

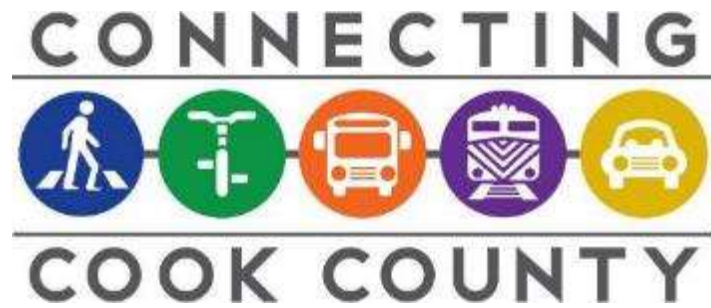
LINCOLN HIGHWAY LOGISTICS CORRIDOR IMPLEMENTATION PHASE



*CMAP Freight Committee
February 22, 2021*

OVERVIEW

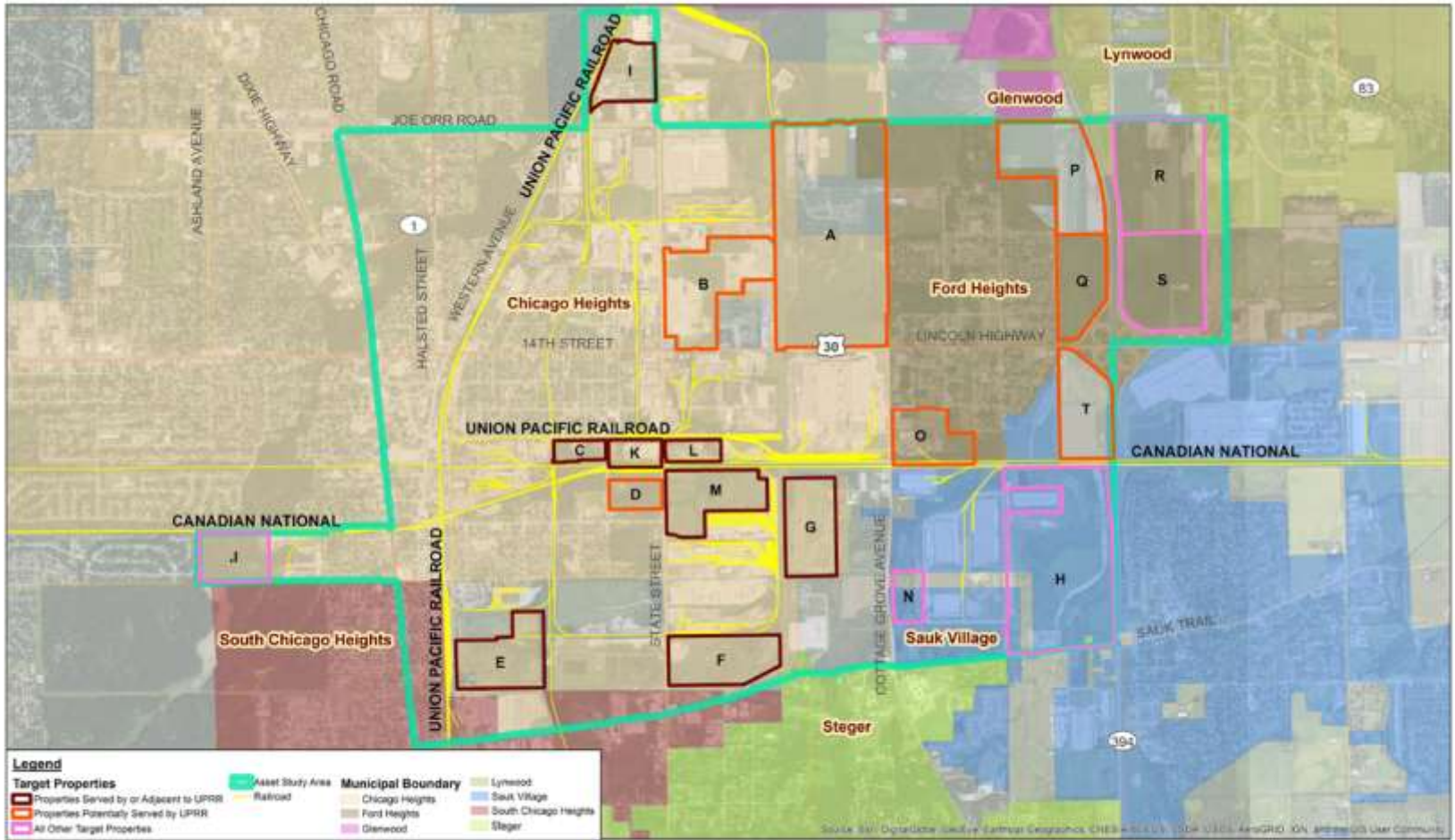
1. The Plan
2. Implementation Efforts
3. Next Steps



