.CONNECTINGCOOKCOUNTY.ORG](http://WWW.CONNECTINGCOOKCOUNTY.ORG)

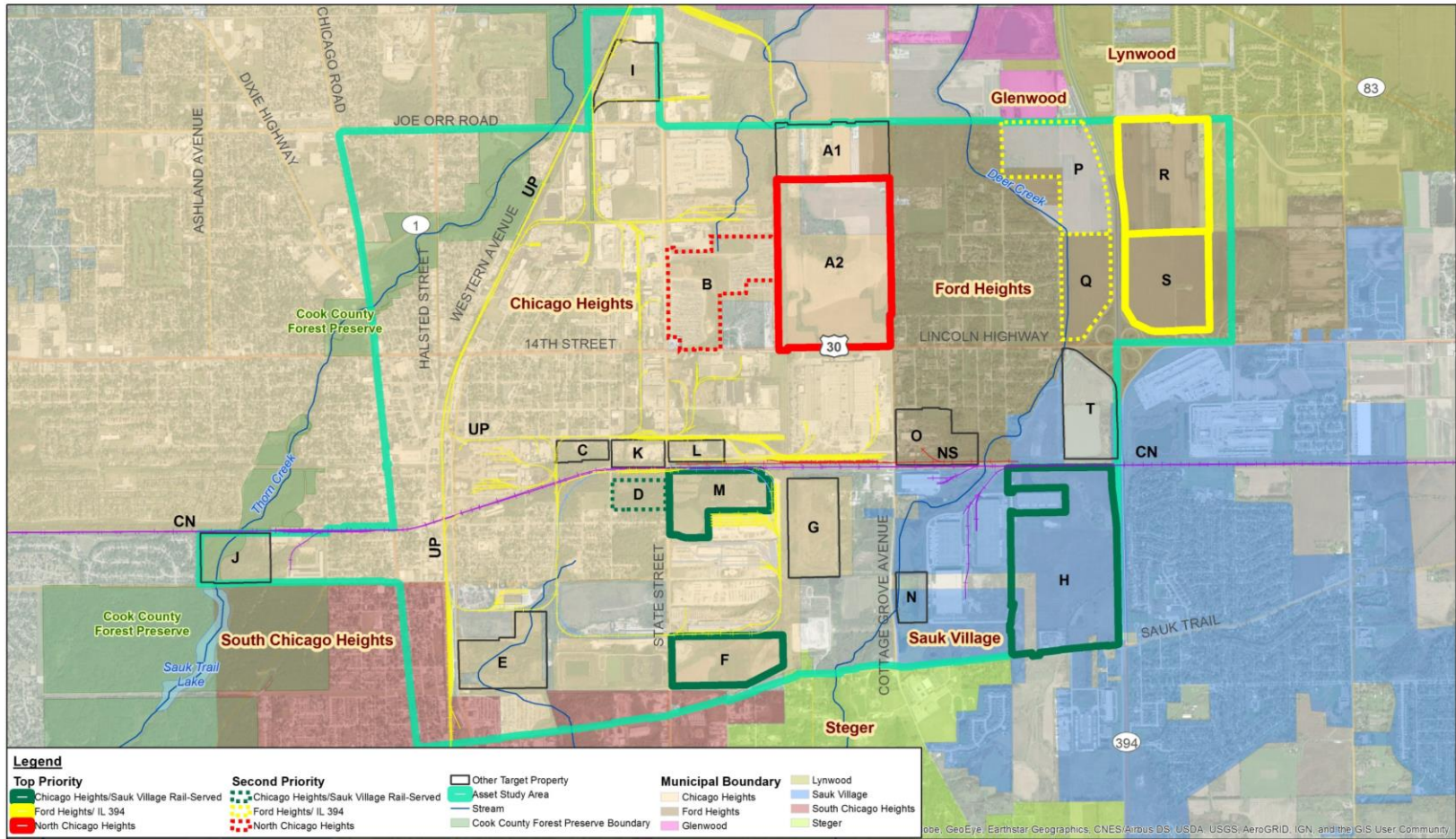


# METHODOLOGY

- **Site-by-site evaluation**
  - Environmental risk
  - Parcel size and ownership
  - Transportation access
  - Readiness (utilities, floodplains, wetlands)
  - Tax environment
  - Zoning/land use
  - Worker access
- **Screening of sites**
  - 21 original sites
  - 8 dropped due to environmental risk, FPDCC ownership, and/or wetland or floodplain coverage
  - 13 remaining sites were ranked



