

Metro Chicago's Lincoln Highway Industrial Corridor

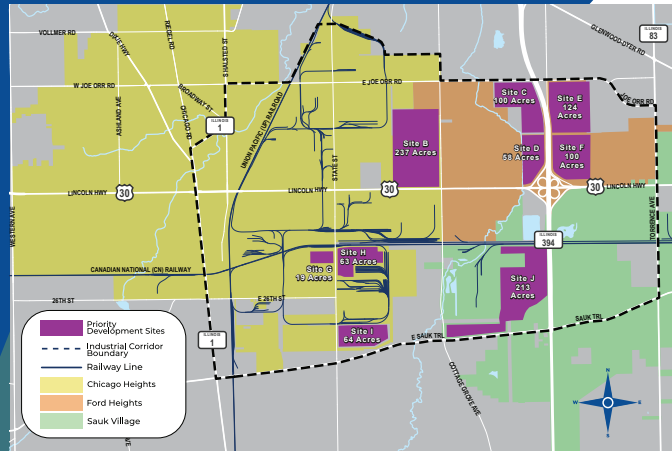
Prime Sites

Unmatched Road and Rail Access

Robust Investment and Incentives



Strategic Location



At the nation's freight crossroads, the Lincoln Highway Industrial Corridor offers 1,000 acres across nine sites for industrial development.

Chicagoland is the strongest distribution location in the U.S. The region's interstates, railways, intermodal sites, airports, and waterways connect our businesses to national and international markets.

The Lincoln Highway Industrial Corridor is one of the few locations in Cook County with large, undeveloped sites and excellent rail and highway access.

“The Lincoln Highway Industrial Corridor is an ideal location for my state-of-the-art machinery and fabrication business. The proximity to customers, rail and highway access, and a well-trained workforce can't be matched. I've been doing business here since 2005 and I see many opportunities for growth in the corridor.”

– Nick Stevens
Vice President, JM Industries
Chicago Heights

“Union Pacific Railroad moves a ton of freight, more than 440 miles, on a single gallon of diesel fuel, making us an environmentally responsible and efficient source for Lincoln Highway Logistics Park companies. We serve area businesses, moving the goods Americans use every day while enabling sustainable economic growth.”

– Kenny Rocker,
Executive Vice President, Marketing and Sales
Union Pacific Railroad

Regional Economic Strengths

The Chicago Southland is home to the region's leading companies in various economic sectors, including:

- Transportation, Distribution, and Logistics
- Metals, Machinery, and Equipment Manufacturing
- Chemical and related Materials Manufacturing
- Food and Beverage Manufacturing and Packaging

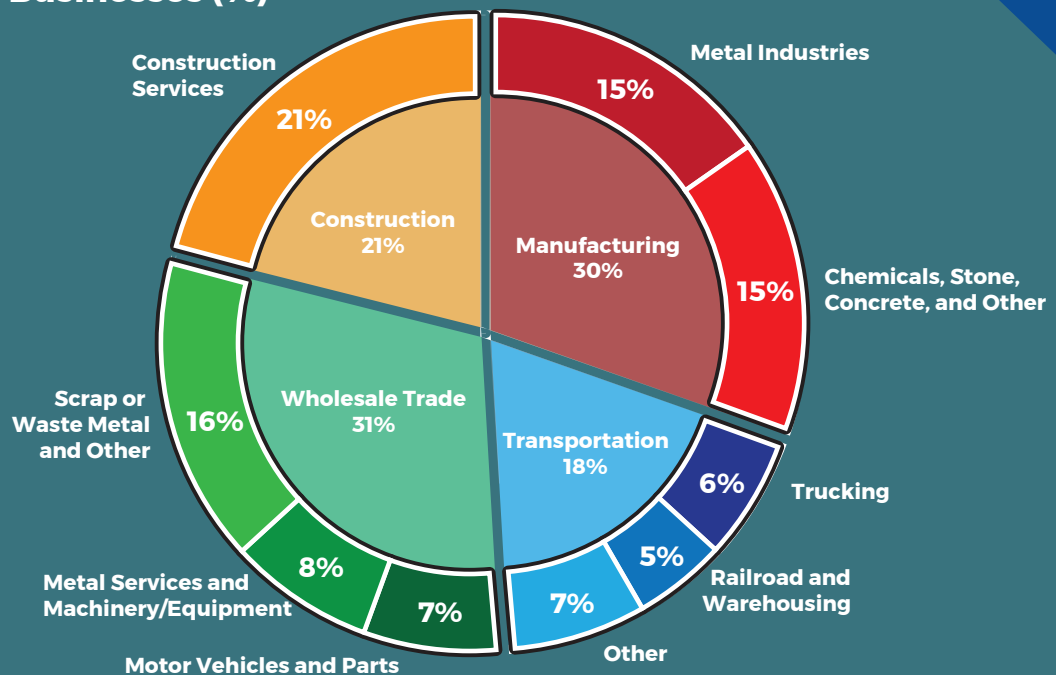
The Southland outperforms in these industrial sectors compared to the greater Chicago region.