THE PLAN

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BACKGROUND



LINCOLN HIGHWAY
LOGISTICS CORRIDOR STUDY AREA

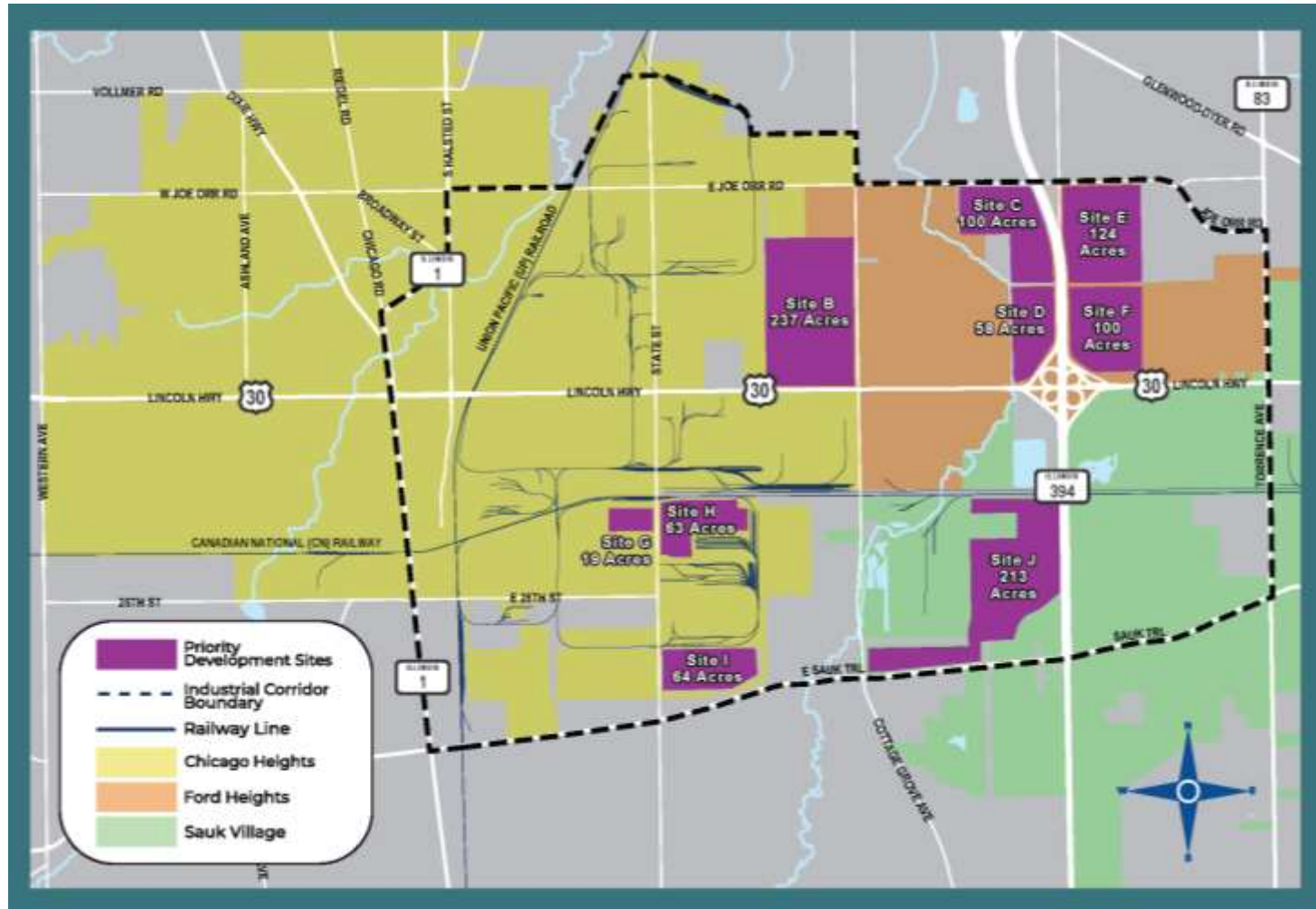


ANALYSIS

- Methodology
- Evaluation Criteria
- Priority Sites
- Rails and Roads

Site	A-1	A-2	B	C
Environmental Risk - score 1 pt. for REC High Risk, 3 pt. for REC I				
RECs Present	Yes	No	No	Yes
RECs Extent	Moderate	N/A	N/A	High
DeMinimis	Yes	Yes	No	No
Score	3	9	9	1
Parcel Size and Ownership - score 1 pt. for less than 20 AC, 2 pt. for				
Municipality	Chicago Heights/ Ford Heights	Chicago Heights/ Ford Heights	Chicago Heights	Chicago Heights
Area (Acres)	78.99	236.98	99.57	13.27
# Owners	9	7	2	2
Score	4	4	5	3
Transportation - score 4 pts for adjacent or on site rail access, 2				
Rail Potential	0.25 miles	0.05 miles	0.10 miles	Adjacent
Rail Carrier	UP	UP	UP	UP
IL-394 Access	2.4 miles	1.3 miles	2.5 miles	2.7 miles
I-57 Access	8.1 miles	7.2 miles	7.0 miles	6.7 miles
Score	4	6	4	6
Readiness - score 0 pt. for 40% or more Floodplain, 1pt. For 10%-4				
% Floodplain & Wetland	4.2%	6.8%	60.4%	0.0%
Water Service	None	Intersects w 12" (CH); Within 100'	12" - 16" within 100'	8" within 100'
Sanitary Sewer Service	None	15" Within 100' (CH); Within 100' (FH)	15" - 18" within 100'	6" on-site
Storm Sewer Service	None	None (CH); Within 100' (FH)	60" within 100'	10" - 36" within 100'; 2 inlets
Score	2	5	3	5
Tax Environment - score 1 pt. for tax rate 30 or greater; 2 pts. for 2				
Tax Rate	26.890 to 38.591	26.890 to 34.182	33.306	19.129
Score	1	1	1	3