# PRIORITY SITES



## LINCOLN HIGHWAY LOGISTICS CORRIDOR STUDY AREA

Printed: June 27, 2018

# RAIL AND ROAD CONCEPTS

## ■ Road access

- In general, excellent road access throughout the corridor via I-57, IL 394, US 30/Lincoln Highway, Joe Orr Road, Sauk Trail, and other arterials
- Additional local roadways necessary to access sites along IL 394 and within Sauk Village LogistiCenter

## ■ Rail access

- Goal: identify rail improvements that make multiple development sites attractive to end users
- Sufficient customer base would need to be demonstrated to railroad to justify new access
- Rail spur is the industrial user's responsibility to build and maintain
- Two rail concepts discussed with CN and UP railroads, both of which see potential in the corridor



# IMPLEMENTATION EFFORTS

[WWW.CONNECTINGCOOKCOUNTY.ORG](http://WWW.CONNECTINGCOOKCOUNTY.ORG)



# ACTION STEPS TO DATE

- **Corridor-wide improvements**
  - Property tax analysis and legislation
  - Marketing brochure
  - US EPA brownfield assessment and cleanup grant
- **Site-specific improvements**
  - Preliminary engineering for road and rail extensions in Sauk Village
  - Utility extensions to Ford Heights sites
- **Outreach events**



# US EPA BROWNFIELD GRANTS

- In 2018, the Department of Environment & Sustainability was awarded 2 grants:
  - \$600,000 Assessment Grant
  - \$750,000 Revolving Loan Fund
- Provides funding opportunities to improve the environment and economic development in LHLC
- Partnered with Chicago Heights, Ford Heights, and Sauk Village

# PROPERTY TAX ANALYSIS

- **Industrial properties are the cornerstone of LHLC's tax base**
  - Generate almost 70% of all revenues
  - Represent high-revenue properties
- **Priority sites offer catalytic development opportunity**
  - Large sites suitable for industrial development
  - Currently generate little revenue
- **Lack of competitive tax rates**
  - Rates in the LHLC range from 11.86% to 34.37%, well above peers in Will County or NW Indiana
  - Existing Cook County tax incentives insufficient to bring rates to competitive levels
- **Tax relief legislation**