For example, employment in the Metals, Machinery, and Equipment Manufacturing and in the Food and Beverage Manufacturing sectors in the South Suburbs has increased. In contrast, employment in these sectors located in the Chicago region has decreased over the same period of time.

Successful Surrounding Businesses

The Lincoln Highway Industrial Corridor is currently home to over 150 manufacturing, industrial, and logistics companies employing over 6,000 well-trained workers.

Industrial Sectors of Lincoln Highway Businesses (%)



The Lincoln Highway Industrial Corridor

is Chicagoland's premier location for manufacturing, industrial, and transportation companies.



Boasts 1,000 acres on nine sites ready for industrial development.



Strategically located just miles from four major interstates and with direct access to the Union Pacific and Canadian National railroads, sitting at the crossroads of the nation's road and rail networks.



Business incentives and improvements to local infrastructure from municipal, county, state, and federal governments highlight the region's commitment to recruiting businesses.

- **Business Financing**
Low-interest financing through the BUILT in Cook program and capital gains protections in Opportunity Zones.
- **Fee Reductions and Tax Exemptions**
Tax relief for sites in Enterprise and Industrial Growth zones.
- **Infrastructure Improvements**
Funding and financing to support local road, rail, and utility improvements.
- **Environmental Assessment**
Grants for environmental assessments and loans for cleanup, if needed.