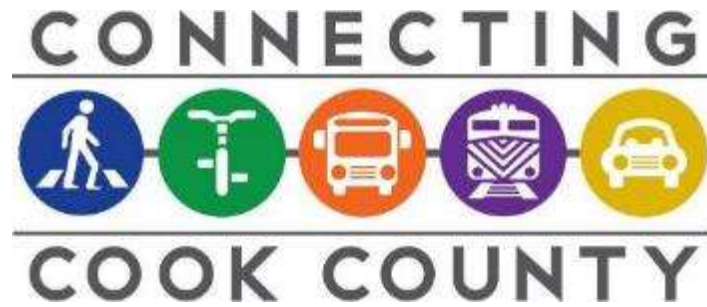
PRIORITY SITES



FREIGHT STATUS

- Road access
- Rail access



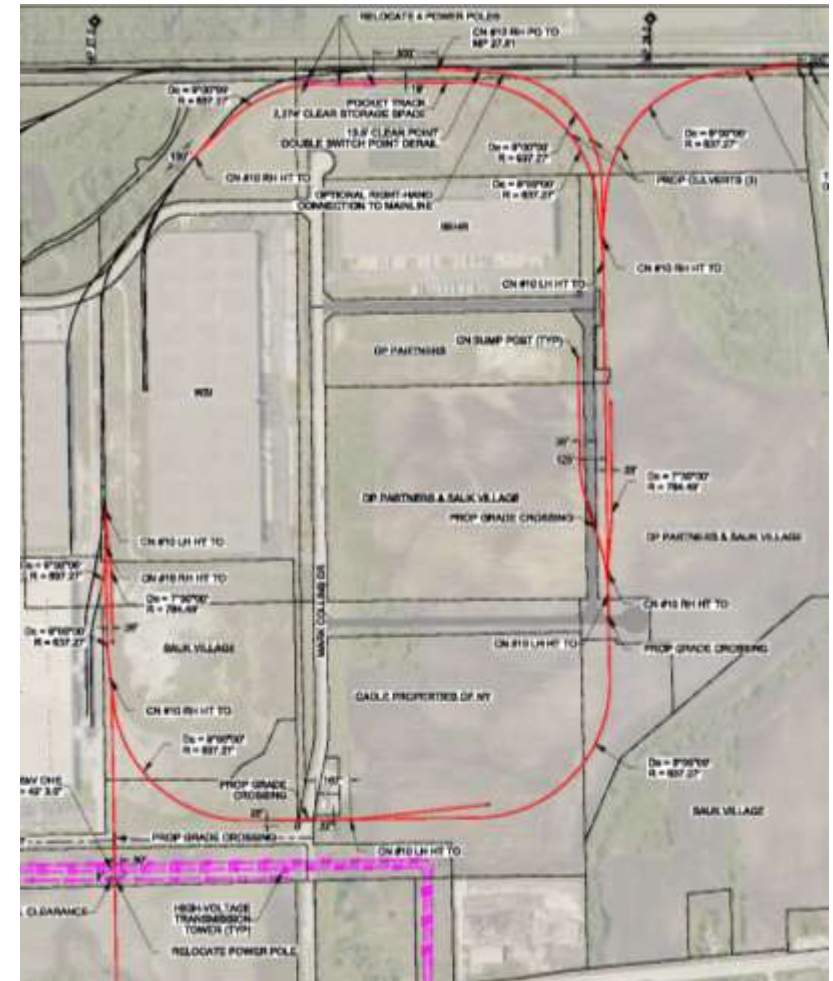


IMPLEMENTATION EFFORTS

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DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

- LogistiCenter
 - Phase I Engineering
- Infrastructure Study
- Invest in Cook



DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

- **Property Assessed Clean Energy (PACE)**
- **Grants**
 - 2014 Brownfield Assessment Grant for West Cook County
 - 2018 Grants = \$1.3 Million

BUREAU OF ECONOMIC DEVELOPMENT

- **BUILT In Cook Loan Fund**
- **Private Activity Bonds**
- **Property Tax Incentives**
- **Enterprise Zones**
- **Industrial Growth Zones**
- **Opportunity Zones**
- **CDBG Funds***

PROPERTY TAX ANALYSIS

- Industrial properties are the cornerstone of LHLC's tax base
- Priority sites offer catalytic development opportunity
- Lack of competitive tax rates
- Tax relief legislation

MARKETING BROCHURE

Metro Chicago's Lincoln Highway Industrial Corridor

Prime Sites
Unmatched Road and Rail Access
Robust Investment and Incentives

Strategic Location

Recognized as the strongest distribution location in the U.S., the region's unique combination of rail and road infrastructure, interstate and waterway networks, and dense population makes this an ideal location for distribution, production, and other business activities.