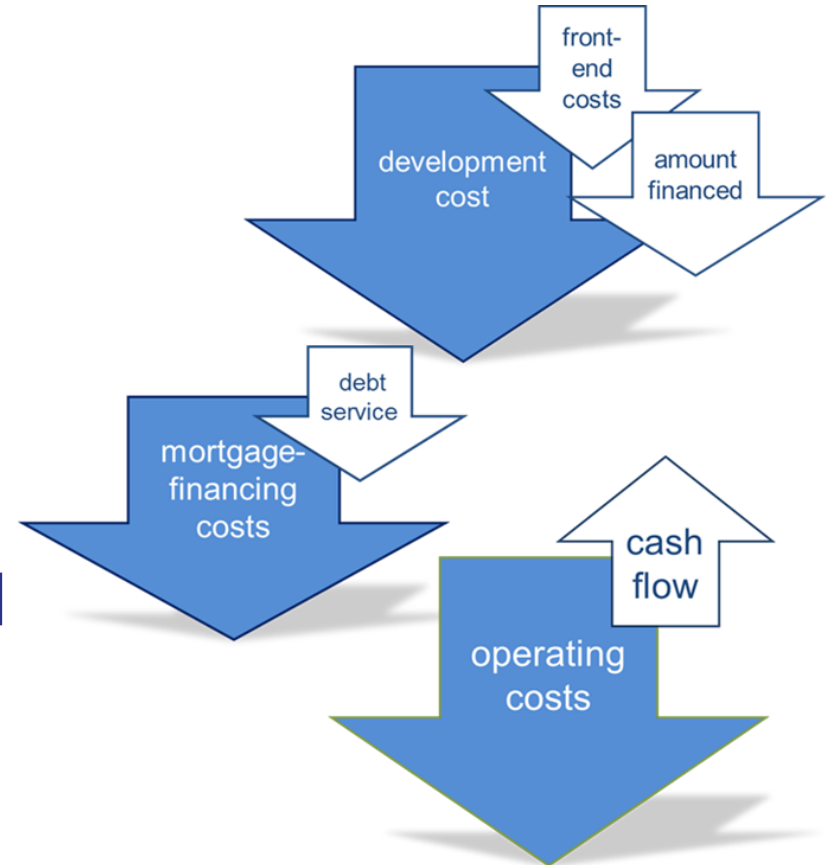
# ECONOMIC DEVELOPMENT TOOLS

- **BUILT In Cook Loan Fund**
- **Private Activity Bonds**
- **Property Tax Incentives**
- **Property Assessed Clean Energy (PACE)**
- **Enterprise Zones**
- **Industrial Growth Zones**
- **Opportunity Zones**



# ECONOMIC DEVELOPMENT TOOLS

- **Multiple tools can be layered together for:**
  - Acquisition of land and buildings
  - Rehabilitation and new construction
  - Purchase of machinery and equipment
  - Assessment and remediation
  - Environment friendly improvements



# MARKETING AND OUTREACH

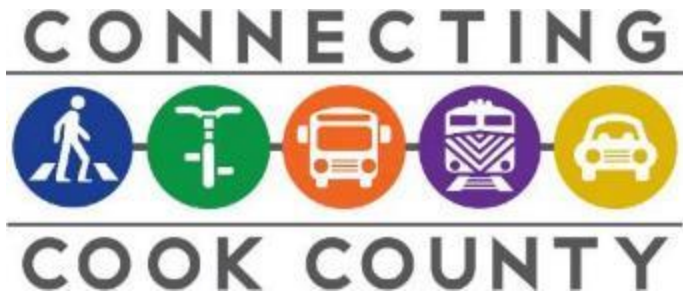
- **Industrial Real Estate Conference**
- **Select USA**
- **Local and sub-regional economic development events**
- **Business community**
- **Real estate brokerage community**



# MOVING FORWARD

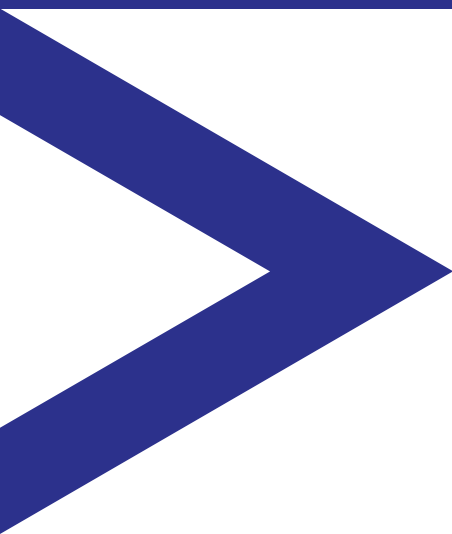
- **Continue to develop ongoing initiatives**
  - Refine tax relief proposals
  - Scope and secure funding for infrastructure needs
- **Implementation remains a collaborative effort across Cook County agencies, municipalities, and local economic development groups**
  - Seek industry feedback and build new partnerships with local businesses
  - Cook County agencies on call to deploy existing tax incentive, workforce development, and land banking tools as needed





# THANK YOU

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<https://www.cookcountyil.gov/service/lincoln-highway-industrial-corridor>