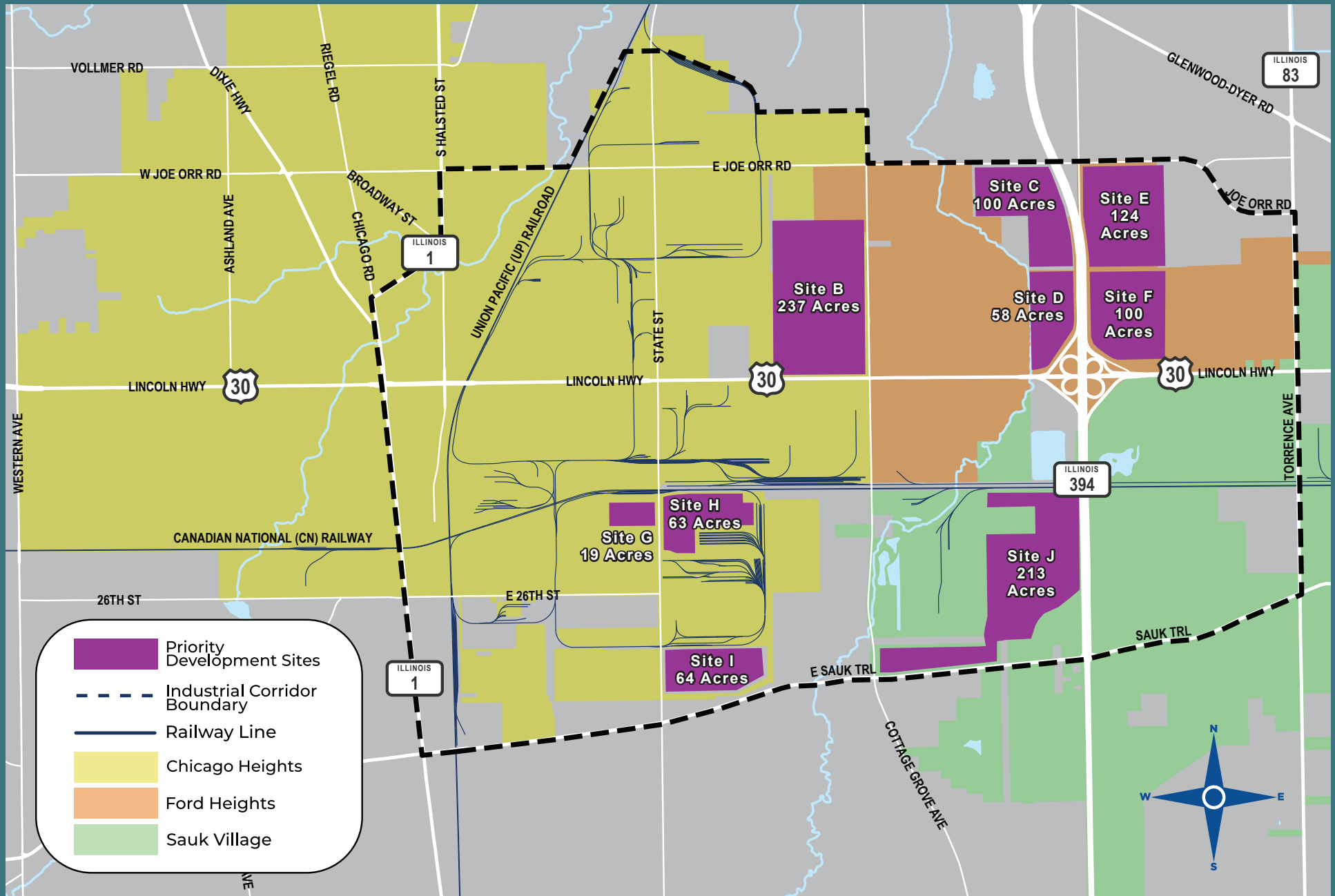


Abundance of job training services available throughout the corridor, including from the Chicago Cook Workforce Partnership, community colleges, and nonprofit providers such as OAI, Inc.

“*I have made the economic development of the south suburbs a priority. Cook County and its partners are firmly committed to the development of the Lincoln Highway Industrial Corridor into a manufacturing and logistics center and maintaining the region's preeminent position as the transportation hub of the nation.*”

- Toni Preckwinkle,
Cook County Board President

Lincoln Highway Industrial Corridor Map



Contact Us

For questions about the Lincoln Highway Strategic Plan:

Cecilia Diaz
Transportation Planner
Cook County Department of Transportation and Highways
312-603-1640
cecilia.diaz@cookcountyil.gov

For questions about economic incentives and specific sites for development:

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Cook County Bureau of Economic Development
312-603-1051
meisha.holmes@cookcountyil.gov

To learn more about the
Lincoln Highway Industrial Corridor Strategic Plan:

<http://www.cookcountyil.gov/agency/transportation-and-highways-0>

To learn more about economic development
incentives and business financing:

<http://www.cookcountyil.gov/bureau-of-economic-development>



Development Opportunity - Site B

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Largest available site in the Lincoln Highway Industrial Corridor with approximately 237 acres, including 145 acres under single ownership.

Site Specifications:

Location: 750 Joe Orr Road
Chicago Heights, IL

Acres: 236.98

Highway Access: Access to IL 394 - 1.3 miles
Access to I-57 - 7.2 miles

Rail Access: Direct rail access; requires
0.05-mile rail spur extension

Transit Access: Pace Route 357 - 0.0 miles

Utilities: Water - Intersects with 12"
(CH); Within 100' (FH)
Sanitary - 15" within 100'
(CH); Within 100' (FH)
Storm - None (CH); Within
100' (FH)

Existing Zoning: M-3 Heavy Industrial

of Owners: 5

Recognized Environmental Condition: None present

Natural Resources: Wetland - 0.21 acres
Floodplain - 0.03 acres
% of Site as Natural Resources - 0.2%