The Lincoln Highway Industrial Corridor is one of the few non-industrial land parcels with large, undeveloped areas of land with excellent road and highway access.

"This location is ideal for businesses looking to expand their production and distribution capabilities. The area is well-served by major highways and rail lines, and the proximity to major markets provides a significant competitive advantage." — [Name], [Title], [Company]

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Regional Economic Strengths

The Chicago Metropolis is one of the nation's leading economies in various economic sectors, including:

- Transportation, Distribution, and Logistics
- Health, Biotechnology, and Equipment Manufacturing
- Chemical and related products manufacturing
- Food and Beverage Manufacturing and Processing

The location is ideal for businesses looking to expand their production and distribution capabilities. The area is well-served by major highways and rail lines, and the proximity to major markets provides a significant competitive advantage.

Successful Surrounding Businesses

The Lincoln Highway Industrial Corridor is a leading location for a variety of businesses, including:

- Manufacturing
- Logistics
- Food Processing
- Chemical
- Biotechnology
- Healthcare
- Equipment Manufacturing
- Food and Beverage Manufacturing
- Chemical and related products manufacturing

Industrial Sector of Lincoln Highway Businesses (%)

The Lincoln Highway Industrial Corridor is Chicagoland's premier location for manufacturing, industrial, and transportation companies.

