



# CITY OF NORTH CHICAGO

Leon Rockingham, Jr.  
MAYOR

January 8, 2018

Ann B. Maine, President  
Forest Preserve  
1899 West Winchester Road  
Libertyville, Illinois 60048

RE: Property Tax Abatement

Dear Ms. Maine,

Over the last twelve years, the City of North Chicago has worked diligently at redeveloping a 33-acre brownfield site, at the northwest corner of Martin Luther King Drive and Sheridan Road, known as Sheridan Crossing. We are in discussions with Structured Development who wishes to acquire and develop the property as a multi-use planned development with a hotel, restaurant, retail and other supportive uses. Preliminary agreements have been secured with a hotel and movie theater. Additionally, 4-acres of land is being provided to a separate, non-profit entity for the development and operation of the National Museum of the American Sailor.

The creation of the Sheridan Crossing TIF was perhaps the most critical component for facilitating the proposed redevelopment to this point. It enabled the City to acquire and remediate the property, which attracted developers to the City and site. It had limitations. Specifically, it could only reimburse TIF-eligible costs and does not address the issues of high property taxes from an operations perspective and the lack of eligible costs. We desire to mitigate the property tax burden on end users through the implementation of a property tax abatement. The abatement would not only address the development's financial gap but would also make the project attractive to other potential tenants. The property tax levies for the remaining life of the Sheridan Crossing TIF, whereas these same taxing bodies would not receive any incremental property tax until 2030 if the TIF were to remain in place.

We request the Forest Preserve's support to terminate the Sheridan Crossing TIF in exchange for a property tax abatement. Our project's financial and market viability is dependent on addressing the property tax burden, both in the short term and in the future. A successful Sheridan Crossing Redevelopment is in the best interest of the City, Forest Preserve, and other taxing jurisdictions.

Thank you for your time and consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Leon Rockingham, Jr.".

Mayor Leon Rockingham Jr.

cc: Alex Ty Kovach, Executive Director  
Deb Waszak, Chief of Staff