Municipal Contacts:



Jack Hynes
Economic Development Consultant
City of Chicago Heights
Phone Number: 708-755-3102
Email: jhynes@chicagoheights.net



Site Benefits:

- Adjacent to US 30 providing direct access to IL 394 expressway
- Union Pacific track could be extended to provide service
- Vacant site with no existing buildings
- Located in Enterprise and Opportunity zones

PINs:

32-15-400-012-0000
32-15-402-002-0000
32-15-402-003-0000
32-15-402-004-0000
32-15-402-005-0000
32-22-200-006-0000



Site B Images



Looking northwest from U.S. 30/Lincoln Highway and Cottage Grove Avenue



Looking northeast over U.S. 30/Lincoln Highway

Development Opportunity - Site C

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Approximately 100 acres of vacant, developable land. Ideal for firms seeking easy access to major highways.

Site Specifications:

Location: Northwest of IL 394/US 30 interchange
Unincorporated Cook County, IL

Acres: 100

Highway Access: Access to IL 394 - 1.9 miles
Access to I-57 - 9.2 miles

Rail Access: None

Transit Access: Pace Route 358 - 1.3 miles

Utilities: Water - Unknown size within 250'
Sanitary - Unknown size within 250'
Storm - Unknown size onsite

Existing Zoning: General Residence (County)

of Owners: 4

Recognized Environmental Condition: Some present; minimal mitigation and clean-up costs

Natural Resources: Wetland - 0.21 acres
Floodplain - 0.03 acres
% of Site as Natural Resources - 0.0%

Municipal Contact:



Ernestine B. Beck-Fulgham
Mayor's Assistant
Village of Ford Heights
Phone Number: 708-758-3131
Email: ebeck-fulgham@villageoffordheights.org

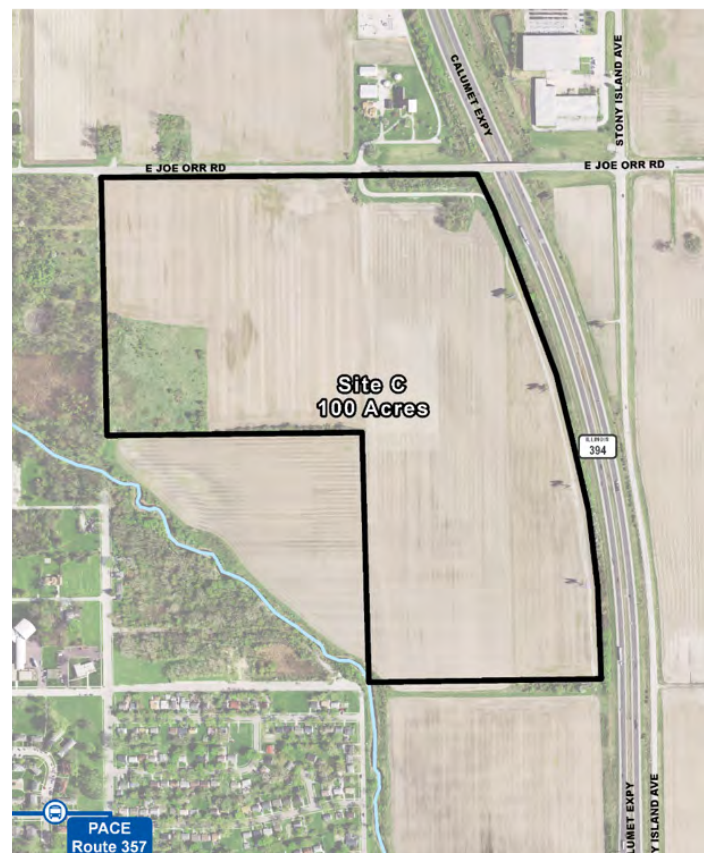


Site Benefits:

- Located on Joe Orr Road
- Frontage on IL 394 expressway
- Minimal environmental clean up needed; assessment and remediation funds available
- Located in Enterprise and Opportunity zones

PINs:

32-14-400-002-0000
32-14-400-003-0000
32-14-400-004-0000
32-14-406-001-0000
32-14-406-004-0000



Site C Images



Looking south over Joe Orr Road



Looking north along IL 394

Development Opportunity - Site D

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Prime site for firms seeking easy access to major highways.