- More than 1,000 acres on three sites ready for industrial development.**
- Strategically located** just miles from four major interstates and with direct access to the Union, Security and Canadian National railroads, sitting on the crossroads of the nation's road and rail networks.
- Business incentives and improvements to local infrastructure** from multiple county, state, and federal governments highlight the region's commitment to marketing businesses.
- Business Planning** Low interest financing through the BOP in Cook program and capital gains positions in Opportunity Zones.
- Tax Incentives and Tax Exemptions** No cost for sales and storage and seasonal storage zones.
- Infrastructure Improvements** Funding and training to support financial aid and ability improvements.
- Environmental Assessment** Studies for environmental assessments and plans for cleanup, if needed.
- Abundance of job training services** available throughout the corridor, including from the Chicago Cook Workforce Partnership, community colleges, and employer-provided, such as ILC, LLC.

"This location is ideal for businesses looking to expand their production and distribution capabilities. The area is well-served by major highways and rail lines, and the proximity to major markets provides a significant competitive advantage." — [Name], [Title], [Company]

Development Opportunity - Site B

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Located within site B on the Lincoln Highway Industrial Corridor with approximately 127 acres, including 145 acres under single ownership.

Site Specifications:

- Location:** 747.74 AC Road, Chicago Heights, IL
- Access:** US-141
- Highway Access:** Access to I-55, I-55/I-290, I-290/I-55, I-55/I-290
- Rail Access:** Union Pacific Railroad, BNSF Railroad, and other railroads
- Front Access:** State Route 107 - 0.3 miles
- Adjacent Uses:** Industrial (I-1) and other industrial
- Site Area:** 127.74 acres (I-1)
- Site Area:** 127.74 acres (I-1)

Site Details:

- 1. Access to I-55, I-55/I-290, I-290/I-55, I-55/I-290
- 2. Low density
- 3. Single point road access to surrounding areas
- 4. Access to existing building
- 5. Location is flexible and opportunity

DING:

- 12-11-11-11-11-11
- 12-11-11-11-11-11
- 12-11-11-11-11-11
- 12-11-11-11-11-11
- 12-11-11-11-11-11

Number of Parcels: 2

Development: 100% vacant

Environment: Clean

Notes: 100% vacant - 100% vacant

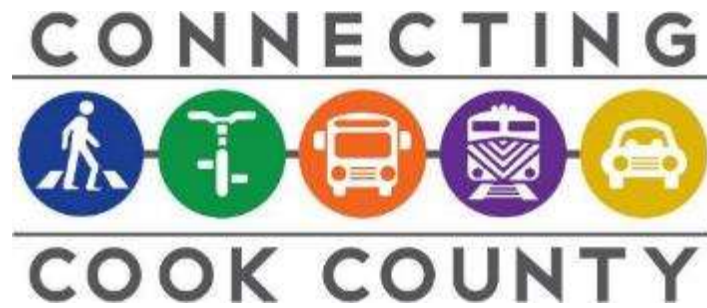
Map: 127.74 acres (I-1)

Merchandise Contacts:

- John J. [Name]
- County Development Commission
- City of Chicago
- Illinois Department of Transportation
- SSIMMA

Site B Images

The images show Site B from an aerial perspective, highlighting the road network and the industrial corridor. The site is divided into several sections, with Site B-1 and Site B-2 clearly visible.

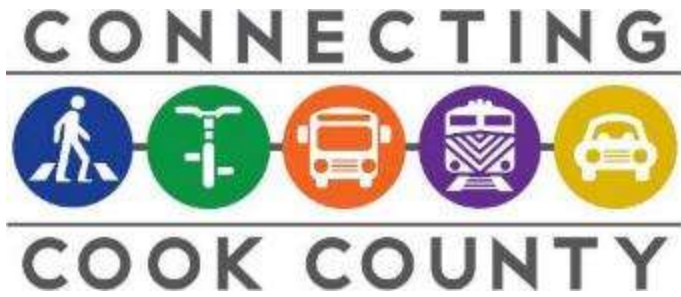


NEXT STEPS

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ONGOING EFFORTS

- Refine tax relief proposals
- Fund infrastructure needs
- Collaborative effort across Cook County agencies, municipalities, and local economic development groups
- Seek industry feedback and build new partnerships with local businesses



THANK YOU

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