Site Specifications:

Location: Northwest of IL 394/US 30 interchange
Ford Heights, IL

Acres: 57.84

Highway Access: Access to IL 394 - 0.2 miles
Access to I-57 - 8.2 miles

Rail Access: None

Transit Access: Pace Route 357 - 0.3 miles

Utilities: Water - Unknown size within 100'
Sanitary - Unknown size within 100'
Storm - Unknown size onsite

Existing Zoning: A-1 Agricultural

of Owners: 1

Recognized Environmental Condition: None present

Natural Resources: Wetland - 1.50 acres
Floodplain - 4.34 acres
% of Site as Natural Resources - 10%

Site Benefits:

- Located on US 30 and frontage on the IL 394 expressway
- Vacant site
- Environmentally clean site
- Located in Enterprise and Opportunity zones

PINs:

32-23-204-031-0000	32-23-223-034-0000
32-23-205-031-0000	32-23-228-031-0000
32-23-206-031-0000	32-23-229-031-0000
32-23-207-032-0000	32-23-230-031-0000
32-23-212-031-0000	32-23-231-032-0000
32-23-213-031-0000	32-23-236-031-0000
32-23-214-031-0000	32-23-237-031-0000
32-23-215-033-0000	32-23-238-032-0000
32-23-220-031-0000	32-23-241-033-0000
32-23-221-031-0000	32-23-241-034-0000
32-23-222-031-0000	32-23-242-032-0000



Municipal Contact:



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Site D Images



Looking south toward U.S. 30/Lincoln Highway



Looking northeast toward IL 394

Development Opportunity - Site E

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Third largest developable site in the Lincoln Highway Industrial Corridor with over 124 acres. Ideal for companies seeking easy access to major highways.

Site Specifications:

Location: 1730 Joe Orr Road
Ford Heights, IL

Acres: 124.48

Highway Access: Access to IL 394 - 1.8 miles
Access to I-57 - 9.7 miles

Rail Access: None

Transit Access: Pace Route 358 - 0.9 miles

Utilities: Water - None
Sanitary - None
Storm - None

of Owners: 8

Recognized Environmental Condition: None present

Natural Resources: Wetland - None
Floodplain - None
% of Site as Natural Resources - 0.0%

Site Benefits:

- Located on Joe Orr Road
- Frontage on IL 394 expressway
- Few existing buildings present
- Located in an Enterprise Zone

PINs:

32-13-300-001-0000
32-13-300-002-0000
32-13-300-004-0000
32-13-300-005-0000
32-13-301-001-0000
32-13-301-002-0000
32-13-301-005-0000
32-13-301-006-0000
32-13-301-007-0000



Municipal Contact:



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Site E Images



Looking northeast over IL 394



Looking southeast over Joe Orr Road and Stony Island Avenue

Development Opportunity - Site F

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Large, 100-acre site with easy highway access. Includes FAA radar tower, which restricts height of potential development.

Site Specifications:

Location: Northeast of IL 394/US 30 interchange
Ford Heights, IL

Acres: 100.01

Highway Access: Access to IL 394 - 0.9 miles
Access to I-57 - 9.4 miles

Rail Access: None

Transit Access: Pace Route 358 - 0.8 miles

Utilities: Water - None
Sanitary - None
Storm - None

Existing Zoning: A-1 Agricultural

of Owners: 3

Recognized Environmental Condition: None present

Natural Resources: Wetland - None
Floodplain - None
% of Site as Natural Resources - 0.0%

Site Benefits:

- Located on US 30
- Frontage on IL 394 expressway
- Environmentally clean site
- Located in an Enterprise Zone

PINs:

32-24-100-001-0000
32-24-101-002-0000
32-24-102-009-0000



Municipal Contact:



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Site F Images



Looking northwest over U.S. 30/Lincoln Highway



Looking north over U.S. 30/Lincoln Highway

Development Opportunity - Site G

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Vacant, 19-acre site with excellent highway access and potential for rail access to Union Pacific (UP) and Canadian National (CN) service.

Site Specifications:

Location: 2116 State Street
Chicago Heights, IL

Acres: 19.55

Highway Access: Access to IL 394 - 2.6 miles
Access to I-57 - 7.1 miles

Rail Access: Site adjacent to rail

Transit Access: Pace Route 358 - 0.6 miles

Utilities: Water - Intersects with 24"
Sanitary - 8" within 100'
Storm - None

Existing Zoning: M-3 Heavy industrial

of Owners: 1

Recognized Environmental Condition: Some present

Natural Resources: Wetland - 0.01 acres
Floodplain - 0.52 acres
% of Site as Natural Resources - 2.7%

Site Benefits:

- Canadian National and Union Pacific rail service located directly to the north
- Wooded, vacant site
- Minimal environmental clean up needed; assessment and remediation funds available
- Located in an Enterprise Zone

PIN:

32-28-201-005-0000



Municipal Contact:



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Site G Images



Looking west over State Street



Looking northeast over Wentworth Avenue

Development Opportunity - Site H

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Environmentally clean, 63-acre site adjoins two Class I railroads for potential service. Ideal for transload and rail-dependent industries.

Site Specifications:

Location: 2523 State Street
Chicago Heights, IL

Acres: 62.59

Highway Access: Access to IL 394 - 2.9 miles
Access to I-57 - 7.5 miles

Rail Access: Site adjacent to rail

Transit Access: Pace Route 357 - 0.5 miles

Utilities: Water - 24" on site
Sanitary - Intersects with 8"
Storm - 36" within 250'

Existing Zoning: M-3 Heavy Industrial

of Owners: 1

Recognized Environmental Condition: None present

Natural Resources: Wetland - 1.14 acres
Floodplain - 9.86 acres
% of Site as Natural Resources - 17.6%

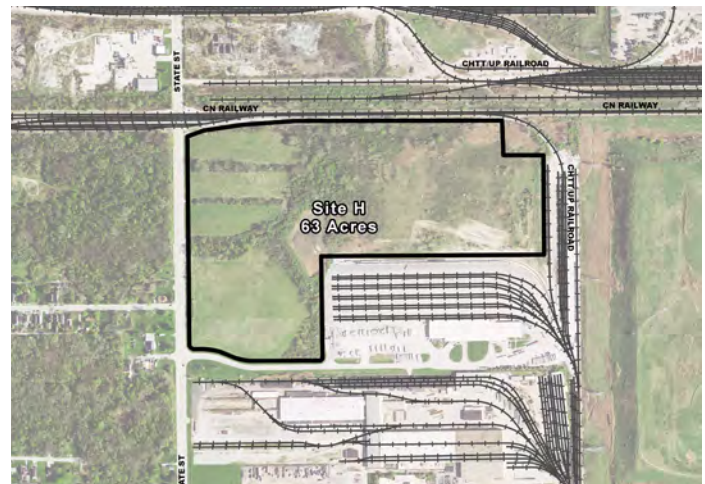
Site Benefits:

- No environmental remediation required
- Located adjacent to/served by rail spurs connecting to the Chicago Heights Terminal Transfer Railroad, a wholly owned subsidiary of the Union Pacific Railroad
- Located in Enterprise and Opportunity zones

PINs:

32-27-100-008-0000

32-27-100-012-0000



Municipal Contact:



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Email: jhynes@chicagoheights.net



Site H Images



Looking northeast over State Street



Looking east over State Street

Development Opportunity - Site I

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

Environmentally clean site adjacent to existing rail. Ideal for transload or rail-dependent industries.

Site Specifications:

Location: 600 Sauk Trail
Chicago Heights, IL

Acres: 64.14

Highway Access: Access to IL 394 - 1.8 miles
Access to I-57 - 8 miles

Rail Access: Site adjacent to rail

Transit Access: Pace Route 358 - 0.2 miles

Utilities: Water - 24" within 100'
Sanitary - 4" to 8" within 100'
Storm - None

Existing Zoning: M-3 Heavy industrial

of Owners: 1

Recognized Environmental Condition: None present

Natural Resources: Wetland - 2.43 acres
Floodplain - 0.00 acres
% of Site as Natural Resources - 3.8%

Site Benefits:

- Potential extension and upgrade of existing Union Pacific rail loop would allow shippers flexibility in routing inbound and outbound traffic
- No environmental remediation required
- Vacant site, no existing buildings
- Located in Enterprise and Opportunity zones

PIN:

32-27-300-016-0000



Municipal Contact:



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City of Chicago Heights
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Email: jhynes@chicagoheights.net



Site I Images



Looking northeast from State Street



Looking southwest toward Sauk Trail

Development Opportunity - Site J

Lincoln Highway Industrial Corridor Chicago Metropolitan Area

The second largest developable site in the Lincoln Highway Industrial Corridor is ideal for transload or rail-dependent industries. Site abuts existing Canadian National mainline railroad.

Site Specifications:

Location: 21601 Mark Collins Drive
Sauk Village, IL

Acres: 213

Highway Access: Access to IL 394 - 0.9 miles
Access to I-57 - 9 miles

Rail Access: Site adjacent to rail

Transit Access: Pace Route 358 - 0.4 miles

Utilities: Water - 8" to 12" on-site
Sanitary - 8" to 12" on-site
Storm - 12" within 100'

Existing Zoning: M-2 General Manufacturing

of Owners: 7

Recognized Environmental Condition: Some present

Natural Resources: Wetland - 4.96 acres
Floodplain - 105.16 acres
% of Site as Natural Resources - 51.7%

Site Benefits:

- Access to IL 394 expressway
- Studying a potential rail loop alignment from the Canadian National to serve Site J
- Minimal environmental remediation
- Vacant site, no existing buildings
- Located in Enterprise and Opportunity zones

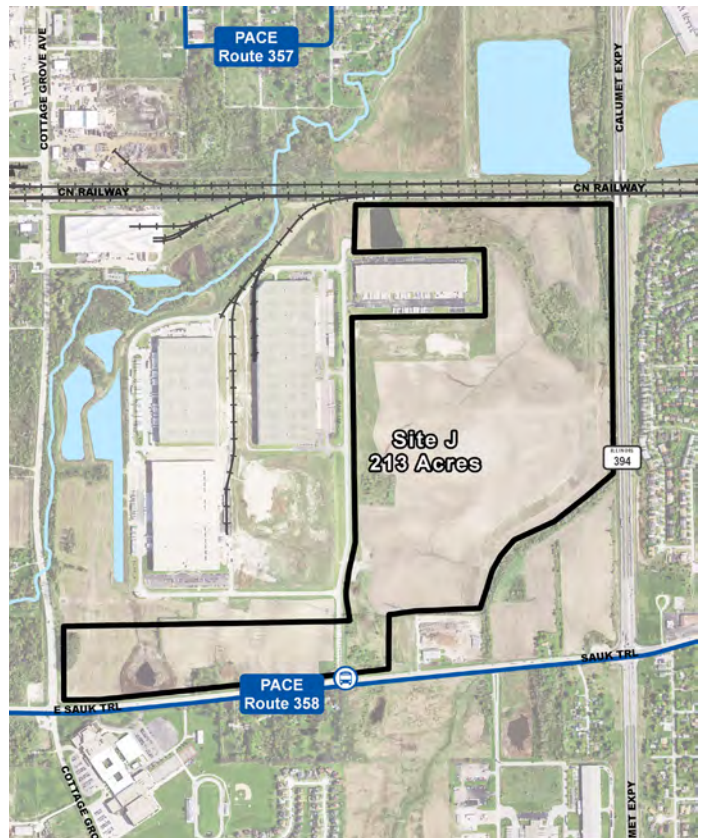
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32-26-201-007-0000	32-26-400-010-0000
32-26-300-016-0000	32-26-401-010-0000
32-26-400-002-0000	32-26-402-012-0000

Municipal Contact:



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Email: jwiszowaty@saukvillage.org



Site J Images



Looking south from the Canadian National mainline



Looking northwest from IL 394 and Sauk Trail